



## 99TH GENERAL ASSEMBLY

### State of Illinois

2015 and 2016

HB0177

by Rep. David McSweeney

#### SYNOPSIS AS INTRODUCED:

35 ILCS 200/18-185  
35 ILCS 200/18-205

Amends the Property Tax Extension Limitation Law in the Property Tax Code. Provides that, for tax years 2015 through 2017, the extension limitation is (a) 0% or (b) the rate of increase approved by voters (instead of the lesser of 5% or the percentage increase in the Consumer Price Index during the 12-month calendar year preceding the levy year or (b) the rate of increase approved by voters). Effective immediately.

LRB099 03477 HLH 23485 b

FISCAL NOTE ACT  
MAY APPLY

HOUSING  
AFFORDABILITY  
IMPACT NOTE ACT  
MAY APPLY

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 Sections 18-185 and 18-205 as follows:

6 (35 ILCS 200/18-185)

7 Sec. 18-185. Short title; definitions. This Division 5 may  
8 be cited as the Property Tax Extension Limitation Law. As used  
9 in this Division 5:

10 "Consumer Price Index" means the Consumer Price Index for  
11 All Urban Consumers for all items published by the United  
12 States Department of Labor.

13 "Extension limitation" means (a) the lesser of 5% or the  
14 percentage increase in the Consumer Price Index during the  
15 12-month calendar year preceding the levy year or (b) the rate  
16 of increase approved by voters under Section 18-205.  
17 Notwithstanding any other provision of law, for tax years 2015  
18 through 2017, the extension limitation shall be (a) 0% or (b)  
19 the rate of increase approved by voters under Section 18-205.

20 "Affected county" means a county of 3,000,000 or more  
21 inhabitants or a county contiguous to a county of 3,000,000 or  
22 more inhabitants.

23 "Taxing district" has the same meaning provided in Section

1 1-150, except as otherwise provided in this Section. For the  
2 1991 through 1994 levy years only, "taxing district" includes  
3 only each non-home rule taxing district having the majority of  
4 its 1990 equalized assessed value within any county or counties  
5 contiguous to a county with 3,000,000 or more inhabitants.  
6 Beginning with the 1995 levy year, "taxing district" includes  
7 only each non-home rule taxing district subject to this Law  
8 before the 1995 levy year and each non-home rule taxing  
9 district not subject to this Law before the 1995 levy year  
10 having the majority of its 1994 equalized assessed value in an  
11 affected county or counties. Beginning with the levy year in  
12 which this Law becomes applicable to a taxing district as  
13 provided in Section 18-213, "taxing district" also includes  
14 those taxing districts made subject to this Law as provided in  
15 Section 18-213.

16 "Aggregate extension" for taxing districts to which this  
17 Law applied before the 1995 levy year means the annual  
18 corporate extension for the taxing district and those special  
19 purpose extensions that are made annually for the taxing  
20 district, excluding special purpose extensions: (a) made for  
21 the taxing district to pay interest or principal on general  
22 obligation bonds that were approved by referendum; (b) made for  
23 any taxing district to pay interest or principal on general  
24 obligation bonds issued before October 1, 1991; (c) made for  
25 any taxing district to pay interest or principal on bonds  
26 issued to refund or continue to refund those bonds issued

1 before October 1, 1991; (d) made for any taxing district to pay  
2 interest or principal on bonds issued to refund or continue to  
3 refund bonds issued after October 1, 1991 that were approved by  
4 referendum; (e) made for any taxing district to pay interest or  
5 principal on revenue bonds issued before October 1, 1991 for  
6 payment of which a property tax levy or the full faith and  
7 credit of the unit of local government is pledged; however, a  
8 tax for the payment of interest or principal on those bonds  
9 shall be made only after the governing body of the unit of  
10 local government finds that all other sources for payment are  
11 insufficient to make those payments; (f) made for payments  
12 under a building commission lease when the lease payments are  
13 for the retirement of bonds issued by the commission before  
14 October 1, 1991, to pay for the building project; (g) made for  
15 payments due under installment contracts entered into before  
16 October 1, 1991; (h) made for payments of principal and  
17 interest on bonds issued under the Metropolitan Water  
18 Reclamation District Act to finance construction projects  
19 initiated before October 1, 1991; (i) made for payments of  
20 principal and interest on limited bonds, as defined in Section  
21 3 of the Local Government Debt Reform Act, in an amount not to  
22 exceed the debt service extension base less the amount in items  
23 (b), (c), (e), and (h) of this definition for non-referendum  
24 obligations, except obligations initially issued pursuant to  
25 referendum; (j) made for payments of principal and interest on  
26 bonds issued under Section 15 of the Local Government Debt

