

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 15-178 as follows:

6 (35 ILCS 200/15-178)

7 Sec. 15-178. Reduction in assessed value for affordable
8 rental housing construction or rehabilitation.

9 (a) The General Assembly finds that there is a shortage of
10 high quality affordable rental homes for low-income and
11 very-low-income households throughout Illinois; that owners
12 and developers of rental housing face significant challenges
13 building newly constructed apartments or undertaking
14 rehabilitation of existing properties that results in rents
15 that are affordable for low-income and very-low-income
16 households; and that it will help Cook County and other parts
17 of Illinois address the extreme shortage of affordable rental
18 housing by developing a statewide policy to determine the
19 assessed value for newly constructed and rehabilitated
20 affordable rental housing that both encourages investment and
21 incentivizes property owners to keep rents affordable.

22 (b) Each chief county assessment officer shall implement
23 special assessment programs to reduce the assessed value of

1 all eligible newly constructed residential real property or
2 qualifying rehabilitation to all eligible existing residential
3 real property in accordance with subsection (c) for 10 taxable
4 years after the newly constructed residential real property or
5 improvements to existing residential real property are put in
6 service. Any county with less than 3,000,000 inhabitants may
7 decide not to implement one or both of the special assessment
8 programs defined in subparagraph (1) of subsection (c) of this
9 Section and subparagraph (2) of subsection (c) of this Section
10 upon passage of an ordinance by a majority vote of the county
11 board. Subsequent to a vote to opt out of this special
12 assessment program, any county with less than 3,000,000
13 inhabitants may decide to implement one or both of the special
14 assessment programs defined in subparagraph (1) of subsection
15 (c) of this Section and subparagraph (2) of subsection (c) of
16 this Section upon passage of an ordinance by a majority vote of
17 the county board. Property is eligible for the special
18 assessment program if and only if all of the following factors
19 have been met:

20 (1) at the conclusion of the new construction or
21 qualifying rehabilitation, the property consists of a
22 newly constructed multifamily building containing 7 or
23 more rental dwelling units or an existing multifamily
24 building that has undergone qualifying rehabilitation
25 resulting in 7 or more rental dwelling units; and

26 (2) the property meets the application requirements

1 defined in subsection (f).

2 (c) For those counties that are required to implement the
3 special assessment program and do not opt out of such special
4 assessment program, the chief county assessment officer for
5 that county shall require that residential real property is
6 eligible for the special assessment program if and only if one
7 of the additional factors have been met:

8 (1) except as defined in subparagraphs (E), (F), and
9 (G) of paragraph (1) of subsection (f) of this Section,
10 prior to the newly constructed residential real property
11 or improvements to existing residential real property
12 being put in service, the owner of the residential real
13 property commits that, for a period of 10 years, at least
14 15% of the multifamily building's units will have rents as
15 defined in this Section that are at or below maximum rents
16 and are occupied by households with household incomes at
17 or below maximum income limits; or

18 (2) except as defined in subparagraphs (E), (F), and
19 (G) of paragraph (1) of subsection (f) of this Section,
20 prior to the newly constructed residential real property
21 or improvements to existing residential real property
22 located in a low affordability community being put in
23 service, the owner of the residential real property
24 commits that, for a period of 30 years after the newly
25 constructed residential real property or improvements to
26 existing residential real property are put in service, at

1 least 20% of the multifamily building's units will have
2 rents as defined in this Section that are at or below
3 maximum rents and are occupied by households with
4 household incomes at or below maximum income limits.

5 If a reduction in assessed value is granted under one
6 special assessment program provided for in this Section, then
7 that same residential real property is not eligible for an
8 additional special assessment program under this Section at
9 the same time.

