



## 102ND GENERAL ASSEMBLY

### State of Illinois

2021 and 2022

SB3894

Introduced 1/21/2022, by Sen. Antonio Muñoz

#### SYNOPSIS AS INTRODUCED:

20 ILCS 2505/2505-805 new  
35 ILCS 200/9-151 new  
35 ILCS 200/12-36 new

Amends the Department of Revenue Law of the Civil Administrative Code of Illinois. Requires the Department of Revenue to conduct a property tax assessment process study. Amends the Property Tax Code. Limits the increase in the assessment of any commercial or residential property to 15% over the assessed value in the previous tax year and 40% in any 3-year period. Provides that the limitation shall apply in counties with 3,000,000 or more inhabitants and may apply in other counties by ordinance or resolution of the county board. Provides that, in counties with 3,000,000 or more inhabitants, whenever the chief county assessment officer of the county substantively changes the procedure by which he or she assesses properties, the chief county assessment officer shall hold a 60-day public comment period to receive input from members of the public before the change takes effect.

LRB102 23854 HLH 33047 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 Department of Revenue Law of the Civil  
5 Administrative Code of Illinois is amended by adding Section  
6 2505-805 as follows:

7 (20 ILCS 2505/2505-805 new)

8 Sec. 2505-805. Property tax assessment process study. The  
9 Department, in collaboration with the Department of Commerce  
10 and Economic Opportunity, shall conduct a study and analyze  
11 any information collected to determine the level of fairness  
12 and equity in the property tax assessment processes in the  
13 State. The study shall focus primarily on the following:

14 (1) conducting a comprehensive review of the  
15 classification system utilized by Cook County for purposes  
16 of assessing real property in Cook County compared with  
17 the rest of the State, including, but not limited to, a  
18 projection of the impact, if any, that the assessment of  
19 real property in Cook County would exhibit were the  
20 classification system to be phased-out and transitioned to  
21 a uniform level of assessment, and the impact, if any,  
22 that the Cook County classification system has or has had  
23 on economic development or job creation in the county;

1           (2) conducting a comprehensive review of State laws  
2           relating to the assessment of real property, including the  
3           appeal of assessments at the local and State level;

4           (3) conducting a comprehensive review of statewide  
5           assessment systems or computer assisted mass appraisal  
6           systems;

7           (4) conducting a comprehensive review of current  
8           exemptions available, the impact of these exemptions, and  
9           the administration or application of these exemptions;

10           (5) analyzing preferential assessments, including, but  
11           not limited to, the resultant economic impact from  
12           preferential assessments; and

13           (6) discussing the use of technology in the data  
14           collection, online review, CAMA analysis, and electronic  
15           appeal filing that may result in improved accountability  
16           and efficiency.

17           The Department shall consult with Illinois institutions of  
18           higher education having knowledge about the Illinois  
19           assessment processes in conducting the study under this  
20           Section. The Department shall complete a preliminary version  
21           of the report by May 31, 2023 and shall complete a final  
22           version of the report by July 1, 2023. The Department shall  
23           submit the final version of the report to the Governor and the  
24           General Assembly by July 1, 2023. A copy of both the  
25           preliminary version of the report and the final version of the  
26           report shall be made available to the public via electronic

1 means. The Department may allow for the submission of public  
2 comments from individuals, organizations, or associations  
3 representing residential property owners, commercial property  
4 owners, or labor unions in Illinois. If the Department allows  
5 for the submission of public comments, the Department shall  
6 publish via electronic means any and all materials submitted  
7 to the Department.

8 This Section is repealed on December 31, 2023.

9 Section 10. The Property Tax Code is amended by adding  
10 Sections 9-151 and 12-36 as follows:

11 (35 ILCS 200/9-151 new)

12 Sec. 9-151. Limitation on increases of assessed value on  
13 commercial and residential property.

14 (a) In counties with 3,000,000 or more inhabitants,  
15 beginning with tax year 2022, the chief county assessment  
16 officer of the county shall not increase the assessed value of  
17 any commercial property or residential property by more than  
18 15% over the assessed value in the previous tax year and shall  
19 not increase such assessment by more than 40% in any 3-year  
20 period. In counties with fewer than 3,000,000 inhabitants, the  
21 county board may provide, by ordinance or resolution, that the  
22 provisions of this Section are applicable to that county.

23 (b) The limitation set forth in this Section does not  
24 apply to the following:

1           (1) the assessed value of additions or improvements to  
2           real property in the year those additions or improvements  
3           are first subject to property tax;

4           (2) the assessed value of real property when a  
5           transfer of ownership has occurred in the year that the  
6           transfer is first subject to property tax;

7           (3) the assessed value of any real property that has  
8           been reclassified in the year or years following the  
9           reclassification of the property;

10           (4) when the assessed value increase is due to the  
11           expiration of an incentive classification;

12           (5) the assessed value of real property that has been  
13           granted a vacancy reduction in the year or years  
14           immediately preceding the year a commercial property  
15           becomes subject to the provisions of this Section; or

16           (6) the assessed value of commercial property when  
17           there is a technical error in the assessment that is  
18           corrected by the chief county assessment officer of the  
19           county in the year a commercial property becomes subject  
20           to the provisions of this Section.

21           (c) The limitation provided for under this Section must be  
22           calculated on the land and the improvements as a whole.

23           (d) Nothing in this Section shall prevent a chief county  
24           assessment officer from reclassifying property as necessary.

25           (e) For purposes of this Section:

26           "Commercial property" means real property that is not

1 owner-occupied and is owned for the purpose of generating  
2 income from the property itself, whether or not such property  
3 actually generates income in a particular year.

4 "Residential property" means real property that is  
5 occupied by its owner or owners as his, hers, or their  
6 principal dwelling place, or that is a leasehold interest on  
7 which a single family residence is situated, which is occupied  
8 as a residence by a person who has an ownership interest  
9 therein, legal or equitable or as a lessee, and on which the  
10 person is liable for the payment of property taxes.

11 (35 ILCS 200/12-36 new)

12 Sec. 12-36. Public comment period for substantive  
13 assessment process change. Beginning in tax year 2022, in  
14 counties with 3,000,000 or more inhabitants, whenever the  
15 chief county assessment officer of the county substantively  
16 changes the procedure by which he or she assesses properties,  
17 the chief county assessment officer shall hold a 60-day public  
18 comment period to receive input from members of the public  
19 before the change takes effect.