

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 Department of Revenue Law of the Civil  
5 Administrative Code of Illinois is amended by adding Section  
6 2505-815 as follows:

7 (20 ILCS 2505/2505-815 new)

8 Sec. 2505-815. Property tax system study. The Department,  
9 in consultation with the Department of Commerce and Economic  
10 Opportunity, shall conduct a study to evaluate the property  
11 tax system in the State and shall analyze any information  
12 collected in connection with that study. The Department may  
13 also examine whether the existing property tax levy,  
14 assessment, appeal, and collection process is reasonable and  
15 fair and may issue recommendations to improve that process.  
16 For purposes of conducting the study and analyzing the data  
17 required under this Section, the Department may determine the  
18 scope of the historical data necessary to complete the study,  
19 but in no event shall the scope or time period be less than the  
20 10 most recent tax years for which the Department has complete  
21 data. The study shall include, but need not be limited to, the  
22 following:

23 (1) a comprehensive review of the classification

1 system used by Cook County in assessing real property in  
2 Cook County compared with the rest of the State,  
3 including, but not limited to, a projection of the impact,  
4 if any, that the assessment of real property in Cook  
5 County would exhibit if the classification system were to  
6 be phased-out and transitioned to a uniform level of  
7 assessment, and the impact, if any, that the Cook County  
8 classification system has or has had on economic  
9 development or job creation in the county;

10 (2) a comprehensive review of State laws concerning  
11 the appeal of assessments at the local and State level and  
12 State laws concerning the collection of property taxes,  
13 including any issues that have resulted in delays in  
14 issuing property tax bills;

15 (3) a comprehensive review of statewide assessment  
16 processes, including a comparison of assessment process in  
17 Cook County and other counties and practices in other  
18 states that allow for standardized assessment processes;

19 (4) a comprehensive review of current property tax  
20 homestead exemptions, the impact of those exemptions, and  
21 the administration or application of those exemptions;

22 (5) an analysis of preferential assessments or  
23 incentives, including, but not limited to, the resultant  
24 economic impact from preferential assessments; and

25 (6) a review of the State's reliance on property taxes  
26 and the historical growth in property tax levies.

1       The Department may consult with Illinois institutions of  
2 higher education in conducting the study required under this  
3 Section. The Department may also consult with units of local  
4 government. To the extent practicable and where applicable,  
5 the Department may request relevant, publicly available  
6 property tax information from units of local government,  
7 including counties and municipalities, that is deemed  
8 necessary to complete the study required pursuant to this  
9 Section. Units of local government that are required to submit  
10 property tax information to the Department must do so in a  
11 reasonably expedient manner, to the extent possible, but in no  
12 event later than 60 days after the date upon which the  
13 Department requests that relevant information.

14       The Department may complete a preliminary report that may  
15 be made available for public inspection via electronic means  
16 prior to the publication of the final report under this  
17 Section. The Department shall complete and submit the final  
18 report under this Section to the Governor and the General  
19 Assembly by July 1, 2026. A copy of both the preliminary  
20 report, if made available by the Department, and the final  
21 report shall be made available to the public via electronic  
22 means. The Department may allow for the submission of public  
23 comments from individuals, organizations, or associations  
24 representing residential property owners, commercial property  
25 owners, units of local government, or labor unions in Illinois  
26 prior to finalizing the final report under this Section and

1 after publication of the final report under this Section. If  
2 the Department allows for the submission of public comments,  
3 the Department shall publish via electronic means any and all  
4 materials submitted to the Department.

5 This Section is repealed on December 31, 2026.