

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 18-177 as follows:

6 (35 ILCS 200/18-177)

7 Sec. 18-177. Leased low-rent housing abatement.

8 (a) In counties of 3,000,000 or more inhabitants, the  
9 county clerk shall abate property taxes levied by any taxing  
10 district under this Code on property that meets the following  
11 requirements:

12 (1) The property does not qualify as exempt property  
13 under Section 15-95 of this Code.

14 (2) The property is situated in a municipality with  
15 1,000,000 or more inhabitants and improved with either a  
16 multifamily dwelling or a multi-building development that  
17 is subject to a leasing agreement, regulatory and operating  
18 agreement, or other similar instrument with a Housing  
19 Authority created under the Housing Authorities Act that  
20 sets forth the terms for leasing low-rent housing.

21 (3) For a period of not less than 20 years, the  
22 property and improvements are used solely for low-rent  
23 housing and related uses.

24 Property and portions of property used or intended to be used  
25 for commercial purposes are not eligible for the abatement  
26 provided in this Section.

27 A housing authority created under the Housing Authorities  
28 Act shall file annually with the county clerk for any property  
29 eligible for an abatement under this Section, on a form  
30 prescribed by the county clerk, a certificate of the property's  
31 use during the immediately preceding year. The certificate  
32 shall certify that the property or a portion of the property

1 meets the requirements of this Section and that the eligible  
2 residential units have been inspected within the previous 90  
3 days and meet or exceed all housing quality standards of the  
4 authority. If only a portion of the property meets these  
5 requirements, the certificate shall state the amount of that  
6 portion as a percentage of the total equalized and assessed  
7 value of the property. If the property is improved with an  
8 eligible multifamily dwelling or multi-building development  
9 containing residential units that are individually assessed,  
10 then, except as provided in subsection (b), no more than 40% of  
11 those residential units may be certified. If the property is  
12 improved with an eligible multifamily dwelling or  
13 multi-building development containing residential units that  
14 are not individually assessed, then, except as provided in  
15 subsection (b), the portion of the property certified shall  
16 represent no more than 40% of those residential units.

17 The county clerk shall abate the taxes only if a  
18 certificate of use has been timely filed for that year. If only  
19 a portion of the property has been certified as eligible, the  
20 county clerk shall abate the taxes in the percentage so  
21 certified.

22 Whenever property receives an abatement under this  
23 Section, the rental rate set under the lease, regulatory and  
24 operating agreement, or other similar instrument for that  
25 property shall not include property taxes.

26 No property shall be eligible for abatement under this  
27 Section if the owner of the property has any outstanding and  
28 overdue debts to the municipality in which the property is  
29 situated.

30 (b) The percentage limitation on the certification of  
31 residential units set forth in subsection (a) shall be deemed  
32 to be satisfied in the case of developments described in  
33 resolutions adopted by the Board of Commissioners of the  
34 Chicago Housing Authority on September 19, 2000, December 17,  
35 2002, or September 16, 2003, as amended, approving the  
36 disposition of certain land and buildings on which all or a

1 portion of the developments are or will be situated, if no more  
2 than 50% of the units in the development are so certified.

3 (Source: P.A. 92-621, eff. 7-11-02; revised 11-6-02.)

4 Section 99. Effective date. This Act takes effect upon  
5 becoming law.