1 Reform Act; (k) made by a school district that participates in  
2 the Special Education District of Lake County, created by  
3 special education joint agreement under Section 10-22.31 of the  
4 School Code, for payment of the school district's share of the  
5 amounts required to be contributed by the Special Education  
6 District of Lake County to the Illinois Municipal Retirement  
7 Fund under Article 7 of the Illinois Pension Code; the amount  
8 of any extension under this item (k) shall be certified by the  
9 school district to the county clerk; (l) made to fund expenses  
10 of providing joint recreational programs for the handicapped  
11 under Section 5-8 of the Park District Code or Section 11-95-14  
12 of the Illinois Municipal Code; (m) made for temporary  
13 relocation loan repayment purposes pursuant to Sections 2-3.77  
14 and 17-2.2d of the School Code; (n) made for payment of  
15 principal and interest on any bonds issued under the authority  
16 of Section 17-2.2d of the School Code; (o) made for  
17 contributions to a firefighter's pension fund created under  
18 Article 4 of the Illinois Pension Code, to the extent of the  
19 amount certified under item (5) of Section 4-134 of the  
20 Illinois Pension Code; and (p) made for road purposes in the  
21 first year after a township assumes the rights, powers, duties,  
22 assets, property, liabilities, obligations, and  
23 responsibilities of a road district abolished under the  
24 provisions of Section 6-133 of the Illinois Highway Code.

25 "Aggregate extension" for the taxing districts to which  
26 this Law did not apply before the 1995 levy year (except taxing

1 districts subject to this Law in accordance with Section  
2 18-213) means the annual corporate extension for the taxing  
3 district and those special purpose extensions that are made  
4 annually for the taxing district, excluding special purpose  
5 extensions: (a) made for the taxing district to pay interest or  
6 principal on general obligation bonds that were approved by  
7 referendum; (b) made for any taxing district to pay interest or  
8 principal on general obligation bonds issued before March 1,  
9 1995; (c) made for any taxing district to pay interest or  
10 principal on bonds issued to refund or continue to refund those  
11 bonds issued before March 1, 1995; (d) made for any taxing  
12 district to pay interest or principal on bonds issued to refund  
13 or continue to refund bonds issued after March 1, 1995 that  
14 were approved by referendum; (e) made for any taxing district  
15 to pay interest or principal on revenue bonds issued before  
16 March 1, 1995 for payment of which a property tax levy or the  
17 full faith and credit of the unit of local government is  
18 pledged; however, a tax for the payment of interest or  
19 principal on those bonds shall be made only after the governing  
20 body of the unit of local government finds that all other  
21 sources for payment are insufficient to make those payments;  
22 (f) made for payments under a building commission lease when  
23 the lease payments are for the retirement of bonds issued by  
24 the commission before March 1, 1995 to pay for the building  
25 project; (g) made for payments due under installment contracts  
26 entered into before March 1, 1995; (h) made for payments of

1 principal and interest on bonds issued under the Metropolitan  
2 Water Reclamation District Act to finance construction  
3 projects initiated before October 1, 1991; (h-4) made for  
4 stormwater management purposes by the Metropolitan Water  
5 Reclamation District of Greater Chicago under Section 12 of the  
6 Metropolitan Water Reclamation District Act; (i) made for  
7 payments of principal and interest on limited bonds, as defined  
8 in Section 3 of the Local Government Debt Reform Act, in an  
9 amount not to exceed the debt service extension base less the  
10 amount in items (b), (c), and (e) of this definition for  
11 non-referendum obligations, except obligations initially  
12 issued pursuant to referendum and bonds described in subsection  
13 (h) of this definition; (j) made for payments of principal and  
14 interest on bonds issued under Section 15 of the Local  
15 Government Debt Reform Act; (k) made for payments of principal  
16 and interest on bonds authorized by Public Act 88-503 and  
17 issued under Section 20a of the Chicago Park District Act for  
18 aquarium or museum projects; (l) made for payments of principal  
19 and interest on bonds authorized by Public Act 87-1191 or  
20 93-601 and (i) issued pursuant to Section 21.2 of the Cook  
21 County Forest Preserve District Act, (ii) issued under Section  
22 42 of the Cook County Forest Preserve District Act for  
23 zoological park projects, or (iii) issued under Section 44.1 of  
24 the Cook County Forest Preserve District Act for botanical  
25 gardens projects; (m) made pursuant to Section 34-53.5 of the  
26 School Code, whether levied annually or not; (n) made to fund

