

1 AN ACT concerning State government.

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 2505-560 as follows:

7 (20 ILCS 2505/2505-560 new)

8 Sec. 2505-560. Taxpayer Action Boards.

9 (a) The purpose of this Section is to advance the health,  
10 welfare, and prosperity of all citizens of this State by  
11 promoting "sunshine in assessments" and transparency reforms.  
12 This purpose shall be deemed a statewide interest and not a  
13 private or special concern.

14 (b) There are hereby created 7 Taxpayer Action Boards  
15 within the Department of Revenue, one for each of the following  
16 counties: Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.  
17 The Governor shall name 7 people to be members of each board.  
18 These members shall serve 2-year terms. Members shall serve  
19 without compensation, except to the extent those members are  
20 employees of the Department of Revenue. The boards shall exist  
21 and function at no additional cost to the State.

22 (c) Each board shall perform the following functions:

23 (1) oversee the implementation of Public Act 96-122,

1 with particular emphasis on the transparency and  
2 disclosure provisions of that Public Act;

3 (2) make recommendations about other useful  
4 disclosures in addition to those required by P.A. 96-122;

5 (3) make recommendations concerning the implementation  
6 of the transparency reform provisions of P.A. 96-122 in its  
7 county;

8 (4) conduct a study that (i) critically evaluates the  
9 manner in which its county assesses residential property  
10 and (ii) examines the accuracy of computer-assisted mass  
11 appraisal; as part of its study, each board shall conduct  
12 at least 2 public hearings;

13 (5) issue a report summarizing its findings within 180  
14 days after the effective date of this amendatory Act of the  
15 96th General Assembly and submit this report to the  
16 Governor and General Assembly;

17 (6) maintain and administer a website cataloging  
18 taxpayer assistance information linked to the Department  
19 of Revenue's website;

20 (7) propose to its county government changes, if  
21 appropriate, to property tax policies and procedures; and

22 (8) propose to the Department of Revenue changes, if  
23 appropriate, to property tax policies and procedures.

24 (d) The Department of Revenue shall oversee implementation  
25 of P.A. 96-122 in all counties other than Cook, DuPage, Kane,  
26 Kendall, Lake, McHenry, and Will.

1           Section 10. The Property Tax Code is amended by changing  
2 Sections 15-167, 15-169, 15-170, and 15-176 as follows:

3           (35 ILCS 200/15-167)

4           Sec. 15-167. Returning Veterans' Homestead Exemption.

5           (a) Beginning with taxable year 2007, a homestead  
6 exemption, limited to a reduction set forth under subsection  
7 (b), from the property's value, as equalized or assessed by the  
8 Department, is granted for property that is owned and occupied  
9 as the principal residence of a veteran returning from an armed  
10 conflict involving the armed forces of the United States who is  
11 liable for paying real estate taxes on the property and is an  
12 owner of record of the property or has a legal or equitable  
13 interest therein as evidenced by a written instrument, except  
14 for a leasehold interest, other than a leasehold interest of  
15 land on which a single family residence is located, which is  
16 occupied as the principal residence of a veteran returning from  
17 an armed conflict involving the armed forces of the United  
18 States who has an ownership interest therein, legal, equitable  
19 or as a lessee, and on which he or she is liable for the payment  
20 of property taxes. For purposes of the exemption under this  
21 Section, "veteran" means an Illinois resident who has served as  
22 a member of the United States Armed Forces, a member of the  
23 Illinois National Guard, or a member of the United States  
24 Reserve Forces.

1           (b) In all counties, the reduction is \$5,000 and only for  
2 the taxable year in which the veteran returns from active duty  
3 in an armed conflict involving the armed forces of the United  
4 States. Beginning in taxable year 2010, the reduction shall  
5 also be allowed for the taxable year after the taxable year in  
6 which the veteran returns from active duty in an armed conflict  
7 involving the armed forces of the United States. For land  
8 improved with an apartment building owned and operated as a  
9 cooperative, the maximum reduction from the value of the  
10 property, as equalized by the Department, must be multiplied by  
11 the number of apartments or units occupied by a veteran  
12 returning from an armed conflict involving the armed forces of  
13 the United States who is liable, by contract with the owner or  
14 owners of record, for paying property taxes on the property and  
15 is an owner of record of a legal or equitable interest in the  
16 cooperative apartment building, other than a leasehold  
17 interest. In a cooperative where a homestead exemption has been  
18 granted, the cooperative association or the management firm of  
19 the cooperative or facility shall credit the savings resulting  
20 from that exemption only to the apportioned tax liability of  
21 the owner or resident who qualified for the exemption. Any  
22 person who willfully refuses to so credit the savings is guilty  
23 of a Class B misdemeanor.

