

Low-income Senior Citizens Assessment Freeze Homestead Exemption (SCAFHE)

A person qualifies for this exemption if the person

- is at least 65 years old;
- has a total household income of \$65,000 or less; and
- meets certain other qualifications.

This exemption "freezes" the senior citizen's property's equalized assessed value the year that the senior citizen qualifies for the exemption. The property's equalized assessed value does not increase as long as qualification for the exemption continues. The tax bill may still increase if any tax rates are increased or if improvements are added that increase the value of the property.

This exemption allows senior citizens who meet the qualifications to elect to maintain the equalized assessed value (EAV) of their homes at the base year EAV and prevent any increase in that value due to inflation. The amount of the exemption benefit is determined each year based on (1) the property's current EAV minus the frozen base year value (the property's prior year's EAV for which the applicant first qualifies for the exemption), and (2) the applicant's total household maximum income limitation.

Each year applicants must file a Form PTAX-340, Low-income Senior Citizens Assessment Freeze Homestead Exemption Application and Affidavit, with the Chief County Assessment Office.

(35 ILCS 200/15-170)

Senior Citizens Homestead Exemption

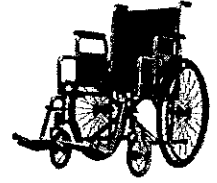
This annual exemption is available for property that is occupied as a residence by a person 65 years of age or older who is liable for paying real estate taxes on the property and is an owner of record of the property or has a legal or equitable interest therein as evidenced by a written instrument, except for a leasehold interest, other than a leasehold interest of land on which a single family residence is located, which is occupied as a residence by a person 65 years or older who has an ownership interest therein, legal, equitable or as a lessee, and on which he or she is liable for the payment of property taxes. The maximum amount of the reduction in equalized assessed value is \$8,000 in Cook County and counties contiguous to Cook County or \$5,000 in all other counties.

General Homestead Exemption (GHE)

This annual exemption is available for residential property that is occupied by its owner or owners as his or their principal dwelling place, or that is a leasehold interest on which a single family residence is situated, which is occupied as a residence by a person who has an ownership interest therein, legal or equitable or as a lessee, and on which the person is liable for the payment of property taxes. (35 ILCS 200/15-175) The amount of exemption is the increase in the current year's equalized assessed value (EAV), above the 1977 EAV, up to a maximum of \$10,000 in Cook County, \$8,000 in counties contiguous to Cook County, and \$6,000 in all other counties.

DISABLED PERSONS' HOMESTEAD EXEMPTION (PTAX- 343)

The Disabled Persons' Homestead Exemption is entitled to an annual exemption of \$2,000 off the assessed value. This is in addition to the General Homestead Exemption and any other applicable exemptions. To qualify, you must be disabled or become disabled during the assessment year, own or have legal or equitable interest in the property or a leasehold interest of a single-family residence, occupy the property as your principal place of residence on January 1st of the assessment year, and be liable for payment of the property taxes.



To file for a Disabled Persons' Homestead Exemption you will need *one* of the following:

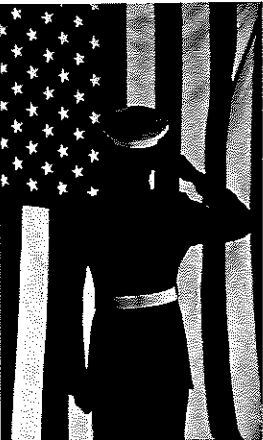
- Class 2 or 2A Illinois Disabled Person ID from the Sec of State's office. (Note: Class 1 or 1A does NOT qualify.)
- Proof of SSA disability benefits. This includes a current award letter, verification letter or annual Cost of Living Adjustment (COLA) letter (ONLY form SSA-4926-SM-DI). If under age 65 receiving SSI disability, proof includes a letter indicating SSI payments (SSA-L8151, SSA-L8155, or SSA-L8156).
- Proof of Veterans' Admin disability benefits, which includes a current award letter or verification letter indicating you are receiving a pension for a non-service connected disability.
- Proof of Railroad or Civil Service disability benefits in an award letter or verification letter of total (100%) disability.

If you cannot provide any of the above listed, submit to the IL Dept. of Revenue a form PTAX 343-A Physician's Statement.) You may be required to be re-examined by an IDOR physician and may be responsible for any costs incurred by your examination.