1 expenses of providing joint recreational programs for the  
2 handicapped under Section 5-8 of the Park District Code or  
3 Section 11-95-14 of the Illinois Municipal Code; (o) made by  
4 the Chicago Park District for recreational programs for the  
5 handicapped under subsection (c) of Section 7.06 of the Chicago  
6 Park District Act; (p) made for contributions to a  
7 firefighter's pension fund created under Article 4 of the  
8 Illinois Pension Code, to the extent of the amount certified  
9 under item (5) of Section 4-134 of the Illinois Pension Code;  
10 and (q) made by Ford Heights School District 169 under Section  
11 17-9.02 of the School Code.

12 "Aggregate extension" for all taxing districts to which  
13 this Law applies in accordance with Section 18-213, except for  
14 those taxing districts subject to paragraph (2) of subsection  
15 (e) of Section 18-213, means the annual corporate extension for  
16 the taxing district and those special purpose extensions that  
17 are made annually for the taxing district, excluding special  
18 purpose extensions: (a) made for the taxing district to pay  
19 interest or principal on general obligation bonds that were  
20 approved by referendum; (b) made for any taxing district to pay  
21 interest or principal on general obligation bonds issued before  
22 the date on which the referendum making this Law applicable to  
23 the taxing district is held; (c) made for any taxing district  
24 to pay interest or principal on bonds issued to refund or  
25 continue to refund those bonds issued before the date on which  
26 the referendum making this Law applicable to the taxing



1 district is held; (d) made for any taxing district to pay  
2 interest or principal on bonds issued to refund or continue to  
3 refund bonds issued after the date on which the referendum  
4 making this Law applicable to the taxing district is held if  
5 the bonds were approved by referendum after the date on which  
6 the referendum making this Law applicable to the taxing  
7 district is held; (e) made for any taxing district to pay  
8 interest or principal on revenue bonds issued before the date  
9 on which the referendum making this Law applicable to the  
10 taxing district is held for payment of which a property tax  
11 levy or the full faith and credit of the unit of local  
12 government is pledged; however, a tax for the payment of  
13 interest or principal on those bonds shall be made only after  
14 the governing body of the unit of local government finds that  
15 all other sources for payment are insufficient to make those  
16 payments; (f) made for payments under a building commission  
17 lease when the lease payments are for the retirement of bonds  
18 issued by the commission before the date on which the  
19 referendum making this Law applicable to the taxing district is  
20 held to pay for the building project; (g) made for payments due  
21 under installment contracts entered into before the date on  
22 which the referendum making this Law applicable to the taxing  
23 district is held; (h) made for payments of principal and  
24 interest on limited bonds, as defined in Section 3 of the Local  
25 Government Debt Reform Act, in an amount not to exceed the debt  
26 service extension base less the amount in items (b), (c), and

1 (e) of this definition for non-referendum obligations, except  
2 obligations initially issued pursuant to referendum; (i) made  
3 for payments of principal and interest on bonds issued under  
4 Section 15 of the Local Government Debt Reform Act; (j) made  
5 for a qualified airport authority to pay interest or principal  
6 on general obligation bonds issued for the purpose of paying  
7 obligations due under, or financing airport facilities  
8 required to be acquired, constructed, installed or equipped  
9 pursuant to, contracts entered into before March 1, 1996 (but  
10 not including any amendments to such a contract taking effect  
11 on or after that date); (k) made to fund expenses of providing  
12 joint recreational programs for the handicapped under Section  
13 5-8 of the Park District Code or Section 11-95-14 of the  
14 Illinois Municipal Code; (l) made for contributions to a  
15 firefighter's pension fund created under Article 4 of the  
16 Illinois Pension Code, to the extent of the amount certified  
17 under item (5) of Section 4-134 of the Illinois Pension Code;  
18 and (m) made for the taxing district to pay interest or  
19 principal on general obligation bonds issued pursuant to  
20 Section 19-3.10 of the School Code.