10 (d) The amount of the reduction in assessed value for
11 residential real property meeting the conditions set forth in
12 subparagraph (1) of subsection (c) shall be calculated as
13 follows:

14 (1) if the owner of the residential real property
15 commits for a period of at least 10 years that at least 15%
16 but fewer than 35% of the multifamily building's units
17 have rents at or below maximum rents and are occupied by
18 households with household incomes at or below maximum
19 income limits, the assessed value of the property used to
20 calculate the tax bill shall be reduced by an amount equal
21 to 25% of the assessed value of the property as determined
22 by the assessor for the property in the current taxable
23 year for the newly constructed residential real property
24 or based on the improvements to an existing residential
25 real property; and

26 (2) if the owner of the residential real property

1 commits for a period of at least 10 years that at least 35%
2 of the multifamily building's units have rents at or below
3 maximum rents and are occupied by households with
4 household incomes at or below maximum income limits, the
5 assessed value of the property used to calculate the tax
6 bill shall be reduced by an amount equal to 35% of the
7 assessed value of the property as determined by the
8 assessor for the property in the current assessment year
9 for the newly constructed residential real property or
10 based on the improvements to an existing residential real
11 property.

12 (e) The amount of the reduction for residential real
13 property meeting the conditions set forth in subparagraph (2)
14 of subsection (c) shall be calculated as follows:

15 (1) for the first, second, and third taxable year
16 after the residential real property is placed in service,
17 the residential real property is entitled to a reduction
18 in its assessed value in an amount equal to the difference
19 between the assessed value in the year for which the
20 incentive is sought and the assessed value for the
21 residential real property in the base year;

22 (2) for the fourth, fifth, and sixth taxable year
23 after the residential real property is placed in service,
24 the property is entitled to a reduction in its assessed
25 value in an amount equal to 80% of the difference between
26 the assessed value in the year for which the incentive is

1 sought and the assessed value for the residential real
2 property in the base year;

3 (3) for the seventh, eighth, and ninth taxable year
4 after the property is placed in service, the residential
5 real property is entitled to a reduction in its assessed
6 value in an amount equal to 60% of the difference between
7 the assessed value in the year for which the incentive is
8 sought and the assessed value for the residential real
9 property in the base year;

10 (4) for the tenth, eleventh, and twelfth taxable year
11 after the residential real property is placed in service,
12 the residential real property is entitled to a reduction
13 in its assessed value in an amount equal to 40% of the
14 difference between the assessed value in the year for
15 which the incentive is sought and the assessed value for
16 the residential real property in the base year; and

17 (5) for the thirteenth through the thirtieth taxable
18 year after the residential real property is placed in
19 service, the residential real property is entitled to a
20 reduction in its assessed value in an amount equal to 20%
21 of the difference between the assessed value in the year
22 for which the incentive is sought and the assessed value
23 for the residential real property in the base year.

24 (f) Application requirements.

25 (1) In order to receive the reduced valuation under
26 this Section, the owner must submit an application

1 containing the following information to the chief county
2 assessment officer for review in the form and by the date
3 required by the chief county assessment officer:

4 (A) the owner's name;

5 (B) the postal address and permanent index number
6 or numbers of the parcel or parcels for which the owner
7 is applying to receive reduced valuation under this
8 Section;

9 (C) a deed or other instrument conveying the
10 parcel or parcels to the current owner;

11 (D) written evidence that the new construction or
12 qualifying rehabilitation has been completed with
13 respect to the residential real property, including,
14 but not limited to, copies of building permits, a
15 notarized contractor's affidavit, and photographs of
16 the interior and exterior of the building after new
17 construction or rehabilitation is completed;

18 (E) written evidence that the residential real
19 property meets local building codes, or if there are
20 no local building codes, Housing Quality Standards, as
21 determined by the United States Department of Housing
22 and Urban Development;

23 (F) a list identifying the affordable units in
24 residential real property and a written statement that
25 the affordable units are comparable to the market rate
26 units in terms of unit type, number of bedrooms per

1 unit, quality of exterior appearance, energy
2 efficiency, and overall quality of construction;

3 (G) a written schedule certifying the rents in
4 each affordable unit and a written statement that
5 these rents do not exceed the maximum rents allowable
6 for the area in which the residential real property is
7 located;