DISABLED VETERANS' HOMESTEAD EXEMPTION (PTAX- 342)

Provides an annual reduction in the equalized assessed value (EAV) of the primary residence occupied by a disabled veteran on January 1st of the assessment year or on a prorated basis during the time of occupancy for the assessment year. This is in addition to the General Homestead Exemption and any other applicable exemptions. A veteran with 70% -100% service connected disability will receive an annual decrease in their assessed value to Zero (0), when the EAV is \$250,000 or less. A veteran with 50%-60% service connected disability will receive an annual \$5,000 reduction off the assessed value. A Veteran with 30%-40% service connected disability will receive an annual \$2,500 reduction off the assessed value. To qualify you must be an Illinois resident who has served as a member of U.S. Armed Forces on active duty or state active duty, Illinois National Guard, or U.S. Reserve Forces, and not dishonorably discharged.

To file for a Disabled Veterans' Homestead Exemption you will need a **current** disability certification letter from the U.S. Dept. of Veterans' Affairs. You will also need one of the following documents (original or a copy certificated by the County Recorder of Deeds, IL Dept. of Veterans' Affairs, or the Nat'l Archives Record Center): DD 214 or separation of service from the war dept. (military service prior to 1950); or Certification of Military Service Form.



RETURNING VETERANS' HOMESTEAD EXEMPTION (PTAX- 341)

The Returning Veteran's Homestead Exemption provides a \$5,000 reduction off the assessed value of the veteran's principal residence for two consecutive assessment (tax) years, the tax year and the following year that the veteran returns from active duty in an armed conflict involving the armed forces of the United States. The veteran must own and occupy the property as his or her principal residence on January 1 of each assessment year. This is in addition to the General Homestead Exemption and any other applicable exemptions.

To file for a Returning Veterans' Homestead Exemption you will need the original Form DD 214 (or a copy certificated by the County Recorder of Deeds, IL Dept. of Veterans' Affairs, or the Nat'l Archives Record Center). If you are still on active duty after returning home, you must provide Form DD 220 or military orders and travel voucher stating that you are returning from an armed conflict involving the armed forces of the U.S. within the tax year that you are requesting this exemption.

Homestead Improvement Exemption

This exemption is limited to the fair cash value, up to an annual maximum of \$75,000 (or \$25,000 in assessed value, which is 33 1/3 percent of fair cash value), that was added to homestead property by any new improvement (e.g., remodeling, adding a new room) or rebuilding after a catastrophic event, and continues for four years from the date the improvement or rebuilding is completed and occupied. The exemption continues for four years from the date the improvement is completed and occupied. The Homestead Improvement Exemption may be granted automatically or a Form PTAX-323, Application for Homestead Improvement Exemption may be required by the Chief County Assessment Office.

Senior Citizens Real Estate Tax Deferral Program

This program allows persons 65 years of age and older, who have a total household income for the year of no greater than \$65,000 and meet certain other qualifications, to defer all or part of the real estate taxes and special assessments (up to a maximum of \$7,500) on their principal residences. The deferral is similar to a loan against the property's market value. A lien is filed on the property in order to ensure repayment of the deferral. The state pays the property taxes and then recovers the money, plus an amount of annual interest specified under the Senior Citizens Real Estate Tax Deferral Act, when the property is sold or transferred. The deferral must be repaid within one year of the taxpayer's death or 90 days after the property ceases to qualify for this program. The maximum amount that can be deferred, including interest and lien fees, is 80 percent of the taxpayer's equity interest in the property.

To apply for real estate tax deferrals, a Form IL-1017, Application for Deferral of Real Estate/Special Assessment Taxes, and a Form IL-1018, Real Estate/Special Assessment Tax Deferral and Recovery Agreement, must be completed. Contact your local County Treasurers Office to receive the necessary forms, or further information on the program.

(35 ILCS 200/15)

Non-homestead Exemptions for Religious, Charitable, or Educational Organizations

Properties of religious, charitable, and educational organizations, as well as units of federal, state and local governments, are eligible for exemption from property taxes to the extent provided by law. The organization must apply for the exemption with the County Board of Review which reviews the application and forwards it to the Illinois Department of Revenue for the final administrative decision. For information contact the County Board of Review.