21 "Aggregate extension" for all taxing districts to which  
22 this Law applies in accordance with paragraph (2) of subsection  
23 (e) of Section 18-213 means the annual corporate extension for  
24 the taxing district and those special purpose extensions that  
25 are made annually for the taxing district, excluding special  
26 purpose extensions: (a) made for the taxing district to pay

1 interest or principal on general obligation bonds that were  
2 approved by referendum; (b) made for any taxing district to pay  
3 interest or principal on general obligation bonds issued before  
4 the effective date of this amendatory Act of 1997; (c) made for  
5 any taxing district to pay interest or principal on bonds  
6 issued to refund or continue to refund those bonds issued  
7 before the effective date of this amendatory Act of 1997; (d)  
8 made for any taxing district to pay interest or principal on  
9 bonds issued to refund or continue to refund bonds issued after  
10 the effective date of this amendatory Act of 1997 if the bonds  
11 were approved by referendum after the effective date of this  
12 amendatory Act of 1997; (e) made for any taxing district to pay  
13 interest or principal on revenue bonds issued before the  
14 effective date of this amendatory Act of 1997 for payment of  
15 which a property tax levy or the full faith and credit of the  
16 unit of local government is pledged; however, a tax for the  
17 payment of interest or principal on those bonds shall be made  
18 only after the governing body of the unit of local government  
19 finds that all other sources for payment are insufficient to  
20 make those payments; (f) made for payments under a building  
21 commission lease when the lease payments are for the retirement  
22 of bonds issued by the commission before the effective date of  
23 this amendatory Act of 1997 to pay for the building project;  
24 (g) made for payments due under installment contracts entered  
25 into before the effective date of this amendatory Act of 1997;  
26 (h) made for payments of principal and interest on limited

1 bonds, as defined in Section 3 of the Local Government Debt  
2 Reform Act, in an amount not to exceed the debt service  
3 extension base less the amount in items (b), (c), and (e) of  
4 this definition for non-referendum obligations, except  
5 obligations initially issued pursuant to referendum; (i) made  
6 for payments of principal and interest on bonds issued under  
7 Section 15 of the Local Government Debt Reform Act; (j) made  
8 for a qualified airport authority to pay interest or principal  
9 on general obligation bonds issued for the purpose of paying  
10 obligations due under, or financing airport facilities  
11 required to be acquired, constructed, installed or equipped  
12 pursuant to, contracts entered into before March 1, 1996 (but  
13 not including any amendments to such a contract taking effect  
14 on or after that date); (k) made to fund expenses of providing  
15 joint recreational programs for the handicapped under Section  
16 5-8 of the Park District Code or Section 11-95-14 of the  
17 Illinois Municipal Code; and (l) made for contributions to a  
18 firefighter's pension fund created under Article 4 of the  
19 Illinois Pension Code, to the extent of the amount certified  
20 under item (5) of Section 4-134 of the Illinois Pension Code.

21 "Debt service extension base" means an amount equal to that  
22 portion of the extension for a taxing district for the 1994  
23 levy year, or for those taxing districts subject to this Law in  
24 accordance with Section 18-213, except for those subject to  
25 paragraph (2) of subsection (e) of Section 18-213, for the levy  
26 year in which the referendum making this Law applicable to the

1 taxing district is held, or for those taxing districts subject  
2 to this Law in accordance with paragraph (2) of subsection (e)  
3 of Section 18-213 for the 1996 levy year, constituting an  
4 extension for payment of principal and interest on bonds issued  
5 by the taxing district without referendum, but not including  
6 excluded non-referendum bonds. For park districts (i) that were  
7 first subject to this Law in 1991 or 1995 and (ii) whose  
8 extension for the 1994 levy year for the payment of principal  
9 and interest on bonds issued by the park district without  
10 referendum (but not including excluded non-referendum bonds)  
11 was less than 51% of the amount for the 1991 levy year  
12 constituting an extension for payment of principal and interest  
13 on bonds issued by the park district without referendum (but  
14 not including excluded non-referendum bonds), "debt service  
15 extension base" means an amount equal to that portion of the  
16 extension for the 1991 levy year constituting an extension for  
17 payment of principal and interest on bonds issued by the park  
18 district without referendum (but not including excluded  
19 non-referendum bonds). A debt service extension base  
20 established or increased at any time pursuant to any provision  
21 of this Law, except Section 18-212, shall be increased each  
22 year commencing with the later of (i) the 2009 levy year or  
23 (ii) the first levy year in which this Law becomes applicable  
24 to the taxing district, by the lesser of 5% or the percentage  
25 increase in the Consumer Price Index during the 12-month  
26 calendar year preceding the levy year. The debt service