8 (H) documentation from the administering agency
9 verifying the owner's participation in a qualifying
10 income-based rental subsidy program as defined in
11 subsection (e) of this Section if units receiving
12 rental subsidies are to be counted among the
13 affordable units in order to meet the thresholds
14 defined in this Section;

15 (I) a written statement identifying the household
16 income for every household occupying an affordable
17 unit and certifying that the household income does not
18 exceed the maximum income limits allowable for the
19 area in which the residential real property is
20 located;

21 (J) a written statement that the owner has
22 verified and retained documentation of household
23 income for every household occupying an affordable
24 unit; and

25 (K) any additional information consistent with
26 this Section as reasonably required by the chief

1 county assessment officer, including, but not limited
2 to, any information necessary to ensure compliance
3 with applicable local ordinances and to ensure the
4 owner is complying with the provisions of this
5 Section.

6 (1.1) In order for a development to receive the
7 reduced valuation under subsection (e), the owner must
8 provide evidence to the county assessor's office of a
9 fully executed project labor agreement entered into with
10 the applicable local building trades council, prior to
11 commencement of any and all construction, building,
12 renovation, demolition, or any material change to the
13 structure or land.

14 (2) The application requirements contained in
15 paragraph (1) of subsection (f) are continuing
16 requirements for the duration of the reduction in assessed
17 value received and may be annually or periodically
18 verified by the chief county assessment officer for the
19 county whereby the benefit is being issued.

20 (3) In lieu of submitting an application containing
21 the information prescribed in paragraph (1) of subsection
22 (f), the chief county assessment officer may allow for
23 submission of a substantially similar certification
24 granted by the Illinois Housing Development Authority or a
25 comparable local authority provided that the chief county
26 assessment officer independently verifies the veracity of

1 the certification with the Illinois Housing Development
2 Authority or comparable local authority.

3 (4) The chief county assessment officer shall notify
4 the owner as to whether or not the property meets the
5 requirements of this Section. If the property does not
6 meet the requirements of this Section, the chief county
7 assessment officer shall provide written notice of any
8 deficiencies to the owner, who shall then have 30 days
9 from the date of notification to provide supplemental
10 information showing compliance with this Section. The
11 chief county assessment officer shall, in its discretion,
12 grant additional time to cure any deficiency. If the owner
13 does not exercise this right to cure the deficiency, or if
14 the information submitted, in the sole judgment of the
15 chief county assessment officer, is insufficient to meet
16 the requirements of this Section, the chief county
17 assessment officer shall provide a written explanation of
18 the reasons for denial.

19 (5) The chief county assessment officer may charge a
20 reasonable application fee to offset the administrative
21 expenses associated with the program.

22 (6) The reduced valuation conferred by this Section is
23 limited as follows:

24 (A) The owner is eligible to apply for the reduced
25 valuation conferred by this Section beginning in the
26 first assessment year after the effective date of this

1 amendatory Act of the 102nd General Assembly through
2 December 31, 2027. If approved, the reduction will be
3 effective for the current assessment year, which will
4 be reflected in the tax bill issued in the following
5 calendar year. Owners that are approved for the
6 reduced valuation under paragraph (1) of subsection
7 (c) of this Section before December 31, 2027 shall, at
8 minimum, be eligible for annual renewal of the reduced
9 valuation during an initial 10-year period if annual
10 certification requirements are met for each of the 10
11 years, as described in subparagraph (B) of paragraph
12 (4) of subsection (d) of this Section.

13 (B) Property receiving a reduction outlined in
14 paragraph (1) of subsection (c) of this Section shall
15 continue to be eligible for an initial period of up to
16 10 years if annual certification requirements are met
17 for each of the 10 years, but shall be extended for up
18 to 2 additional 10-year periods with annual renewals
19 if the owner continues to meet the requirements of
20 this Section, including annual certifications, and
21 excluding the requirements regarding new construction
22 or qualifying rehabilitation defined in subparagraph
23 (D) of paragraph (1) of this subsection.

