

1 AN ACT concerning taxes.

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 18-177 as follows:

6 (35 ILCS 200/18-177)

7 Sec. 18-177. Leased low-rent housing abatement. In  
8 counties of 3,000,000 or more inhabitants, the county clerk  
9 shall abate property taxes levied by any taxing district  
10 under this Code on property that meets the following  
11 requirements:

12 (1) Does not qualify as exempt property under  
13 Section 15-95 of this Code.

14 (2) Is situated in a municipality with 1,000,000 or  
15 more inhabitants and improved with either a multifamily  
16 dwelling or a multi-building development that is subject  
17 to a leasing agreement, regulatory and operating  
18 agreement, or other similar instrument with a Housing  
19 Authority created under the Housing Authorities Act that  
20 sets forth the terms for leasing low-rent housing.

21 (3) consisting of 6 units or more that is leased  
22 For a period of not less than 20 years to a housing  
23 authority created under the Housing Authorities Act; but  
24 only if the property and improvements, or the property  
25 and improvements for which the abatement is sought,  
26 are used solely for low-rent housing and related uses by the  
27 housing authority as prescribed in a written lease  
28 agreement.

29 Property and portions of property used or intended to be  
30 used for commercial purposes are not eligible for the  
31 abatement provided in this Section. A The housing authority

1 created under the Housing Authorities Act shall file annually  
2 with the county clerk for any property eligible for an  
3 abatement under this Section, on a form prescribed by the  
4 county clerk, a certificate of the property's use during the  
5 immediately preceding year. The certificate shall certify  
6 that the property or a portion of the property meets the  
7 requirements of this Section and that the eligible  
8 residential units have been inspected within the previous 90  
9 60 days and meet or exceed all housing quality standards of  
10 the authority. If only a portion of the property meets these  
11 requirements, the certificate shall state the amount of that  
12 portion as a percentage of the total equalized and assessed  
13 value of the property. If the property is improved with an  
14 eligible multifamily dwelling or multi-building development  
15 containing residential units that are individually assessed,  
16 no more than 40% ~~one-third~~ of those residential units may be  
17 certified. If the property is improved with an eligible  
18 multifamily dwelling or multi-building development containing  
19 residential units that are not individually assessed, the  
20 portion of the property certified shall represent no more  
21 than 40% ~~one-third~~ of those residential units. The county  
22 clerk shall abate the taxes only if a certificate of use has  
23 been timely filed for that year. If only a portion of the  
24 property has been certified as eligible, the county clerk  
25 shall abate the taxes in the percentage so certified.  
26 Whenever a--housing--authority--is--the--lessee--of property  
27 receives that--is--eligible--for an abatement under this  
28 Section, the rental rate set under the lease, regulatory and  
29 operating agreement, or other similar instrument for that  
30 property shall not include property taxes ~~reflect-a-reduction~~  
31 ~~in-payments-due-under-the-lease-from-the-housing-authority-in~~  
32 ~~the-full-amount-of--the--abatement~~. No property shall be  
33 eligible for abatement under this Section if the owner of the  
34 property has any outstanding and overdue debts to the

1 municipality in which the property is situated.

2 (Source: P.A. 90-767, eff. 1-1-99.)

3 Section 99. Effective date. This Act takes effect upon  
4 becoming law.