1 extension base may be established or increased as provided  
2 under Section 18-212. "Excluded non-referendum bonds" means  
3 (i) bonds authorized by Public Act 88-503 and issued under  
4 Section 20a of the Chicago Park District Act for aquarium and  
5 museum projects; (ii) bonds issued under Section 15 of the  
6 Local Government Debt Reform Act; or (iii) refunding  
7 obligations issued to refund or to continue to refund  
8 obligations initially issued pursuant to referendum.

9 "Special purpose extensions" include, but are not limited  
10 to, extensions for levies made on an annual basis for  
11 unemployment and workers' compensation, self-insurance,  
12 contributions to pension plans, and extensions made pursuant to  
13 Section 6-601 of the Illinois Highway Code for a road  
14 district's permanent road fund whether levied annually or not.  
15 The extension for a special service area is not included in the  
16 aggregate extension.

17 "Aggregate extension base" means the taxing district's  
18 last preceding aggregate extension as adjusted under Sections  
19 18-135, 18-215, and 18-230. An adjustment under Section 18-135  
20 shall be made for the 2007 levy year and all subsequent levy  
21 years whenever one or more counties within which a taxing  
22 district is located (i) used estimated valuations or rates when  
23 extending taxes in the taxing district for the last preceding  
24 levy year that resulted in the over or under extension of  
25 taxes, or (ii) increased or decreased the tax extension for the  
26 last preceding levy year as required by Section 18-135(c).

1 Whenever an adjustment is required under Section 18-135, the  
2 aggregate extension base of the taxing district shall be equal  
3 to the amount that the aggregate extension of the taxing  
4 district would have been for the last preceding levy year if  
5 either or both (i) actual, rather than estimated, valuations or  
6 rates had been used to calculate the extension of taxes for the  
7 last levy year, or (ii) the tax extension for the last  
8 preceding levy year had not been adjusted as required by  
9 subsection (c) of Section 18-135.

10 Notwithstanding any other provision of law, for levy year  
11 2012, the aggregate extension base for West Northfield School  
12 District No. 31 in Cook County shall be \$12,654,592.

13 "Levy year" has the same meaning as "year" under Section  
14 1-155.

15 "New property" means (i) the assessed value, after final  
16 board of review or board of appeals action, of new improvements  
17 or additions to existing improvements on any parcel of real  
18 property that increase the assessed value of that real property  
19 during the levy year multiplied by the equalization factor  
20 issued by the Department under Section 17-30, (ii) the assessed  
21 value, after final board of review or board of appeals action,  
22 of real property not exempt from real estate taxation, which  
23 real property was exempt from real estate taxation for any  
24 portion of the immediately preceding levy year, multiplied by  
25 the equalization factor issued by the Department under Section  
26 17-30, including the assessed value, upon final stabilization

1 of occupancy after new construction is complete, of any real  
2 property located within the boundaries of an otherwise or  
3 previously exempt military reservation that is intended for  
4 residential use and owned by or leased to a private corporation  
5 or other entity, (iii) in counties that classify in accordance  
6 with Section 4 of Article IX of the Illinois Constitution, an  
7 incentive property's additional assessed value resulting from  
8 a scheduled increase in the level of assessment as applied to  
9 the first year final board of review market value, and (iv) any  
10 increase in assessed value due to oil or gas production from an  
11 oil or gas well required to be permitted under the Hydraulic  
12 Fracturing Regulatory Act that was not produced in or accounted  
13 for during the previous levy year. In addition, the county  
14 clerk in a county containing a population of 3,000,000 or more  
15 shall include in the 1997 recovered tax increment value for any  
16 school district, any recovered tax increment value that was  
17 applicable to the 1995 tax year calculations.

18 "Qualified airport authority" means an airport authority  
19 organized under the Airport Authorities Act and located in a  
20 county bordering on the State of Wisconsin and having a  
21 population in excess of 200,000 and not greater than 500,000.

