



## 103RD GENERAL ASSEMBLY

### State of Illinois

2023 and 2024

HB3573

Introduced 2/17/2023, by Rep. Eva-Dina Delgado

#### SYNOPSIS AS INTRODUCED:

New Act  
20 ILCS 2505/2505-810 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.

LRB103 30465 HLH 56898 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 1. Short Title. This Act may be referred to as the  
5 Save Our Businesses and Homes Act.

6 Section 5. The Department of Revenue Law of the Civil  
7 Administrative Code of Illinois is amended by adding Section  
8 2505-810 as follows:

9 (20 ILCS 2505/2505-810 new)

10 Sec. 2505-810. Property tax assessment process study. The  
11 Department shall conduct a study and analyze any information  
12 collected to determine the level of fairness and equity in the  
13 property tax assessment processes in the State. The study  
14 shall focus primarily on the following:

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

1 the Cook County classification system has or has had on  
2 economic development or job creation in the county;

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

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

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

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

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

19 The Department shall consult with Illinois institutions of  
20 higher education having knowledge about the Illinois  
21 assessment processes in conducting the study under this  
22 Section. The Department shall complete a preliminary version  
23 of the report by May 31, 2024 and shall complete a final  
24 version of the report by July 1, 2024. The Department shall  
25 submit the final version of the report to the Governor and the  
26 General Assembly by July 1, 2024. A copy of both the

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

10 This Section is repealed on December 31, 2024.

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

13 (35 ILCS 200/9-151 new)

14 Sec. 9-151. Limitation on increases of assessed value on  
15 commercial and residential property.

16 (a) In counties with 3,000,000 or more inhabitants,  
17 beginning with tax year 2023, the chief county assessment  
18 officer of the county shall not increase the assessed value of  
19 any commercial property or residential property by more than  
20 15% over the assessed value in the previous tax year and shall  
21 not increase such assessment by more than 40% in any 3-year  
22 period. In counties with fewer than 3,000,000 inhabitants, the  
23 county board may provide, by ordinance or resolution, that the  
24 provisions of this Section are applicable to that county.

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

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

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

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

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

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

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

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

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

1           (e) For purposes of this Section:

2           "Commercial property" means real property that is owned  
3 for the purpose of generating income from the property itself,  
4 whether or not such property actually generates income in a  
5 particular year.

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

13           (35 ILCS 200/12-36 new)

14           Sec. 12-36. Public comment period for substantive  
15 assessment process change. Beginning in tax year 2023, in  
16 counties with 3,000,000 or more inhabitants, whenever the  
17 chief county assessment officer of the county substantively  
18 changes the procedure by which he or she assesses properties,  
19 the chief county assessment officer shall hold a 60-day public  
20 comment period to receive input from members of the public  
21 before the change takes effect.

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