



Rep. Chad Hays

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09800HB4354ham001

LRB098 18130 HLH 56540 a

1 AMENDMENT TO HOUSE BILL 4354

2 AMENDMENT NO. _____. Amend House Bill 4354 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Property Tax Code is amended by adding
5 Division 19 to Article 10 as follows:

6 (35 ILCS 200/Art. 10 Div. 19 heading new)

7 DIVISION 19. QUALIFIED COMMERCIAL AND INDUSTRIAL PROPERTY

8 (35 ILCS 200/10-700 new)

9 Sec. 10-700. Qualified commercial and industrial property;
10 natural disaster. Notwithstanding any other provision of law,
11 each qualified parcel of commercial or industrial property
12 owned and used by a small business shall be valued at the
13 lesser of (i) its modified equalized assessed value or (ii) 33
14 1/3% of its fair cash value. The method of valuation under this
15 Section shall continue until there is a change in use or

1 ownership of the property or until the fifteenth taxable year
2 after the natural disaster occurs, whichever occurs first. In
3 order to qualify for valuation under this Section, the
4 structure must be rebuilt within 2 years after the date of the
5 natural disaster, and the square footage of the rebuilt
6 structure may not be more than 110% of the square footage of
7 the original structure as it existed immediately prior to the
8 natural disaster.

9 "Base year" means the taxable year prior to the taxable
10 year in which the natural disaster occurred.

11 "Modified equalized assessed value" means:

12 (1) in the first taxable year after the natural
13 disaster occurs, the equalized assessed value of the
14 property for the base year; and

15 (2) in the second taxable year after the natural
16 disaster occurs and thereafter, the modified equalized
17 assessed value of the property for the previous taxable
18 year, increased by 4%.

19 "Natural disaster" means an occurrence of widespread or
20 severe damage or loss of property resulting from any
21 catastrophic cause including, but not limited to, fire, flood,
22 earthquake, wind, storm, or extended period of severe inclement
23 weather. In the case of a commercial or industrial structure
24 affected by flooding, the structure shall not be eligible for
25 this exemption unless it is located within a local jurisdiction
26 which is participating in the National Flood Insurance Program.

1 The natural disaster shall be proclaimed as such by the
2 Governor or the President of the United States.

3 "Qualified parcel of property" means property that (i) is
4 owned and used exclusively for commercial or industrial
5 purposes by a small business and (ii) has been rebuilt
6 following a natural disaster occurring in taxable year 2013 or
7 any taxable year thereafter.

8 "Small business" means a business that employs fewer than
9 50 full-time employees.

10 Section 99. Effective date. This Act takes effect upon
11 becoming law."