

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 16-55 as follows:

6 (35 ILCS 200/16-55)

7 Sec. 16-55. Complaints. On written complaint that any
8 property is overassessed or underassessed, the board shall
9 review the assessment, and correct it, as appears to be just,
10 but in no case shall the property be assessed at a higher
11 percentage of fair cash value than other property in the
12 assessment district prior to equalization by the board or the
13 Department. The board shall include compulsory sales in
14 reviewing and correcting assessments, including, but not
15 limited to, those compulsory sales submitted by the taxpayer,
16 if the board determines that those sales reflect the same
17 property characteristics and condition as those originally
18 used to make the assessment. The board shall also consider
19 whether the compulsory sale would otherwise be considered an
20 arm's length transaction. A complaint to affect the assessment
21 for the current year ~~shall be filed on or before the 10th day~~
22 ~~of August in counties with less than 150,000 inhabitants and on~~
23 ~~or before the 10th day of September in counties with 150,000 or~~

1 ~~more but less than 3,000,000 inhabitants, except if the~~
2 ~~assessment books containing the assessment complained of are~~
3 ~~not filed with the board of review by the 10th day of July in a~~
4 ~~county with fewer than 150,000 inhabitants or by the 10th day~~
5 ~~of August in a county with 150,000 or more but less than~~
6 ~~3,000,000 inhabitants, then the complaint shall be filed on or~~
7 before 30 calendar days after the date of publication of the
8 assessment list under Section 12-10. The board may also, at any
9 time before its revision of the assessments is completed in
10 every year, increase, reduce or otherwise adjust the assessment
11 of any property, making changes in the valuation as may be
12 just, and shall have full power over the assessment of any
13 person and may do anything in regard thereto that it may deem
14 necessary to make a just assessment, but the property shall not
15 be assessed at a higher percentage of fair cash value than the
16 assessed valuation of other property in the assessment district
17 prior to equalization by the board or the Department. No
18 assessment shall be increased until the person to be affected
19 has been notified and given an opportunity to be heard, except
20 as provided below. Before making any reduction in assessments
21 of its own motion, the board of review shall give notice to the
22 assessor or chief county assessment officer who certified the
23 assessment, and give the assessor or chief county assessment
24 officer an opportunity to be heard thereon. All complaints of
25 errors in assessments of property shall be in writing, and
26 shall be filed by the complaining party with the board of

1 review, in duplicate. The duplicate shall be filed by the board
2 of review with the assessor or chief county assessment officer
3 who certified the assessment. In all cases where a change in
4 assessed valuation of \$100,000 or more is sought, the board of
5 review shall also serve a copy of the petition on all taxing
6 districts as shown on the last available tax bill at least 14
7 days prior to the hearing on the complaint. All taxing
8 districts shall have an opportunity to be heard on the
9 complaint. Complaints shall be classified by townships or
10 taxing districts by the clerk of the board of review. All
11 classes of complaints shall be docketed numerically, each in
12 its own class, in the order in which they are presented, in
13 books kept for that purpose, which books shall be open to
14 public inspection. Complaints shall be considered by townships
15 or taxing districts until all complaints have been heard and
16 passed upon by the board.

17 (Source: P.A. 96-1083, eff. 7-16-10.)

18 Section 99. Effective date. This Act takes effect upon
19 becoming law.