



## 102ND GENERAL ASSEMBLY

### State of Illinois

2021 and 2022

HB5097

Introduced 1/27/2022, by Rep. Rita Mayfield

#### SYNOPSIS AS INTRODUCED:

35 ILCS 200/Art. 10 Div. 21 heading new  
35 ILCS 200/10-765 new

Amends the Property Tax Code. Provides that, in a county that classifies property for the purposes of taxation, a taxpayer that is liable for the payment of real property taxes on property containing an indoor shopping mall may apply with the chief county assessment officer to have that property classified in the same manner as a warehouse located in the county. Provides that, to receive the classification, the owner of the indoor shopping mall must offer rent to all of its tenants that is below market value for commercial space in the geographic area, as determined by the chief county assessment officer. Preempts the concurrent exercise of home rule powers.

LRB102 25357 HLH 34637 b

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 adding  
5 Division 21 to Article 10 as follows:

6 (35 ILCS 200/Art. 10 Div. 21 heading new)

7 Division 21. Indoor shopping malls

8 (35 ILCS 200/10-765 new)

9 Sec. 10-765. Indoor shopping malls. Notwithstanding any  
10 other provision of law, in a county that classifies property  
11 for the purposes of taxation, a taxpayer that is liable for the  
12 payment of real property taxes on property containing an  
13 indoor shopping mall may apply with the chief county  
14 assessment officer to have that property classified in the  
15 same manner as a warehouse located in the county. To receive  
16 the classification under this Section, the owner of the indoor  
17 shopping mall must offer rent to all of its tenants that is  
18 below market value for commercial space in the geographic  
19 area, as determined by the chief county assessment officer.

20 A home rule unit may not regulate the taxation of property  
21 in a manner that is inconsistent with this Section. This  
22 Section is a limitation under subsection (i) of Section 6 of

1 Article VII of the Illinois Constitution on the concurrent  
2 exercise by home rule units of powers and functions exercised  
3 by the State.