

# SB2093



## 104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB2093

Introduced 2/6/2025, by Sen. Erica Harriss

### SYNOPSIS AS INTRODUCED:

35 ILCS 5/208

from Ch. 120, par. 2-208

Amends the Illinois Income Tax Act. Provides that the credit for residential real property taxes is refundable. Effective immediately.

LRB104 10842 HLH 20923 b

A BILL FOR

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 Illinois Income Tax Act is amended by  
5 changing Section 208 as follows:

6 (35 ILCS 5/208) (from Ch. 120, par. 2-208)

7 Sec. 208. Tax credit for residential real property taxes.  
8 Beginning with tax years ending on or after December 31, 1991,  
9 every individual taxpayer shall be entitled to a tax credit  
10 equal to 5% of real property taxes paid by such taxpayer during  
11 the taxable year on the principal residence of the taxpayer.  
12 In the case of multi-unit or multi-use structures and farm  
13 dwellings, the taxes on the taxpayer's principal residence  
14 shall be that portion of the total taxes which is attributable  
15 to such principal residence. Notwithstanding any other  
16 provision of law, for taxable years beginning on or after  
17 January 1, 2017, no taxpayer may claim a credit under this  
18 Section if the taxpayer's adjusted gross income for the  
19 taxable year exceeds (i) \$500,000, in the case of spouses  
20 filing a joint federal tax return, or (ii) \$250,000, in the  
21 case of all other taxpayers.

22 For taxable years beginning on or after January 1, 2025,  
23 if the amount of the credit exceeds the taxpayer's income tax

1 liability for the applicable tax year, then the excess credit  
2 shall be refunded to the taxpayer. The amount of a refund shall  
3 not be included in the taxpayer's income or resources for the  
4 purposes of determining eligibility or benefit level in any  
5 means-tested benefit program administered by a governmental  
6 entity unless required by federal law.

7 This Section is exempt from the provisions of Section 250.

8 (Source: P.A. 101-8, see Section 99 for effective date;  
9 102-558, eff. 8-20-21.)

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