22 "Recovered tax increment value" means, except as otherwise  
23 provided in this paragraph, the amount of the current year's  
24 equalized assessed value, in the first year after a  
25 municipality terminates the designation of an area as a  
26 redevelopment project area previously established under the



1 Tax Increment Allocation Development Act in the Illinois  
2 Municipal Code, previously established under the Industrial  
3 Jobs Recovery Law in the Illinois Municipal Code, previously  
4 established under the Economic Development Project Area Tax  
5 Increment Act of 1995, or previously established under the  
6 Economic Development Area Tax Increment Allocation Act, of each  
7 taxable lot, block, tract, or parcel of real property in the  
8 redevelopment project area over and above the initial equalized  
9 assessed value of each property in the redevelopment project  
10 area. For the taxes which are extended for the 1997 levy year,  
11 the recovered tax increment value for a non-home rule taxing  
12 district that first became subject to this Law for the 1995  
13 levy year because a majority of its 1994 equalized assessed  
14 value was in an affected county or counties shall be increased  
15 if a municipality terminated the designation of an area in 1993  
16 as a redevelopment project area previously established under  
17 the Tax Increment Allocation Development Act in the Illinois  
18 Municipal Code, previously established under the Industrial  
19 Jobs Recovery Law in the Illinois Municipal Code, or previously  
20 established under the Economic Development Area Tax Increment  
21 Allocation Act, by an amount equal to the 1994 equalized  
22 assessed value of each taxable lot, block, tract, or parcel of  
23 real property in the redevelopment project area over and above  
24 the initial equalized assessed value of each property in the  
25 redevelopment project area. In the first year after a  
26 municipality removes a taxable lot, block, tract, or parcel of

1 real property from a redevelopment project area established  
2 under the Tax Increment Allocation Development Act in the  
3 Illinois Municipal Code, the Industrial Jobs Recovery Law in  
4 the Illinois Municipal Code, or the Economic Development Area  
5 Tax Increment Allocation Act, "recovered tax increment value"  
6 means the amount of the current year's equalized assessed value  
7 of each taxable lot, block, tract, or parcel of real property  
8 removed from the redevelopment project area over and above the  
9 initial equalized assessed value of that real property before  
10 removal from the redevelopment project area.

11 Except as otherwise provided in this Section, "limiting  
12 rate" means a fraction the numerator of which is the last  
13 preceding aggregate extension base times an amount equal to one  
14 plus the extension limitation defined in this Section and the  
15 denominator of which is the current year's equalized assessed  
16 value of all real property in the territory under the  
17 jurisdiction of the taxing district during the prior levy year.  
18 For those taxing districts that reduced their aggregate  
19 extension for the last preceding levy year, the highest  
20 aggregate extension in any of the last 3 preceding levy years  
21 shall be used for the purpose of computing the limiting rate.  
22 The denominator shall not include new property or the recovered  
23 tax increment value. If a new rate, a rate decrease, or a  
24 limiting rate increase has been approved at an election held  
25 after March 21, 2006, then (i) the otherwise applicable  
26 limiting rate shall be increased by the amount of the new rate

1 or shall be reduced by the amount of the rate decrease, as the  
2 case may be, or (ii) in the case of a limiting rate increase,  
3 the limiting rate shall be equal to the rate set forth in the  
4 proposition approved by the voters for each of the years  
5 specified in the proposition, after which the limiting rate of  
6 the taxing district shall be calculated as otherwise provided.  
7 In the case of a taxing district that obtained referendum  
8 approval for an increased limiting rate on March 20, 2012, the  
9 limiting rate for tax year 2012 shall be the rate that  
10 generates the approximate total amount of taxes extendable for  
11 that tax year, as set forth in the proposition approved by the  
12 voters; this rate shall be the final rate applied by the county  
13 clerk for the aggregate of all capped funds of the district for  
14 tax year 2012.

15 (Source: P.A. 97-611, eff. 1-1-12; 97-1154, eff. 1-25-13; 98-6,  
16 eff. 3-29-13; 98-23, eff. 6-17-13.)