24           (c) Application must be made during the application period  
25 in effect for the county of his or her residence. The assessor  
26 or chief county assessment officer may determine the

1 eligibility of residential property to receive the homestead  
2 exemption provided by this Section by application, visual  
3 inspection, questionnaire, or other reasonable methods. The  
4 determination must be made in accordance with guidelines  
5 established by the Department.

6 (d) The exemption under this Section is in addition to any  
7 other homestead exemption provided in this Article 15.  
8 Notwithstanding Sections 6 and 8 of the State Mandates Act, no  
9 reimbursement by the State is required for the implementation  
10 of any mandate created by this Section.

11 (Source: P.A. 95-644, eff. 10-12-07.)

12 (35 ILCS 200/15-169)

13 Sec. 15-169. Disabled veterans standard homestead  
14 exemption.

15 (a) Beginning with taxable year 2007, an annual homestead  
16 exemption, limited to the amounts set forth in subsection (b),  
17 is granted for property that is used as a qualified residence  
18 by a disabled veteran.

19 (b) The amount of the exemption under this Section is as  
20 follows:

21 (1) for veterans with a service-connected disability  
22 of at least (i) 75% for exemptions granted in taxable years  
23 2007 through 2009 and (ii) 70% for exemptions granted in  
24 taxable year 2010 and each taxable year thereafter, as  
25 certified by the United States Department of Veterans

1 Affairs, the annual exemption is \$5,000; and

2 (2) for veterans with a service-connected disability  
3 of at least 50%, but less than (i) 75% for exemptions  
4 granted in taxable years 2007 through 2009 and (ii) 70% for  
5 exemptions granted in taxable year 2010 and each taxable  
6 year thereafter, as certified by the United States  
7 Department of Veterans Affairs, the annual exemption is  
8 \$2,500.

9 (c) The tax exemption under this Section carries over to  
10 the benefit of the veteran's surviving spouse as long as the  
11 spouse holds the legal or beneficial title to the homestead,  
12 permanently resides thereon, and does not remarry. If the  
13 surviving spouse sells the property, an exemption not to exceed  
14 the amount granted from the most recent ad valorem tax roll may  
15 be transferred to his or her new residence as long as it is  
16 used as his or her primary residence and he or she does not  
17 remarry.

18 (d) The exemption under this Section applies for taxable  
19 year 2007 and thereafter. A taxpayer who claims an exemption  
20 under Section 15-165 or 15-168 may not claim an exemption under  
21 this Section.

22 (e) Each taxpayer who has been granted an exemption under  
23 this Section must reapply on an annual basis. Application must  
24 be made during the application period in effect for the county  
25 of his or her residence. The assessor or chief county  
26 assessment officer may determine the eligibility of

1 residential property to receive the homestead exemption  
2 provided by this Section by application, visual inspection,  
3 questionnaire, or other reasonable methods. The determination  
4 must be made in accordance with guidelines established by the  
5 Department.

6 (f) For the purposes of this Section:

7 "Qualified residence" means real property, but less any  
8 portion of that property that is used for commercial purposes,  
9 with an equalized assessed value of less than \$250,000 that is  
10 the disabled veteran's primary residence. Property rented for  
11 more than 6 months is presumed to be used for commercial  
12 purposes.

13 "Veteran" means an Illinois resident who has served as a  
14 member of the United States Armed Forces on active duty or  
15 State active duty, a member of the Illinois National Guard, or  
16 a member of the United States Reserve Forces and who has  
17 received an honorable discharge.

18 (Source: P.A. 95-644, eff. 10-12-07.)

19 (35 ILCS 200/15-170)

20 (Text of Section before amendment by P.A. 96-339)

21 Sec. 15-170. Senior Citizens Homestead Exemption. An  
22 annual homestead exemption limited, except as described here  
23 with relation to cooperatives or life care facilities, to a  
24 maximum reduction set forth below from the property's value, as  
25 equalized or assessed by the Department, is granted for

1 property that is occupied as a residence by a person 65 years  
2 of age or older who is liable for paying real estate taxes on  
3 the property and is an owner of record of the property or has a  
4 legal or equitable interest therein as evidenced by a written  
5 instrument, except for a leasehold interest, other than a  
6 leasehold interest of land on which a single family residence  
7 is located, which is occupied as a residence by a person 65  
8 years or older who has an ownership interest therein, legal,  
9 equitable or as a lessee, and on which he or she is liable for  
10 the payment of property taxes. Before taxable year 2004, the  
11 maximum reduction shall be \$2,500 in counties with 3,000,000 or  
12 more inhabitants and \$2,000 in all other counties. For taxable  
13 years 2004 through 2005, the maximum reduction shall be \$3,000  
14 in all counties. For taxable years 2006 and 2007, the maximum  
15 reduction shall be \$3,500 and, for taxable years 2008 and  
16 thereafter, the maximum reduction is \$4,000 in all counties.

