

104TH GENERAL ASSEMBLY
State of Illinois
2025 and 2026
HB1377

Introduced 1/28/2025, by Rep. Robert "Bob" Rita

SYNOPSIS AS INTRODUCED:

35 ILCS 200/14-30
35 ILCS 200/16-55
35 ILCS 200/16-115

Amends the Property Tax Code. In provisions concerning appraisals, provides that the appraisals submitted by the owner and occupant of the property must be prepared for ad valorem purposes, must estimate the value of the property as of January 1 of the assessment year at issue, and must comply with all rules of the chief county assessment officer or the board of review concerning the submission of appraisals. Provides that, if the chief county assessment officer renders a decision lowering the assessed valuation of the property, the county shall reimburse the property owner for the cost of the appraisal.

LRB104 06277 HLH 16312 b

(35 ILCS 200/14-30)

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Beginning with the 2026 assessment year, in counties with 3,000,000 or more inhabitants, if the owner and occupant of property containing a single family residence wishes to support a request for a revision or correction of the valuation of the property by facts set forth in an appraisal report of the property prepared by an Illinois Certified Real Estate Appraiser in conformance with the Uniform Standards of Professional Appraisal Practice as currently adopted by the Appraisal Standards Board, the property owner shall submit the appraisal to the chief county assessment officer. The submitted appraisal must be prepared for ad valorem purposes, estimate the value of the property as of January 1 of the assessment year at issue, and comply with all rules of the chief county assessment officer concerning the submission of appraisals. **If the chief county assessment officer renders a decision lowering the assessed valuation of the property, the county shall reimburse the property owner for the cost of the appraisal.**

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Raila & Associates initiated this legislation that, if passed, would reimburse homeowners for the costs of an appraisal if the use of that appraisal in an appeal results in a reduction to the value of the property.

The Cook County Assessor's Office does not utilize or commission appraisals when setting new values for homes. The Assessor uses a Computer-Assisted Mass Appraisal (CAMA) system that uses algorithms to derive assessment values from sales, property characteristics, and property type data. CAMA systems can make errors due to erroneous property characteristics or insufficient data about property conditions.

The 2024 Chicago reassessments were highly speculative. The Assessor chose to only use sales from 2022-2023 and did not include sales closer to the true market values in 2020-2021.