24 (C) The annual certification materials in the year
25 prior to final year of eligibility for the reduction
26 in assessed value must include a dated copy of the

1 written notice provided to tenants informing them of
2 the date of the termination if the owner is not seeking
3 a renewal.

4 (D) If the property is sold or transferred, the
5 purchaser or transferee must comply with all
6 requirements of this Section, excluding the
7 requirements regarding new construction or qualifying
8 rehabilitation defined in subparagraph (D) of
9 paragraph (1) of this subsection, in order to continue
10 receiving the reduction in assessed value. Purchasers
11 and transferees who comply with all requirements of
12 this Section excluding the requirements regarding new
13 construction or qualifying rehabilitation defined in
14 subparagraph (D) of paragraph (1) of this subsection
15 are eligible to apply for renewal on the schedule set
16 by the initial application.

17 (E) The owner may apply for the reduced valuation
18 if the residential real property meets all
19 requirements of this Section and the newly constructed
20 residential real property or improvements to existing
21 residential real property were put in service on or
22 after January 1, 2015. However, the initial 10-year
23 eligibility period or 30-year eligibility period,
24 depending on the applicable program, shall be reduced
25 by the number of years between the placed in service
26 date and the date the owner first receives this

1 reduced valuation.

2 (F) The owner may apply for the reduced valuation
3 within 2 years after the newly constructed residential
4 real property or improvements to existing residential
5 real property are put in service. However, the initial
6 10-year eligibility period or 30-year eligibility
7 period, depending on the applicable program, shall be
8 reduced for the number of years between the placed in
9 service date and the date the owner first receives
10 this reduced valuation.

11 (G) Owners of a multifamily building receiving a
12 reduced valuation through the Cook County Class 9
13 program during the year in which this amendatory Act
14 of the 102nd General Assembly takes effect shall be
15 deemed automatically eligible for the reduced
16 valuation defined in paragraph (1) of subsection (c)
17 of this Section in terms of meeting the criteria for
18 new construction or substantial rehabilitation for a
19 specific multifamily building regardless of when the
20 newly constructed residential real property or
21 improvements to existing residential real property
22 were put in service. If a Cook County Class 9 owner had
23 Class 9 status revoked on or after January 1, 2017 but
24 can provide documents sufficient to prove that the
25 revocation was in error or any deficiencies leading to
26 the revocation have been cured, the chief county

1 assessment officer may deem the owner to be eligible.
2 However, owners may not receive both the reduced
3 valuation under this Section and the reduced valuation
4 under the Cook County Class 9 program in any single
5 assessment year. In addition, the number of years
6 during which an owner has participated in the Class 9
7 program shall count against the 3 10-year periods of
8 eligibility for the reduced valuation as defined in
9 subparagraph (1) of subsection (c) of this Section.

10 (H) At the completion of the assessment reduction
11 period described in this Section: the entire parcel
12 will be assessed as otherwise provided by law.

13 (g) ~~(e)~~ As used in this Section:

14 "Affordable units" means units that have rents that do not
15 exceed the maximum rents as defined in this Section.

16 "Assessed value for the residential real property in the
17 base year" means the assessed value used to calculate the tax
18 bill, as certified by the board of review, for the tax year
19 immediately prior to the tax year in which the building permit
20 is issued. For property assessed as other than residential
21 property, the "assessed value for the residential real
22 property in the base year" means the assessed value that would
23 have been obtained had the property been classified as
24 residential as derived from the board of review's certified
25 market value ~~the value in effect at the end of the taxable year~~
26 ~~prior to the latter of: (1) the date of initial application; or~~

1 ~~(2) the date on which 20% of the total number of units in the~~
2 ~~property are occupied by eligible tenants paying eligible rent~~
3 ~~under this Section.~~