17 For land improved with an apartment building owned and  
18 operated as a cooperative, the maximum reduction from the value  
19 of the property, as equalized by the Department, shall be  
20 multiplied by the number of apartments or units occupied by a  
21 person 65 years of age or older who is liable, by contract with  
22 the owner or owners of record, for paying property taxes on the  
23 property and is an owner of record of a legal or equitable  
24 interest in the cooperative apartment building, other than a  
25 leasehold interest. For land improved with a life care  
26 facility, the maximum reduction from the value of the property,



1 as equalized by the Department, shall be multiplied by the  
2 number of apartments or units occupied by persons 65 years of  
3 age or older, irrespective of any legal, equitable, or  
4 leasehold interest in the facility, who are liable, under a  
5 contract with the owner or owners of record of the facility,  
6 for paying property taxes on the property. In a cooperative or  
7 a life care facility where a homestead exemption has been  
8 granted, the cooperative association or the management firm of  
9 the cooperative or facility shall credit the savings resulting  
10 from that exemption only to the apportioned tax liability of  
11 the owner or resident who qualified for the exemption. Any  
12 person who willfully refuses to so credit the savings shall be  
13 guilty of a Class B misdemeanor. Under this Section and  
14 Sections 15-175, 15-176, and 15-177, "life care facility" means  
15 a facility, as defined in Section 2 of the Life Care Facilities  
16 Act, with which the applicant for the homestead exemption has a  
17 life care contract as defined in that Act.

18 When a homestead exemption has been granted under this  
19 Section and the person qualifying subsequently becomes a  
20 resident of a facility licensed under the Assisted Living and  
21 Shared Housing Act or the Nursing Home Care Act, the exemption  
22 shall continue so long as the residence continues to be  
23 occupied by the qualifying person's spouse if the spouse is 65  
24 years of age or older, or if the residence remains unoccupied  
25 but is still owned by the person qualified for the homestead  
26 exemption.

1           A person who will be 65 years of age during the current  
2 assessment year shall be eligible to apply for the homestead  
3 exemption during that assessment year. Application shall be  
4 made during the application period in effect for the county of  
5 his residence.

6           Beginning with assessment year 2003, for taxes payable in  
7 2004, property that is first occupied as a residence after  
8 January 1 of any assessment year by a person who is eligible  
9 for the senior citizens homestead exemption under this Section  
10 must be granted a pro-rata exemption for the assessment year.  
11 The amount of the pro-rata exemption is the exemption allowed  
12 in the county under this Section divided by 365 and multiplied  
13 by the number of days during the assessment year the property  
14 is occupied as a residence by a person eligible for the  
15 exemption under this Section. The chief county assessment  
16 officer must adopt reasonable procedures to establish  
17 eligibility for this pro-rata exemption.

18           The assessor or chief county assessment officer may  
19 determine the eligibility of a life care facility to receive  
20 the benefits provided by this Section, by affidavit,  
21 application, visual inspection, questionnaire or other  
22 reasonable methods in order to insure that the tax savings  
23 resulting from the exemption are credited by the management  
24 firm to the apportioned tax liability of each qualifying  
25 resident. The assessor may request reasonable proof that the  
26 management firm has so credited the exemption.

1           The chief county assessment officer of each county with  
2 less than 3,000,000 inhabitants shall provide to each person  
3 allowed a homestead exemption under this Section a form to  
4 designate any other person to receive a duplicate of any notice  
5 of delinquency in the payment of taxes assessed and levied  
6 under this Code on the property of the person receiving the  
7 exemption. The duplicate notice shall be in addition to the  
8 notice required to be provided to the person receiving the  
9 exemption, and shall be given in the manner required by this  
10 Code. The person filing the request for the duplicate notice  
11 shall pay a fee of \$5 to cover administrative costs to the  
12 supervisor of assessments, who shall then file the executed  
13 designation with the county collector. Notwithstanding any  
14 other provision of this Code to the contrary, the filing of  
15 such an executed designation requires the county collector to  
16 provide duplicate notices as indicated by the designation. A  
17 designation may be rescinded by the person who executed such  
18 designation at any time, in the manner and form required by the  
19 chief county assessment officer.

20           The assessor or chief county assessment officer may  
21 determine the eligibility of residential property to receive  
22 the homestead exemption provided by this Section by  
23 application, visual inspection, questionnaire or other  
24 reasonable methods. The determination shall be made in  
25 accordance with guidelines established by the Department.

26           In counties with 3,000,000 or more inhabitants, beginning

1 in taxable year 2010, each taxpayer who has been granted an  
2 exemption under this Section must reapply on an annual basis.  
3 The chief county assessment officer shall mail the application  
4 to the taxpayer. In counties with less than 3,000,000  
5 inhabitants, the county board may by resolution provide that if  
6 a person has been granted a homestead exemption under this  
7 Section, the person qualifying need not reapply for the  
8 exemption.

