

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 3. The State Finance Act is amended by adding
5 Section 5.990 as follows:

6 (30 ILCS 105/5.990 new)

7 Sec. 5.990. The Sustainable Ownership and Surplus Property
8 Environmental Cleanup Fund.

9 Section 5. The State Property Control Act is amended by
10 adding Section 7.9 as follows:

11 (30 ILCS 605/7.9 new)

12 Sec. 7.9. Long-vacant surplus real property.

13 (a) The Administrator shall assess surplus real property,
14 as defined under Section 7.1, and determine whether such
15 property is unsellable in its current assessed condition. The
16 Administrator shall consider the following factors in making
17 an assessment under this Section:

18 (1) the length of time the property has been
19 designated as surplus real property, with properties held
20 as such for more than 5 years being considered unsellable
21 for purposes of this Section, absent extenuating

1 circumstances;

2 (2) the annual State maintenance and security costs in
3 relation to the property's estimated fair market value;
4 and

5 (3) any excessive liabilities or other prominent
6 concerns.

7 (b) The Administrator shall prepare a report based upon
8 the assessment that includes all surplus real properties that
9 the Administrator assessed as unsellable. The report shall
10 further include:

11 (1) the number of years each property has been vacant;

12 (2) the assessed fair market value of each property,
13 as determined by an appraisal;

14 (3) the annual maintenance costs the State incurs for
15 each property;

16 (4) the estimated demolition and remediation costs of
17 each property;

18 (5) a statement describing any attempts made by the
19 Administrator to sell each property, including the issues
20 faced in attempting to sell each property; and

21 (6) a recommendation of the type of action the State
22 should take to address the issues on each property,
23 including an estimated cost of such work and a timeline to
24 complete such work.

25 (c) By February 1, 2024, and by February of every
26 even-numbered year thereafter, the Administrator shall submit

1 the report prepared under this Section to the Governor and the
2 General Assembly. Subject to approval by a joint resolution of
3 the Senate and the House of Representatives, the Administrator
4 is authorized to pursue the recommended course of action for
5 each property specified in the report. The Administrator may
6 use, subject to appropriation, funds held in the Sustainable
7 Ownership and Surplus Property Environmental Cleanup Fund for
8 demolition and environmental remediation costs at the proposed
9 surplus properties and for any other action related to the
10 disposal of properties specified in the report.

11 (d) The Sustainable Ownership and Surplus Property
12 Environmental Cleanup Fund is created as a special fund in the
13 State treasury. Subject to appropriation, moneys in the Fund
14 shall be used by the Administrator for demolishing structures,
15 conducting environmental remediation work, and other related
16 actions at surplus real properties as authorized under this
17 Section.

18 As used in this subsection (d), "structure" means any
19 building, improvement, pipe system, or other engineered system
20 or edifice built or constructed on the surplus real property.

21 (e) The Administrator may adopt rules necessary to
22 implement and perform the requirements of this Section.

23 Section 99. Effective date. This Act takes effect upon
24 becoming law.