

SB1953



98TH GENERAL ASSEMBLY

State of Illinois

2013 and 2014

SB1953

Introduced 2/15/2013, by Sen. Terry Link

SYNOPSIS AS INTRODUCED:

35 ILCS 200/10-370

Amends the Property Tax Code. In a Section concerning valuation of PPV leases, provides that the term "net income" means means all revenues received minus actual expenses before interest, taxes, depreciation, and amortization (now, "net income" means all revenues received minus the lesser of (i) 42% of all revenue or (ii) actual expenses before interest, taxes, depreciation, and amortization). Effective January 1, 2014.

LRB098 05516 HLH 35551 b

FISCAL NOTE ACT
MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

A BILL FOR

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 10-370 as follows:

6 (35 ILCS 200/10-370)

7 Sec. 10-370. Definitions. For the purposes of this Division
8 14:

9 (a) "PPV Lease" means a leasehold interest in property that
10 is exempt from taxation under Section 15-50 of this Code and
11 that is leased, pursuant to authority set forth in Chapter 10
12 of the United States Code, to another whose property is not
13 exempt for the purpose of, after January 1, 2006, the design,
14 finance, construction, renovation, management, operation, and
15 maintenance of rental housing units and associated
16 improvements at military training facilities, military bases,
17 and related military support facilities in the State of
18 Illinois. All interests enjoyed pursuant to the authority set
19 forth in Chapter 159 or Chapter 169 of Title 10 of the United
20 States Code are considered leaseholds for the purposes of this
21 Division. The changes to this Section made by this amendatory
22 Act of the 97th General Assembly apply beginning on January 1,
23 2006.

1 (b) "Net operating income" means all revenues received
2 minus ~~the lesser of (i) 42% of all revenues or (ii)~~ actual
3 expenses before interest, taxes, depreciation, and
4 amortization.

5 (c) "Tax load factor" means the level of assessment, as set
6 forth under item (b) of Section 9-145 or under Section 9-150,
7 multiplied by the cumulative tax rate for the current taxable
8 year.

9 (Source: P.A. 97-942, eff. 8-10-12.)

10 Section 99. Effective date. This Act takes effect January
11 1, 2014.