9 In counties with less than 3,000,000 inhabitants, if the  
10 assessor or chief county assessment officer requires annual  
11 application for verification of eligibility for an exemption  
12 once granted under this Section, the application shall be  
13 mailed to the taxpayer.

14 The assessor or chief county assessment officer shall  
15 notify each person who qualifies for an exemption under this  
16 Section that the person may also qualify for deferral of real  
17 estate taxes under the Senior Citizens Real Estate Tax Deferral  
18 Act. The notice shall set forth the qualifications needed for  
19 deferral of real estate taxes, the address and telephone number  
20 of county collector, and a statement that applications for  
21 deferral of real estate taxes may be obtained from the county  
22 collector.

23 Notwithstanding Sections 6 and 8 of the State Mandates Act,  
24 no reimbursement by the State is required for the  
25 implementation of any mandate created by this Section.

26 (Source: P.A. 95-644, eff. 10-12-07; 95-876, eff. 8-21-08;

1 96-355, eff. 1-1-10.)

2 (Text of Section after amendment by P.A. 96-339)

3 Sec. 15-170. Senior Citizens Homestead Exemption. An  
4 annual homestead exemption limited, except as described here  
5 with relation to cooperatives or life care facilities, to a  
6 maximum reduction set forth below from the property's value, as  
7 equalized or assessed by the Department, is granted for  
8 property that is occupied as a residence by a person 65 years  
9 of age or older who is liable for paying real estate taxes on  
10 the property and is an owner of record of the property or has a  
11 legal or equitable interest therein as evidenced by a written  
12 instrument, except for a leasehold interest, other than a  
13 leasehold interest of land on which a single family residence  
14 is located, which is occupied as a residence by a person 65  
15 years or older who has an ownership interest therein, legal,  
16 equitable or as a lessee, and on which he or she is liable for  
17 the payment of property taxes. Before taxable year 2004, the  
18 maximum reduction shall be \$2,500 in counties with 3,000,000 or  
19 more inhabitants and \$2,000 in all other counties. For taxable  
20 years 2004 through 2005, the maximum reduction shall be \$3,000  
21 in all counties. For taxable years 2006 and 2007, the maximum  
22 reduction shall be \$3,500 and, for taxable years 2008 and  
23 thereafter, the maximum reduction is \$4,000 in all counties.

24 For land improved with an apartment building owned and  
25 operated as a cooperative, the maximum reduction from the value

1 of the property, as equalized by the Department, shall be  
2 multiplied by the number of apartments or units occupied by a  
3 person 65 years of age or older who is liable, by contract with  
4 the owner or owners of record, for paying property taxes on the  
5 property and is an owner of record of a legal or equitable  
6 interest in the cooperative apartment building, other than a  
7 leasehold interest. For land improved with a life care  
8 facility, the maximum reduction from the value of the property,  
9 as equalized by the Department, shall be multiplied by the  
10 number of apartments or units occupied by persons 65 years of  
11 age or older, irrespective of any legal, equitable, or  
12 leasehold interest in the facility, who are liable, under a  
13 contract with the owner or owners of record of the facility,  
14 for paying property taxes on the property. In a cooperative or  
15 a life care facility where a homestead exemption has been  
16 granted, the cooperative association or the management firm of  
17 the cooperative or facility shall credit the savings resulting  
18 from that exemption only to the apportioned tax liability of  
19 the owner or resident who qualified for the exemption. Any  
20 person who willfully refuses to so credit the savings shall be  
21 guilty of a Class B misdemeanor. Under this Section and  
22 Sections 15-175, 15-176, and 15-177, "life care facility" means  
23 a facility, as defined in Section 2 of the Life Care Facilities  
24 Act, with which the applicant for the homestead exemption has a  
25 life care contract as defined in that Act.

26 When a homestead exemption has been granted under this

1 Section and the person qualifying subsequently becomes a  
2 resident of a facility licensed under the Assisted Living and  
3 Shared Housing Act, ~~or~~ the Nursing Home Care Act, or the MR/DD  
4 Community Care Act, the exemption shall continue so long as the  
5 residence continues to be occupied by the qualifying person's  
6 spouse if the spouse is 65 years of age or older, or if the  
7 residence remains unoccupied but is still owned by the person  
8 qualified for the homestead exemption.

9 A person who will be 65 years of age during the current  
10 assessment year shall be eligible to apply for the homestead  
11 exemption during that assessment year. Application shall be  
12 made during the application period in effect for the county of  
13 his residence.

