



Illinois Department of Revenue

**Property Tax Omnibus Package
(SB 2920 – Senator Althoff)**

Proposed Changes & Reason for Proposed Changes

- 1. This proposal requires the creation of a uniform PIN (Parcel Identification Number) format to be used by all counties by January 1, 2020.**

Currently, there is a lot of variation between PIN (Parcel Identification Number) systems used by counties to identify property. This proposal provides that a uniform PIN system be developed by January 1, 2020 for counties with less than 3,000,000 inhabitants. This proposal does not prescribe a particular system, as analysis and discussion with the counties is necessary to develop an agreeable system for both the counties and the State. Having a uniform PIN system would enable the State to better track its various taxes and the properties related to the taxpayers. A uniform PIN system would also enable the Department to better pull system data for research, collections and statistics. This change would also allow for better edits of the property tax credit on income tax returns.

- 2. This proposal phases out the use of paper transfer tax stamps by January 1, 2022.**

Currently several counties still use an antiquated method of purchasing paper stamps through the Department and physically affix the stamps to recorded instruments requiring the transfer tax. The Department has created the MyDec system, a free web-based system, wherein counties use electronic means to affix stamps and process returns that detail the money collected and transferred to the Department.

In fact, only 32 County Recorders use the MyDec system currently, with approximately 20 additional County Recorders ready to start using it in the near future. If not mandated, the other 50 County Recorders will continue to file their required documents by paper with their County Assessor and the Department. To modernize the payment of the transfer tax, the collection of the tax and the data collection process related to the transfer tax forms, the Department proposes to convert the entire state to the MyDec system.

Requiring counties to submit information via MyDec will help to insure accurate and complete data is submitted. It will also provide the Department with real time access to sales of properties throughout the state, further improving the sales ratio generation process and research capabilities. Counties that use MyDec experience efficiencies as well. Information assessors and recorders need to complete the PTAX-203 has already been entered into MyDec by title companies and real estate attorneys. In contrast, in counties that still use paper the County Assessors have to data enter the contents of the PTAX-203 into its assessor software and the Department has to data enter that same information into its property tax system. Mandating the use of MyDec will create a more efficient system overall.

3. **This proposal clarifies educational requirements for both township assessors and supervisors of assessments and simplifies the certification process.**

There are various organizations that provide for a professional certification and/or designation for assessors. At one time, these organizations did not require continuing education in order to maintain those certifications or designations. Consequently, the Department filled the void with its own continuing education requirements and courses. These organizations eventually established their own continuing education requirements and accompanying courses, courses which have to be approved by the Department. As a result, the Department's continuing education requirements and offerings are now redundant and somewhat confusing for assessors.

Additionally, the proposed statutory change will require all organizations offering certifications and/or designations to notify the Department when individuals attain a certification or designation and when they meet continuing education requirements. Knowing the full universe of qualified assessors will enable the Department to confidently publish a list of those assessors on its website, which local election officials would then be able to reference to insure individuals running for assessor are qualified.

- **35 ILCS 200/2-45 - Township Assessor Qualifications** - This section of the Code details the educational requirements for individuals to hold the office of township assessor. The Department's goal with this statutory change is to further clarify the educational requirements and to simplify the certification process. The proposed changes incorporate current requirements and offer clarity to all the various requirements by the individual associations that have their own certification requirements for their respective designations. The change would also allow the Department to better track the certification and educational qualifications of individuals seeking to run for office and establish their required credentials for holding office.
- **35 ILCS 200/3-5 - Supervisor of Assessments** - This section of the Code details the educational requirements for individuals to hold the office of supervisor of assessments. The Department's goal with this statutory change is to further clarify the educational requirements and to simplify the certification process. The proposed changes incorporate current requirements and offer clarity to all the various requirements by the individual associations that have their own certification requirements for their respective designations. The proposed change also allows for the Department to also publish announcements on its website.