17 (35 ILCS 200/18-205)

18 Sec. 18-205. Referendum to increase the extension  
19 limitation. A taxing district is limited to an extension  
20 limitation as defined in Section 18-185 ~~of 5% or the percentage~~  
21 ~~increase in the Consumer Price Index during the 12-month~~  
22 ~~calendar year preceding the levy year, whichever is less.~~ A  
23 taxing district may increase its extension limitation for one  
24 or more levy years if that taxing district holds a referendum  
25 before the levy date for the first levy year at which a

1 majority of voters voting on the issue approves adoption of a  
2 higher extension limitation. Referenda shall be conducted at a  
3 regularly scheduled election in accordance with the Election  
4 Code. The question shall be presented in substantially the  
5 following manner for all elections held after March 21, 2006:

6           Shall the extension limitation under the Property Tax  
7           Extension Limitation Law for (insert the legal name,  
8           number, if any, and county or counties of the taxing  
9           district and geographic or other common name by which a  
10           school or community college district is known and referred  
11           to), Illinois, be increased from (applicable extension  
12           limitation) ~~the lesser of 5% or the percentage increase in~~  
13           ~~the Consumer Price Index over the prior levy year~~ to  
14           (insert the percentage of the proposed increase)% per year  
15           for (insert each levy year for which the increased  
16           extension limitation will apply)?

17 The votes must be recorded as "Yes" or "No".

18 If a majority of voters voting on the issue approves the  
19 adoption of the increase, the increase shall be applicable for  
20 each levy year specified.

21           The ballot for any question submitted pursuant to this  
22 Section shall have printed thereon, but not as a part of the  
23 question submitted, only the following supplemental  
24 information (which shall be supplied to the election authority  
25 by the taxing district) in substantially the following form:

26           (1) For the (insert the first levy year for which the

1 increased extension limitation will be applicable) levy  
2 year the approximate amount of the additional tax  
3 extendable against property containing a single family  
4 residence and having a fair market value at the time of the  
5 referendum of \$100,000 is estimated to be \$....

6 (2) Based upon an average annual percentage increase  
7 (or decrease) in the market value of such property of ...%  
8 (insert percentage equal to the average annual percentage  
9 increase or decrease for the prior 3 levy years, at the  
10 time the submission of the question is initiated by the  
11 taxing district, in the amount of (A) the equalized  
12 assessed value of the taxable property in the taxing  
13 district less (B) the new property included in the  
14 equalized assessed value), the approximate amount of the  
15 additional tax extendable against such property for the ...  
16 levy year is estimated to be \$... and for the ... levy year  
17 is estimated to be \$....

18 Paragraph (2) shall be included only if the increased  
19 extension limitation will be applicable for more than one year  
20 and shall list each levy year for which the increased extension  
21 limitation will be applicable. The additional tax shown for  
22 each levy year shall be the approximate dollar amount of the  
23 increase over the amount of the most recently completed  
24 extension at the time the submission of the question is  
25 initiated by the taxing district. The approximate amount of the  
26 additional tax extendable shown in paragraphs (1) and (2) shall

1 be calculated by multiplying \$100,000 (the fair market value of  
2 the property without regard to any property tax exemptions) by  
3 (i) the percentage level of assessment prescribed for that  
4 property by statute, or by ordinance of the county board in  
5 counties that classify property for purposes of taxation in  
6 accordance with Section 4 of Article IX of the Illinois  
7 Constitution; (ii) the most recent final equalization factor  
8 certified to the county clerk by the Department of Revenue at  
9 the time the taxing district initiates the submission of the  
10 proposition to the electors; (iii) the last known aggregate  
11 extension base of the taxing district at the time the  
12 submission of the question is initiated by the taxing district;  
13 and (iv) the difference between the percentage increase  
14 proposed in the question and (i) for tax years other than 2015,  
15 2016, and 2017, the lesser of 5% or the percentage increase in  
16 the Consumer Price Index for the prior levy year (or an  
17 estimate of the percentage increase for the prior levy year if  
18 the increase is unavailable at the time the submission of the  
19 question is initiated by the taxing district) or (ii) for tax  
20 years 2015, 2016, and 2017, 0%; and dividing the result by the  
21 last known equalized assessed value of the taxing district at  
22 the time the submission of the question is initiated by the  
23 taxing district. This amendatory Act of the 97th General  
24 Assembly is intended to clarify the existing requirements of  
25 this Section, and shall not be construed to validate any prior  
26 non-compliant referendum language. Any notice required to be

1 published in connection with the submission of the question  
2 shall also contain this supplemental information and shall not  
3 contain any other supplemental information. Any error,  
4 miscalculation, or inaccuracy in computing any amount set forth  
5 on the ballot or in the notice that is not deliberate shall not  
6 invalidate or affect the validity of any proposition approved.  
7 Notice of the referendum shall be published and posted as  
8 otherwise required by law, and the submission of the question  
9 shall be initiated as provided by law.

10 (Source: P.A. 97-1087, eff. 8-24-12.)

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