14 Beginning with assessment year 2003, for taxes payable in  
15 2004, property that is first occupied as a residence after  
16 January 1 of any assessment year by a person who is eligible  
17 for the senior citizens homestead exemption under this Section  
18 must be granted a pro-rata exemption for the assessment year.  
19 The amount of the pro-rata exemption is the exemption allowed  
20 in the county under this Section divided by 365 and multiplied  
21 by the number of days during the assessment year the property  
22 is occupied as a residence by a person eligible for the  
23 exemption under this Section. The chief county assessment  
24 officer must adopt reasonable procedures to establish  
25 eligibility for this pro-rata exemption.

26 The assessor or chief county assessment officer may

1 determine the eligibility of a life care facility to receive  
2 the benefits provided by this Section, by affidavit,  
3 application, visual inspection, questionnaire or other  
4 reasonable methods in order to insure that the tax savings  
5 resulting from the exemption are credited by the management  
6 firm to the apportioned tax liability of each qualifying  
7 resident. The assessor may request reasonable proof that the  
8 management firm has so credited the exemption.

9 The chief county assessment officer of each county with  
10 less than 3,000,000 inhabitants shall provide to each person  
11 allowed a homestead exemption under this Section a form to  
12 designate any other person to receive a duplicate of any notice  
13 of delinquency in the payment of taxes assessed and levied  
14 under this Code on the property of the person receiving the  
15 exemption. The duplicate notice shall be in addition to the  
16 notice required to be provided to the person receiving the  
17 exemption, and shall be given in the manner required by this  
18 Code. The person filing the request for the duplicate notice  
19 shall pay a fee of \$5 to cover administrative costs to the  
20 supervisor of assessments, who shall then file the executed  
21 designation with the county collector. Notwithstanding any  
22 other provision of this Code to the contrary, the filing of  
23 such an executed designation requires the county collector to  
24 provide duplicate notices as indicated by the designation. A  
25 designation may be rescinded by the person who executed such  
26 designation at any time, in the manner and form required by the



1 chief county assessment officer.

2 The assessor or chief county assessment officer may  
3 determine the eligibility of residential property to receive  
4 the homestead exemption provided by this Section by  
5 application, visual inspection, questionnaire or other  
6 reasonable methods. The determination shall be made in  
7 accordance with guidelines established by the Department.

8 In counties with 3,000,000 or more inhabitants, beginning  
9 in taxable year 2010, each taxpayer who has been granted an  
10 exemption under this Section must reapply on an annual basis.  
11 The chief county assessment officer shall mail the application  
12 to the taxpayer. In counties with less than 3,000,000  
13 inhabitants, the county board may by resolution provide that if  
14 a person has been granted a homestead exemption under this  
15 Section, the person qualifying need not reapply for the  
16 exemption.

17 In counties with less than 3,000,000 inhabitants, if the  
18 assessor or chief county assessment officer requires annual  
19 application for verification of eligibility for an exemption  
20 once granted under this Section, the application shall be  
21 mailed to the taxpayer.

22 The assessor or chief county assessment officer shall  
23 notify each person who qualifies for an exemption under this  
24 Section that the person may also qualify for deferral of real  
25 estate taxes under the Senior Citizens Real Estate Tax Deferral  
26 Act. The notice shall set forth the qualifications needed for

1 deferral of real estate taxes, the address and telephone number  
2 of county collector, and a statement that applications for  
3 deferral of real estate taxes may be obtained from the county  
4 collector.

5 Notwithstanding Sections 6 and 8 of the State Mandates Act,  
6 no reimbursement by the State is required for the  
7 implementation of any mandate created by this Section.

8 (Source: P.A. 95-644, eff. 10-12-07; 95-876, eff. 8-21-08;  
9 96-339, eff. 7-1-10; 96-355, eff. 1-1-10; revised 9-25-09.)

10 (35 ILCS 200/15-176)

11 Sec. 15-176. Alternative general homestead exemption.

12 (a) For the assessment years as determined under subsection  
13 (j), in any county that has elected, by an ordinance in  
14 accordance with subsection (k), to be subject to the provisions  
15 of this Section in lieu of the provisions of Section 15-175,  
16 homestead property is entitled to an annual homestead exemption  
17 equal to a reduction in the property's equalized assessed value  
18 calculated as provided in this Section.

19 (b) As used in this Section:

20 (1) "Assessor" means the supervisor of assessments or  
21 the chief county assessment officer of each county.

22 (2) "Adjusted homestead value" means the lesser of the  
23 following values:

24 (A) The property's base homestead value increased  
25 by 7% for each tax year after the base year through and

1 including the current tax year, or, if the property is  
2 sold or ownership is otherwise transferred, the  
3 property's base homestead value increased by 7% for  
4 each tax year after the year of the sale or transfer  
5 through and including the current tax year. The  
6 increase by 7% each year is an increase by 7% over the  
7 prior year.