4 "Household income" includes the annual income for all the
5 people who occupy a housing unit that is anticipated to be
6 received from a source outside of the family during the
7 12-month period following admission or the annual
8 recertification, including related family members and all the
9 unrelated people who share the housing unit. Household income
10 includes the total of the following income sources: wages,
11 salaries and tips before any payroll deductions; net business
12 income; interest and dividends; payments in lieu of earnings,
13 such as unemployment and disability compensation, worker's
14 compensation and severance pay; Social Security income,
15 including lump sum payments; payments from insurance policies,
16 annuities, pensions, disability benefits and other types of
17 periodic payments, alimony, child support, and other regular
18 monetary contributions; and public assistance, except for
19 assistance from the Supplemental Nutrition Assistance Program
20 (SNAP). "Household income" does not include: earnings of
21 children under age 18; temporary income such as cash gifts;
22 reimbursement for medical expenses; lump sums from
23 inheritance, insurance payments, settlements for personal or
24 property losses; student financial assistance paid directly to
25 the student or to an educational institution; foster child
26 care payments; receipts from government-funded training

1 programs; assistance from the Supplemental Nutrition
2 Assistance Program (SNAP).

3 "Low affordability community" means (1) a municipality or
4 jurisdiction with less than 1,000,000 inhabitants in which 40%
5 or less of its total year-round housing units are affordable,
6 as determined by the Illinois Housing Development Authority
7 during the exemption determination process under the
8 Affordable Housing Planning and Appeal Act; (2) "D" zoning
9 districts as now or hereafter designated in the Chicago Zoning
10 Ordinance; or (3) a jurisdiction located in a municipality
11 with 1,000,000 or more inhabitants that has been designated as
12 a low affordability community by passage of a local ordinance
13 by that municipality, specifying the census tract or property
14 by permanent index number or numbers.

15 "Maximum income limits" means the maximum regular income
16 limits for 60% of area median income for the geographic area in
17 which the multifamily building is located for multifamily
18 programs as determined by the United States Department of
19 Housing and Urban Development and published annually by the
20 Illinois Housing Development Authority. A property may be
21 deemed to have satisfied the maximum income limits with a
22 weighted average if municipal, state, or federal laws,
23 ordinances, rules, or regulations requires the use of a
24 weighted average of no more than 60% of area median income for
25 that property.

26 "Maximum rent" means the maximum regular rent for 60% of

1 the area median income for the geographic area in which the
2 multifamily building is located for multifamily programs as
3 determined by the United States Department of Housing and
4 Urban Development and published annually by the Illinois
5 Housing Development Authority. To be eligible for the reduced
6 valuation defined in this Section, maximum rents are to be
7 consistent with the Illinois Housing Development Authority's
8 rules; or if the owner is leasing an affordable unit to a
9 household with an income at or below the maximum income limit
10 who is participating in qualifying income-based rental subsidy
11 program, "maximum rent" means the maximum rents allowable
12 under the guidelines of the qualifying income-based rental
13 subsidy program. A property may be deemed to have satisfied
14 the maximum rent with a weighted average if municipal, state,
15 or federal laws, ordinances, rules, or regulations requires
16 the use of a weighted average of no more than 60% of area
17 median income for that property.

18 "Qualifying income-based rental subsidy program" means a
19 Housing Choice Voucher issued by a housing authority under
20 Section 8 of the United States Housing Act of 1937, a tenant
21 voucher converted to a project-based voucher by a housing
22 authority or any other program administered or funded by a
23 housing authority, the Illinois Housing Development Authority,
24 another State agency, a federal agency, or a unit of local
25 government where participation is limited to households with
26 incomes at or below the maximum income limits as defined in

1 this Section and the tenants' portion of the rent payment is
2 based on a percentage of their income or a flat amount that
3 does not exceed the maximum rent as defined in this Section.

