

104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB4358

Introduced 1/14/2026, 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.

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(35 ILCS 200/14-30)

Sec. 14-30. Hearings on revisions or corrections; public records. In all counties, all hearings held by the chief county assessment officer in support of or in opposition to a proposed revision or correction in assessed valuation shall be open to the public. All files maintained by the chief county assessment officer relating to the assessed valuation of any property, and all complaints, supporting documents, and other evidence submitted by the complainant shall be available for public inspection during regular office hours of the chief county assessment officer.

Beginning with the 2027 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.