



## 102ND GENERAL ASSEMBLY

### State of Illinois

2021 and 2022

**HB5094**

Introduced 1/27/2022, by Rep. Maura Hirschauer

#### SYNOPSIS AS INTRODUCED:

35 ILCS 200/4-20

Amends the Property Tax Code. Provides that, for State fiscal years beginning on or after July 1, 2022, the Department of Revenue shall remit the assessor's additional performance-based compensation to the appropriate township, and the township shall pay the additional compensation to the assessor from those funds. Provides that, with respect to that additional compensation, the township shall be considered the assessor's employer for payroll purposes. Effective immediately.

LRB102 21917 HLH 31040 b

FISCAL NOTE ACT  
MAY APPLY

A BILL FOR

1 AN ACT concerning revenue.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Property Tax Code is amended by changing  
5 Section 4-20 as follows:

6 (35 ILCS 200/4-20)

7 Sec. 4-20. Additional compensation based on performance.  
8 Any assessor in counties with less than 3,000,000 but more  
9 than 50,000 inhabitants each year may petition the Department  
10 to receive additional compensation based on performance. To  
11 receive additional compensation, the official's assessment  
12 jurisdiction must meet the following criteria:

13 (1) the median level of assessment must be no more  
14 than 35 1/3% and no less than 31 1/3% of fair cash value of  
15 property in his or her assessment jurisdiction; and

16 (2) the coefficient of dispersion must not be greater  
17 than 15%.

18 For purposes of this Section, "coefficient of dispersion"  
19 means the average deviation of all assessments from the median  
20 level. For purposes of this Section, the number of inhabitants  
21 shall be determined by the latest federal decennial census.  
22 When the most recent census shows an increase in inhabitants  
23 to over 50,000 or a decrease to 50,000 or fewer, then the

1 assessment year used to compute the coefficient of dispersion  
2 and the most recent year of the 3-year average level of  
3 assessments is the year that determines qualification for  
4 additional compensation. The Department will promulgate rules  
5 and regulations to determine whether an assessor meets these  
6 criteria.

7 Any assessor in a county of 50,000 or fewer inhabitants  
8 may petition the Department for consideration to receive  
9 additional compensation each year based on performance. In  
10 order to receive the additional compensation, the assessments  
11 in the official's assessment jurisdiction must meet the  
12 following criteria: (i) the median level of assessments must  
13 be no more than 35 1/3% and no less than 31 1/3% of fair cash  
14 value of property in his or her assessment jurisdiction; and  
15 (ii) the coefficient of dispersion must not be greater than  
16 40% in 1994, 38% in 1995, 36% in 1996, 34% in 1997, 32% in  
17 1998, and 30% in 1999 and every year thereafter.

18 Real estate transfer declarations used by the Department  
19 in annual sales-assessment ratio studies will be used to  
20 evaluate applications for additional compensation. The  
21 Department will audit other property to determine if the  
22 sales-assessment ratio study data is representative of the  
23 assessment jurisdiction. If the ratio study is found not  
24 representative, appraisals and other information may be  
25 utilized. If the ratio study is representative, upon  
26 certification by the Department, the assessor shall receive

1 additional compensation of \$3,000 for that year, to be paid  
2 out of funds appropriated to the Department from the Personal  
3 Property Tax Replacement Fund. For State fiscal years  
4 beginning on or after July 1, 2022, the Department shall remit  
5 those funds to the appropriate townships, and the township  
6 shall pay the additional compensation to the assessor from  
7 those funds. On and after July 1, 2022, with respect to the  
8 additional compensation under this Section, the township shall  
9 be considered the assessor's employer for payroll purposes,  
10 including, but not limited to, State and federal income tax  
11 reporting and withholding and employer contributions under the  
12 Illinois Pension Code.

13 As used in this Section, "assessor" means any township or  
14 multi-township assessor, or supervisor of assessments.

15 (Source: P.A. 97-72, eff. 7-1-11.)

16 Section 99. Effective date. This Act takes effect upon  
17 becoming law.