4 "Qualifying rehabilitation" means, at a minimum,
5 compliance with local building codes and the replacement or
6 renovation of at least 2 primary building systems to be
7 approved for the reduced valuation under paragraph (1) of
8 subsection (d) of this Section and at least 5 primary building
9 systems to be approved for the reduced valuation under
10 subsection (e) of this Section. Although the cost of each
11 primary building system may vary, to be approved for the
12 reduced valuation under paragraph (1) of subsection (d) of
13 this Section, the combined expenditure for making the building
14 compliant with local codes and replacing primary building
15 systems must be at least \$8 per square foot for work completed
16 between January 1 of the year in which this amendatory Act of
17 the 102nd General Assembly takes effect and December 31 of the
18 year in which this amendatory Act of the 102nd General
19 Assembly takes effect and, in subsequent years, \$8 adjusted by
20 the Consumer Price Index for All Urban Consumers, as published
21 annually by the U.S. Department of Labor. To be approved for
22 the reduced valuation under paragraph (2) of subsection (d) of
23 this Section, the combined expenditure for making the building
24 compliant with local codes and replacing primary building
25 systems must be at least \$12.50 per square foot for work
26 completed between January 1 of the year in which this

1 amendatory Act of the 102nd General Assembly takes effect and
2 December 31 of the year in which this amendatory Act of the
3 102nd General Assembly takes effect, and in subsequent years,
4 \$12.50 adjusted by the Consumer Price Index for All Urban
5 Consumers, as published annually by the U.S. Department of
6 Labor. To be approved for the reduced valuation under
7 subsection (e) of this Section, the combined expenditure for
8 making the building compliant with local codes and replacing
9 primary building systems must be at least \$60 per square foot
10 for work completed between January 1 of the year that this
11 amendatory Act of the 102nd General Assembly becomes effective
12 and December 31 of the year that this amendatory Act of the
13 102nd General Assembly becomes effective and, in subsequent
14 years, \$60 adjusted by the Consumer Price Index for All Urban
15 Consumers, as published annually by the U.S. Department of
16 Labor. "Primary building systems", together with their related
17 rehabilitations, specifically approved for this program are:

18 (1) Electrical. All electrical work must comply with
19 applicable codes; it may consist of a combination of any
20 of the following alternatives:

21 (A) installing individual equipment and appliance
22 branch circuits as required by code (the minimum being
23 a kitchen appliance branch circuit);

24 (B) installing a new emergency service, including
25 emergency lighting with all associated conduits and
26 wiring;

1 (C) rewiring all existing feeder conduits ("home
2 runs") from the main switchgear to apartment area
3 distribution panels;

4 (D) installing new in-wall conduits for
5 receptacles, switches, appliances, equipment, and
6 fixtures;

7 (E) replacing power wiring for receptacles,
8 switches, appliances, equipment, and fixtures;

9 (F) installing new light fixtures throughout the
10 building including closets and central areas;

11 (G) replacing, adding, or doing work as necessary
12 to bring all receptacles, switches, and other
13 electrical devices into code compliance;

14 (H) installing a new main service, including
15 conduit, cables into the building, and main disconnect
16 switch; and

17 (I) installing new distribution panels, including
18 all panel wiring, terminals, circuit breakers, and all
19 other panel devices.

20 (2) Heating. All heating work must comply with
21 applicable codes; it may consist of a combination of any
22 of the following alternatives:

23 (A) installing a new system to replace one of the
24 following heat distribution systems:

25 (i) piping and heat radiating units, including
26 new main line venting and radiator venting; or

1 (ii) duct work, diffusers, and cold air
2 returns; or

3 (iii) any other type of existing heat
4 distribution and radiation/diffusion components;
5 or

6 (B) installing a new system to replace one of the
7 following heat generating units:

8 (i) hot water/steam boiler;

9 (ii) gas furnace; or

10 (iii) any other type of existing heat
11 generating unit.

12 (3) Plumbing. All plumbing work must comply with
13 applicable codes. Replace all or a part of the in-wall
14 supply and waste plumbing; however, main supply risers,
15 waste stacks and vents, and code-conforming waste lines
16 need not be replaced.

17 (4) Roofing. All roofing work must comply with
18 applicable codes; it may consist of either of the
19 following alternatives, separately or in combination:

20 (A) replacing all rotted roof decks and
21 insulation; or

22 (B) replacing or repairing leaking roof membranes
23 (10% is the suggested minimum replacement of
24 membrane); restoration of the entire roof is an
25 acceptable substitute for membrane replacement.

