

1 AN ACT concerning taxes.

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 9-180 as follows:

6 (35 ILCS 200/9-180)

7 Sec. 9-180. Pro-rata valuations; improvements or removal  
8 of improvements. The owner of property on January 1 also  
9 shall be liable, on a proportionate basis, for the increased  
10 taxes occasioned by the construction of new or added  
11 buildings, structures or other improvements on the property  
12 from the date when the occupancy permit was issued or from  
13 the date the new or added improvement was inhabitable and fit  
14 for occupancy or for intended customary use to December 31 of  
15 that year. The owner of the improved property shall notify  
16 the assessor, within 30 days of the issuance of an occupancy  
17 permit or within 30 days of completion of the improvements,  
18 on a form prescribed by that official, and request that the  
19 property be reassessed. The notice shall be sent by  
20 certified mail, return receipt requested and shall include  
21 the legal description of the property.

22 If, upon making his or her assessment in any year, the  
23 assessor determines that land that is assessed without  
24 improvement is in the process of being improved and the  
25 assessor determines that the improvement will be inhabitable  
26 and fit for occupancy on or before December 31 of that year,  
27 he or she may estimate the assessed value of the property for  
28 that year including a pro-rata increase in the assessed value  
29 of the property as a result of the improvements to the  
30 property. The property owner who disputes the estimated  
31 assessed value of the property may appeal the assessment as

1 otherwise provided in this Code.

2       When, during the previous calendar year, any buildings,  
3 structures or other improvements on the property were  
4 destroyed and rendered uninhabitable or otherwise unfit for  
5 occupancy or for customary use by accidental means (excluding  
6 destruction resulting from the willful misconduct of the  
7 owner of such property), the owner of the property on January  
8 1 shall be entitled, on a proportionate basis, to a  
9 diminution of assessed valuation for such period during which  
10 the improvements were uninhabitable or unfit for occupancy or  
11 for customary use. The owner of property entitled to a  
12 diminution of assessed valuation shall, on a form prescribed  
13 by the assessor, within 90 days after the destruction of any  
14 improvements or, in counties with less than 3,000,000  
15 inhabitants within 90 days after the township or  
16 multi-township assessor has mailed the application form as  
17 required by Section 9-190, file with the assessor for the  
18 decrease of assessed valuation. Upon failure so to do within  
19 the 90 day period, no diminution of assessed valuation shall  
20 be attributable to the property.

21       Computations under this Section shall be on the basis of  
22 a year of 365 days.

23 (Source: P.A. 91-486, eff. 1-1-00.)

24       Section 99. Effective date. This Act takes effect upon  
25 becoming law.