8 (B) The property's equalized assessed value for  
9 the current tax year minus: (i) \$4,500 in Cook County  
10 or \$3,500 in all other counties in tax year 2003; (ii)  
11 \$5,000 in all counties in tax years 2004 and 2005; and  
12 (iii) the lesser of the amount of the general homestead  
13 exemption under Section 15-175 or an amount equal to  
14 the increase in the equalized assessed value for the  
15 current tax year above the equalized assessed value for  
16 1977 in tax year 2006 and thereafter.

17 (3) "Base homestead value".

18 (A) Except as provided in subdivision (b) (3) (A-5)  
19 or (b) (3) (B), "base homestead value" means the  
20 equalized assessed value of the property for the base  
21 year prior to exemptions, minus (i) \$4,500 in Cook  
22 County or \$3,500 in all other counties in tax year  
23 2003, (ii) \$5,000 in all counties in tax years 2004 and  
24 2005, or (iii) the lesser of the amount of the general  
25 homestead exemption under Section 15-175 or an amount  
26 equal to the increase in the equalized assessed value

1           for the current tax year above the equalized assessed  
2           value for 1977 in tax year 2006 and thereafter,  
3           provided that it was assessed for that year as  
4           residential property qualified for any of the  
5           homestead exemptions under Sections 15-170 through  
6           15-175 of this Code, then in force, and further  
7           provided that the property's assessment was not based  
8           on a reduced assessed value resulting from a temporary  
9           irregularity in the property for that year. Except as  
10          provided in subdivision (b) (3) (B), if the property did  
11          not have a residential equalized assessed value for the  
12          base year, then "base homestead value" means the base  
13          homestead value established by the assessor under  
14          subsection (c).

15           (A-5) On or before September 1, 2007, in Cook  
16          County, the base homestead value, as set forth under  
17          subdivision (b) (3) (A) and except as provided under  
18          subdivision (b) (3) (B), must be recalculated as the  
19          equalized assessed value of the property for the base  
20          year, prior to exemptions, minus:

21                   (1) if the general assessment year for the  
22                   property was 2003, the lesser of (i) \$4,500 or (ii)  
23                   the amount equal to the increase in equalized  
24                   assessed value for the 2002 tax year above the  
25                   equalized assessed value for 1977;

26                   (2) if the general assessment year for the

1 property was 2004, the lesser of (i) \$4,500 or (ii)  
2 the amount equal to the increase in equalized  
3 assessed value for the 2003 tax year above the  
4 equalized assessed value for 1977;

5 (3) if the general assessment year for the  
6 property was 2005, the lesser of (i) \$5,000 or (ii)  
7 the amount equal to the increase in equalized  
8 assessed value for the 2004 tax year above the  
9 equalized assessed value for 1977.

10 (B) If the property is sold or ownership is  
11 otherwise transferred, other than sales or transfers  
12 between spouses or between a parent and a child, "base  
13 homestead value" means the equalized assessed value of  
14 the property at the time of the sale or transfer prior  
15 to exemptions, minus: (i) \$4,500 in Cook County or  
16 \$3,500 in all other counties in tax year 2003; (ii)  
17 \$5,000 in all counties in tax years 2004 and 2005; and  
18 (iii) the lesser of the amount of the general homestead  
19 exemption under Section 15-175 or an amount equal to  
20 the increase in the equalized assessed value for the  
21 current tax year above the equalized assessed value for  
22 1977 in tax year 2006 and thereafter, provided that it  
23 was assessed as residential property qualified for any  
24 of the homestead exemptions under Sections 15-170  
25 through 15-175 of this Code, then in force, and further  
26 provided that the property's assessment was not based

1           on a reduced assessed value resulting from a temporary  
2           irregularity in the property.

3           (3.5) "Base year" means (i) tax year 2002 in Cook  
4           County or (ii) tax year 2008 or 2009 ~~2005 or 2006~~ in all  
5           other counties in accordance with the designation made by  
6           the county as provided in subsection (k).

7           (4) "Current tax year" means the tax year for which the  
8           exemption under this Section is being applied.

9           (5) "Equalized assessed value" means the property's  
10          assessed value as equalized by the Department.

11          (6) "Homestead" or "homestead property" means:

12                (A) Residential property that as of January 1 of  
13                the tax year is occupied by its owner or owners as his,  
14                her, or their principal dwelling place, or that is a  
15                leasehold interest on which a single family residence  
16                is situated, that is occupied as a residence by a  
17                person who has a legal or equitable interest therein  
18                evidenced by a written instrument, as an owner or as a  
19                lessee, and on which the person is liable for the  
20                payment of property taxes. Residential units in an  
21                apartment building owned and operated as a  
22                cooperative, or as a life care facility, which are  
23                occupied by persons who hold a legal or equitable  
24                interest in the cooperative apartment building or life  
25                care facility as owners or lessees, and who are liable  
26                by contract for the payment of property taxes, shall be

1 included within this definition of homestead property.