26 (5) Exterior doors and windows. Replace the exterior

1 doors and windows. Renovation of ornate entry doors is an
2 acceptable substitute for replacement.

3 (6) Floors, walls, and ceilings. Finishes must be
4 replaced or covered over with new material. Acceptable
5 replacement or covering materials are as follows:

6 (A) floors must have new carpeting, vinyl tile,
7 ceramic, refurbished wood finish, or a similar
8 substitute;

9 (B) walls must have new drywall, including joint
10 taping and painting; or

11 (C) new ceilings must be either drywall, suspended
12 type, or a similar material.

13 (7) Exterior walls.

14 (A) replace loose or crumbling mortar and masonry
15 with new material;

16 (B) replace or paint wall siding and trim as
17 needed;

18 (C) bring porches and balconies to a sound
19 condition; or

20 (D) any combination of (A), (B), and (C).

21 (8) Elevators. Where applicable, at least 4 of the
22 following 7 alternatives must be accomplished:

23 (A) replace or rebuild the machine room controls
24 and refurbish the elevator machine (or equivalent
25 mechanisms in the case of hydraulic elevators);

26 (B) replace hoistway electro-mechanical items

1 including: ropes, switches, limits, buffers, levelers,
2 and deflector sheaves (or equivalent mechanisms in the
3 case of hydraulic elevators);

4 (C) replace hoistway wiring;

5 (D) replace door operators and linkage;

6 (E) replace door panels at each opening;

7 (F) replace hall stations, car stations, and
8 signal fixtures; or

9 (G) rebuild the car shell and refinish the
10 interior.

11 (9) Health and safety.

12 (A) Install or replace fire suppression systems;

13 (B) install or replace security systems; or

14 (C) environmental remediation of lead-based paint,
15 asbestos, leaking underground storage tanks, or radon.

16 (10) Energy conservation improvements undertaken to
17 limit the amount of solar energy absorbed by a building's
18 roof or to reduce energy use for the property, including,
19 but not limited to, any of the following activities:

20 (A) installing or replacing reflective roof
21 coatings (flat roofs);

22 (B) installing or replacing R-49 roof insulation;

23 (C) installing or replacing R-19 perimeter wall
24 insulation;

25 (D) installing or replacing insulated entry doors;

26 (E) installing or replacing Low E, insulated

1 windows;

2 (F) installing or replacing WaterSense labeled
3 plumbing fixtures;

4 (G) installing or replacing 90% or better sealed
5 combustion heating systems;

6 (H) installing Energy Star hot water heaters;

7 (I) installing or replacing mechanical ventilation
8 to exterior for kitchens and baths;

9 (J) installing or replacing Energy Star
10 appliances;

11 (K) installing or replacing Energy Star certified
12 lighting in common areas; or

13 (L) installing or replacing grading and
14 landscaping to promote on-site water retention if the
15 retained water is used to replace water that is
16 provided from a municipal source.

17 (11) Accessibility improvements. All accessibility
18 improvements must comply with applicable codes. An owner
19 may make accessibility improvements to residential real
20 property to increase access for people with disabilities.
21 As used in this paragraph (11), "disability" has the
22 meaning given to that term in the Illinois Human Rights
23 Act. As used in this paragraph (11), "accessibility
24 improvements" means a home modification listed under the
25 Home Services Program administered by the Department of
26 Human Services (Part 686 of Title 89 of the Illinois

1 Administrative Code) including, but not limited to:
2 installation of ramps, grab bars, or wheelchair lifts;
3 widening doorways or hallways; re-configuring rooms and
4 closets; and any other changes to enhance the independence
5 of people with disabilities.

6 (12) Any applicant who has purchased the property in
7 an arm's length transaction not more than 90 days before
8 applying for this reduced valuation may use the cost of
9 rehabilitation or repairs required by documented code
10 violations, up to a maximum of \$2 per square foot, to meet
11 the qualifying rehabilitation requirements.

12 (Source: P.A. 102-175, eff. 7-29-21.)

13 Section 99. Effective date. This Act takes effect upon
14 becoming law.