

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. Southland reactivation property

8 (35 ILCS 200/10-800 new)

9 Sec. 10-800. Southland reactivation property.

10 (a) For the purposes of this Section:

11 "Base year" means the last tax year prior to the date of  
12 the application for southland reactivation designation during  
13 which the property was occupied and assessed and had an  
14 equalized assessed value.

15 "Cook County Land Bank Authority" means the Cook County  
16 Land Bank Authority created by ordinance of the Cook County  
17 Board.

18 "Municipality" means a city, village, or incorporated town  
19 located in the State.

20 "Participating entity" means any of the following, either  
21 collectively or individually: the municipality in which the  
22 property is located; the South Suburban Land Bank and

1 Development Authority; or the Cook County Land Bank  
2 Development Authority.

3 "Southland reactivation property" means property that:

4 (1) has been designated by the municipality by  
5 resolution as a priority tax reactivation parcel, site, or  
6 property due to its clear pattern of stagnation and  
7 depressed condition or the decline in its assessed  
8 valuation;

9 (2) is held by a participating entity; and

10 (3) meets all of the following criteria:

11 (A) the property is zoned for commercial or  
12 industrial use;

13 (B) the property has had its past property taxes  
14 cleared and is now classified as exempt, or the  
15 property has not had a lawful occupant for at least 12  
16 months immediately preceding the application for  
17 certification as southland reactivation property, as  
18 attested to by a supporting affidavit;

19 (C) the sale or transfer of the property,  
20 following southland reactivation designation, to a  
21 developer would result in investment which would  
22 result a higher assessed value;

23 (D) the property will be sold by a participating  
24 entity to a buyer of property that has been approved by  
25 the corporate authorities of the municipality or to a  
26 developer that has been approved by the corporate

1 authorities of the municipality whose redevelopment of  
2 the parcel, site, or property would reverse  
3 long-standing divestment in the area, enhance  
4 inclusive economic growth, create jobs or career  
5 pathways, support equitable recovery of the community,  
6 and stabilize the tax base through investments that  
7 align with local government plans and priorities;

8 (E) an application for southland reactivation  
9 designation is filed with the participating entity and  
10 a resolution designating the property as southland  
11 reactivation property is passed by the municipality  
12 prior to the sale, rehabilitation, or reoccupation;

13 (F) if not for the southland reactivation  
14 designation, development or redevelopment of the  
15 property would not occur; and

16 (G) the property is located in any of the  
17 following Townships in Cook County: Bloom, Bremen,  
18 Calumet, Rich, Thornton, or Worth.

19 "South Suburban Land Bank and Development Authority" means  
20 the South Suburban Land Bank and Development Authority created  
21 in 2012 by intergovernmental agreement.

22 "Tax year" means the calendar year for which assessed  
23 value is determined as of January 1 of that year.

24 (b) Within 5 years after the effective date of this  
25 amendatory Act of the 102nd General Assembly, purchasers of  
26 real property from any of the participating entities may apply

1 to that entity to have the property certified as southland  
2 reactivation property if the property meets the criteria for  
3 southland reactivation property set forth in subsection (a).  
4 The participating entity has 5 years from the effective date  
5 of this amendatory Act of the 102nd General Assembly within  
6 which it may certify the property as southland reactivation  
7 property for the purposes of promoting rehabilitation of  
8 abandoned, vacant, or underutilized property to attract and  
9 enhance economic activities and investment that stabilize,  
10 restore, and grow the tax base in severely blighted areas  
11 within Chicago's south suburbs. This certification is  
12 nonrenewable and shall be transmitted by the municipality, or  
13 by the participating entity on behalf of the municipality, to  
14 the chief county assessment officer as soon as possible after  
15 the property is certified. Southland reactivation designation  
16 is limited to the original applicant unless expressly approved  
17 by the corporate authorities of the municipality and the  
18 property has no change in use.

19 Support by the corporate authorities of the municipality  
20 for southland reactivation designation shall be considered in  
21 a lawful public meeting, and impacted taxing districts shall  
22 receive notification of the agenda item to consider southland  
23 reactivation of the site not less than 15 days prior to that  
24 meeting.

25 (c) Beginning with the first tax year after the property  
26 is certified as southland reactivation property and continuing

1 through the twelfth tax year after the property is certified  
2 as southland reactivation property, for the purpose of  
3 taxation under this Code, the property shall be valued at 50%  
4 of the base year equalized assessed value as established by  
5 the chief county assessment officer, excluding all years with  
6 property tax exemptions applied as a result of the  
7 participating entity's ownership. For the first year after the  
8 property is certified as southland reactivation property, the  
9 aggregate property tax liability for the property shall be no  
10 greater than \$100,000 per year. That aggregate property tax  
11 liability, once collected, shall be distributed to the taxing  
12 districts in which the property is located according to each  
13 taxing district's proportionate share of that aggregate  
14 liability. Beginning with the second tax year after the  
15 property is certified as southland reactivation property and  
16 continuing through the twelfth tax year after the property is  
17 certified as southland reactivation property, the property tax  
18 liability for the property for each taxing district in which  
19 the property is located shall be increased over the property  
20 tax liability for the property for the preceding year by 10%.  
21 In no event shall the purchaser's annual tax liability  
22 decrease.

23 (d) No later than March 1 of each year, the municipality or  
24 the participating entity on behalf of the municipality shall  
25 certify to the county clerk of the county in which the property  
26 is located a percentage southland reactivation reduction to be

1 applied to property taxes for that calendar year, as provided  
2 this Section.

3 (e) The participating entity shall collect the following  
4 information annually for the pilot program period: the number  
5 of program applicants; the street address of each certified  
6 property; the proposed use of certified properties; the amount  
7 of investment; the number of jobs created as a result of the  
8 certification; and copies of the certification of each  
9 southland reactivation site to allow for the evaluation and  
10 assessment of the effectiveness of southland reactivation  
11 designation. The participating entity responsible for seeking  
12 the southland reactivation designation shall present this  
13 information to the governing body of each taxing district  
14 affected by a southland reactivation designation on an annual  
15 basis, and the participating entity shall report the above  
16 information to any requesting members of the General Assembly  
17 at the conclusion of the 5-year designation period.

18 (f) Any southland reactivation certification granted under  
19 this Section shall be void if the property is conveyed to an  
20 entity or person that is liable for any unpaid, delinquent  
21 property taxes associated with the property.

22 Section 99. Effective date. This Act takes effect upon  
23 becoming law.