2 (B) A homestead includes the dwelling place,  
3 appurtenant structures, and so much of the surrounding  
4 land constituting the parcel on which the dwelling  
5 place is situated as is used for residential purposes.  
6 If the assessor has established a specific legal  
7 description for a portion of property constituting the  
8 homestead, then the homestead shall be limited to the  
9 property within that description.

10 (7) "Life care facility" means a facility as defined in  
11 Section 2 of the Life Care Facilities Act.

12 (c) If the property did not have a residential equalized  
13 assessed value for the base year as provided in subdivision  
14 (b) (3) (A) of this Section, then the assessor shall first  
15 determine an initial value for the property by comparison with  
16 assessed values for the base year of other properties having  
17 physical and economic characteristics similar to those of the  
18 subject property, so that the initial value is uniform in  
19 relation to assessed values of those other properties for the  
20 base year. The product of the initial value multiplied by the  
21 equalized factor for the base year for homestead properties in  
22 that county, less: (i) \$4,500 in Cook County or \$3,500 in all  
23 other counties in tax years 2003; (ii) \$5,000 in all counties  
24 in tax year 2004 and 2005; and (iii) the lesser of the amount  
25 of the general homestead exemption under Section 15-175 or an  
26 amount equal to the increase in the equalized assessed value

1 for the current tax year above the equalized assessed value for  
2 1977 in tax year 2006 and thereafter, is the base homestead  
3 value.

4 For any tax year for which the assessor determines or  
5 adjusts an initial value and hence a base homestead value under  
6 this subsection (c), the initial value shall be subject to  
7 review by the same procedures applicable to assessed values  
8 established under this Code for that tax year.

9 (d) The base homestead value shall remain constant, except  
10 that the assessor may revise it under the following  
11 circumstances:

12 (1) If the equalized assessed value of a homestead  
13 property for the current tax year is less than the previous  
14 base homestead value for that property, then the current  
15 equalized assessed value (provided it is not based on a  
16 reduced assessed value resulting from a temporary  
17 irregularity in the property) shall become the base  
18 homestead value in subsequent tax years.

19 (2) For any year in which new buildings, structures, or  
20 other improvements are constructed on the homestead  
21 property that would increase its assessed value, the  
22 assessor shall adjust the base homestead value as provided  
23 in subsection (c) of this Section with due regard to the  
24 value added by the new improvements.

25 (3) If the property is sold or ownership is otherwise  
26 transferred, the base homestead value of the property shall



1 be adjusted as provided in subdivision (b) (3) (B). This item  
2 (3) does not apply to sales or transfers between spouses or  
3 between a parent and a child.

4 (4) the recalculation required in Cook County under  
5 subdivision (b) (3) (A-5).

6 (e) The amount of the exemption under this Section is the  
7 equalized assessed value of the homestead property for the  
8 current tax year, minus the adjusted homestead value, with the  
9 following exceptions:

10 (1) In Cook County, the exemption under this Section  
11 shall not exceed \$20,000 for any taxable year through tax  
12 year:

13 (i) 2005, if the general assessment year for the  
14 property is 2003;

15 (ii) 2006, if the general assessment year for the  
16 property is 2004; or

17 (iii) 2007, if the general assessment year for the  
18 property is 2005.

19 (1.1) Thereafter, in Cook County, and in all other  
20 counties, the exemption is as follows:

21 (i) if the general assessment year for the property  
22 is 2006, then the exemption may not exceed: \$33,000 for  
23 taxable year 2006; \$26,000 for taxable year 2007; ~~and~~  
24 \$20,000 for taxable years year 2008 and 2009; \$16,000  
25 for taxable year 2010; and \$12,000 for taxable year  
26 2011;

1 (ii) if the general assessment year for the  
2 property is 2007, then the exemption may not exceed:  
3 \$33,000 for taxable year 2007; \$26,000 for taxable year  
4 2008; ~~and~~ \$20,000 for taxable years ~~year~~ 2009 and 2010;  
5 \$16,000 for taxable year 2011; and \$12,000 for taxable  
6 year 2012; and

7 (iii) if the general assessment year for the  
8 property is 2008, then the exemption may not exceed:  
9 \$33,000 for taxable year 2008; \$26,000 for taxable year  
10 2009; ~~and~~ \$20,000 for taxable years ~~year~~ 2010 and 2011;  
11 \$16,000 for taxable year 2012; and \$12,000 for taxable  
12 year 2013.

13 (1.5) In Cook County, for the 2006 taxable year only, the  
14 maximum amount of the exemption set forth under subsection  
15 (e) (1.1) (i) of this Section may be increased: (i) by \$7,000 if  
16 the equalized assessed value of the property in that taxable  
17 year exceeds the equalized assessed value of that property in  
18 2002 by 100% or more; or (ii) by \$2,000 if the equalized  
19 assessed value of the property in that taxable year exceeds the  
20 equalized assessed value of that property in 2002 by more than  
21 80% but less than 100%.