4. **This proposal provides the effective date of a pollution control facility's certificate is the date of construction of the facility.**

Currently, the effective date of the certification is the date of the application for the certificate or the date of the construction of the facility, whichever is later. Occasionally, one or more years may pass before the applicant applies for the favorable assessment or provides sufficient information for the EPA to make their recommendation to the Pollution Control Board. In this case, when the Department finally receives the approved certificate, it is required to go back to the prior assessment year or years and make a correction to the assessment. The county CCAO must also go back to the prior assessment year or years and issue a Certificate of Error to correct the prior assessment. This change places the onus on the taxpayer, where it should be, for timely applying for a certification.

5. **This proposal provides that certain notices related to the Department's role in the State's property tax system that are required to be published in newspapers can also be published on the Department's website.**

Currently, the Department is required to publish certain notices related to its role in the State's property tax system in newspapers, which is no longer the most effective means of communication for all affected parties. This proposal would provide the Department can publish this information in both newspapers and on the Department's website. The following notice requirements are affected:

- **35 ILCS 200/8-35 - Notification of Department Assessments** - This section addresses the Department's requirement to publish assessments related to pollution control facilities, railroads, water treatment facilities and low sulfur dioxide coal fueled devices in the State's "official newspaper."
- **35 ILCS 200/17-20 - Hearing on Tentative Equalization Factor** - This section addresses the Department's requirement to publish its announcements regarding hearings on the tentative equalization factors to in a newspaper of general circulation in each county.
- **35 ILCS 200/17-40 - Publication of Final Equalization Factor** - This section addresses the Department's requirement to publish the percentage and equalization factor calculated for each county in a newspaper of general circulation in each county.

6. This proposal would allow liens associated with the Senior Citizens Real Estate Tax Deferral Act to be filed using the State Tax Lien Registry.

Currently, the Department is required to perfect liens related to the Senior Citizens Real Estate Deferral Act at the county. Using the newly created State Tax Lien Registry would allow similar efficiencies to be realized as it pertains to these liens filed. The following statutes are amended:

- **35 ILCS 750/1-5 - State Tax Lien Registration Act (Purpose)** - Senior Deferral Added - This proposed statutory change specifically adds the Senior Citizens Real Estate Deferral Act to the State Tax Lien Registration Act. The senior deferral program does not currently fit into the system for the lien registry and the purpose of the change is to make sure this program also falls into the rules for the lien registry.
- **35 ILCS 750/1-10 - State Tax Lien Registration Act (Definitions)** - Senior Deferral Added - This proposed statutory change specifically adds the Senior Citizens Real Estate Deferral Act to the State Tax Lien Registration Act. Here, the definition of "debtor" had to be revised to incorporate the senior deferral program because it is not actually a delinquent tax, but more of a loan by the Department with an accompanying lien.
- **35 ILCS 750/1-15 - State Tax Lien Registration Act (Registry Established)** - Senior Deferral Added - This proposed statutory change specifically adds the Senior Citizens Real Estate Deferral Act to the State Tax Lien Registration Act. The senior deferral program does not currently fit into the system for the lien registry and the purpose of the change is to make sure this program also falls into the rules for the lien registry.
- **35 ILCS 750/1-30 - State Tax Lien Registration Act (Format)** - Senior Deferral Added - This proposed statutory change specifically adds the Senior Citizens Real Estate Deferral Act to the State Tax Lien Registration Act. Here, the format of the lien filing is updated to include information (address and PIN number) required for senior deferral program liens.
- **320 ILCS 30/4 - Senior Citizens Real Estate Tax Deferral Act** - Tax Lien Registry Added - In this proposed change, the actual act containing the senior deferral program must be revised to change the process for the filing of the liens. Currently, the county is responsible for the filing of the liens at the county. The lien registry act requires the Department to file the liens itself and the filing location is at the Department.

Therefore, the Senior Citizens Real Estate Tax Deferral Act must be updated to comply with the lien registry act.