22 (2) In the case of homestead property that also  
23 qualifies for the exemption under Section 15-172, the  
24 property is entitled to the exemption under this Section,  
25 limited to the amount of (i) \$4,500 in Cook County or  
26 \$3,500 in all other counties in tax year 2003, (ii) \$5,000

1 in all counties in tax years 2004 and 2005, or (iii) the  
2 lesser of the amount of the general homestead exemption  
3 under Section 15-175 or an amount equal to the increase in  
4 the equalized assessed value for the current tax year above  
5 the equalized assessed value for 1977 in tax year 2006 and  
6 thereafter.

7 (f) In the case of an apartment building owned and operated  
8 as a cooperative, or as a life care facility, that contains  
9 residential units that qualify as homestead property under this  
10 Section, the maximum cumulative exemption amount attributed to  
11 the entire building or facility shall not exceed the sum of the  
12 exemptions calculated for each qualified residential unit. The  
13 cooperative association, management firm, or other person or  
14 entity that manages or controls the cooperative apartment  
15 building or life care facility shall credit the exemption  
16 attributable to each residential unit only to the apportioned  
17 tax liability of the owner or other person responsible for  
18 payment of taxes as to that unit. Any person who willfully  
19 refuses to so credit the exemption is guilty of a Class B  
20 misdemeanor.

21 (g) When married persons maintain separate residences, the  
22 exemption provided under this Section shall be claimed by only  
23 one such person and for only one residence.

24 (h) In the event of a sale or other transfer in ownership  
25 of the homestead property, the exemption under this Section  
26 shall remain in effect for the remainder of the tax year and be

1 calculated using the same base homestead value in which the  
2 sale or transfer occurs, but (other than for sales or transfers  
3 between spouses or between a parent and a child) shall be  
4 calculated for any subsequent tax year using the new base  
5 homestead value as provided in subdivision (b)(3)(B). The  
6 assessor may require the new owner of the property to apply for  
7 the exemption in the following year.

8 (i) The assessor may determine whether property qualifies  
9 as a homestead under this Section by application, visual  
10 inspection, questionnaire, or other reasonable methods. Each  
11 year, at the time the assessment books are certified to the  
12 county clerk by the board of review, the assessor shall furnish  
13 to the county clerk a list of the properties qualified for the  
14 homestead exemption under this Section. The list shall note the  
15 base homestead value of each property to be used in the  
16 calculation of the exemption for the current tax year.

17 (j) In counties with 3,000,000 or more inhabitants, the  
18 provisions of this Section apply as follows:

19 (1) If the general assessment year for the property is  
20 2003, this Section applies for assessment years 2003  
21 through 2011 , ~~2004, 2005, 2006, 2007, and 2008~~.  
22 Thereafter, the provisions of Section 15-175 apply.

23 (2) If the general assessment year for the property is  
24 2004, this Section applies for assessment years 2004  
25 through 2012 , ~~2005, 2006, 2007, 2008, and 2009~~.  
26 Thereafter, the provisions of Section 15-175 apply.

1           (3) If the general assessment year for the property is  
2           2005, this Section applies for assessment years 2005  
3           through 2013 , ~~2006, 2007, 2008, 2009, and 2010.~~

4           Thereafter, the provisions of Section 15-175 apply.

5           In counties with less than 3,000,000 inhabitants, this  
6           Section applies for assessment years (i) 2009, 2010, 2011, and  
7           2012 ~~2006, 2007, and 2008, and 2009~~ if tax year 2008 ~~2005~~ is  
8           the designated base year or (ii) 2010, 2011, 2012, and 2013  
9           ~~2007, 2008, 2009, and 2010~~ if tax year 2009 ~~2006~~ is the  
10          designated base year. Thereafter, the provisions of Section  
11          15-175 apply.

12          (k) To be subject to the provisions of this Section in lieu  
13          of Section 15-175, a county must adopt an ordinance to subject  
14          itself to the provisions of this Section within 6 months after  
15          the effective date of this amendatory Act of the 96th ~~95th~~  
16          General Assembly. In a county other than Cook County, the  
17          ordinance must designate either tax year 2008 ~~2005~~ or tax year  
18          2009 ~~2006~~ as the base year.

19          (l) Notwithstanding Sections 6 and 8 of the State Mandates  
20          Act, no reimbursement by the State is required for the  
21          implementation of any mandate created by this Section.

22          (Source: P.A. 95-644, eff. 10-12-07.)

23          Section 95. No acceleration or delay. Where this Act makes  
24          changes in a statute that is represented in this Act by text  
25          that is not yet or no longer in effect (for example, a Section

1 represented by multiple versions), the use of that text does  
2 not accelerate or delay the taking effect of (i) the changes  
3 made by this Act or (ii) provisions derived from any other  
4 Public Act.

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