

## **Tax Relief and Incentive Programs**

### **General Homestead Exemption**

This annual exemption is available for residential property that is occupied as the principal dwelling place by the owner or a lessee with an equitable interest in the property and an obligation to pay the property taxes on the leased property. 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 \$5,500 for 2008 and \$6,000 for 2009. In Adams County, the township assessor indicates who is eligible for this reduction.

### **Homestead Improvement Exemption**

This exemption is limited to the fair cash value that was added to the homestead property by any new improvement, up to an annual maximum of \$75,000. The exemption continues for four years from the date the improvement is completed and occupied. Application for Homestead Improvement Exemption is required by the Supervisor of Assessments.

### **Senior Citizens Homestead Exemption**

Persons 65 years of age or older who own a home, or have a legal or equitable interest in the home by a written instrument, or have a leasehold interest in the single-family residence, live in the home, and are liable for the payment of property taxes are eligible to apply for a "homestead exemption" which reduces the equalized assessed value of their home by \$4,000 in 2008. In Adams County, this exemption is handled through the Supervisor of Assessments' office, and must be renewed yearly.

### **Senior Citizens Assessment Freeze Homestead Exemption**

The senior citizens assessment freeze homestead exemption allows qualified senior citizens to elect to maintain the equalized assessed value of their home at the base year value and prevent any increase due to inflation. The base year generally is the year prior to the year the senior citizen first qualifies and applies for the exemption.

The assessment freeze homestead exemption does not freeze the amount of your property tax bill, which could increase if the tax rate increases. The assessment and tax bill may also increase if improvements are added to the home. However, if the equalized assessed value of the home decreases in the future, the senior citizen would benefit from any reduction.

To qualify for the senior citizens assessment freeze homestead exemption, you must be 65 years of age or older during the taxable year, and have a total household income of no more than \$55,000 for 2008. In addition, you must have used the property as your principal place of residence for the previous year and the current year. Also, you must have owned the property, or had a legal or equitable interest in the property by a written instrument, or had a leasehold interest in the single-family residence as of January 1 of the previous and the current year, and you must be liable for the payment of property taxes on the property. In Adams County, this exemption is handled through the Supervisor of Assessments' office, and must be renewed yearly.

### **Disabled Veterans' Exemption**

This exemption may be up to \$70,000 of the assessed value for certain types of housing owned and used by a disabled veteran or his or her unmarried surviving spouse. The [Illinois Department of Veterans' Affairs](#) determines the eligibility for this exemption, which must be reestablished annually. This exemption is also available on a mobile home owned and used exclusively by a disabled veteran or their spouse.

### **Returning Veterans' Homestead Exemption**

New for 2007 (property taxes paid in 2008) Returning Veterans' Homestead Exemption (35 ILCS 200/15-167) provides a one-time \$5,000 reduction in a property's equalized assessed value (EAV) to qualifying veterans who return from active duty in an armed conflict involving the armed forces of the United States. To receive this exemption, the veteran must file an application upon their return home. In Adams County, this exemption is handled through the Supervisor of Assessments' office.

### **Disabled Persons' Homestead Exemption**

New 2007 (property taxes paid in 2008) Disabled Persons' Homestead Exemption (35 ILCS 200/15-168) provides a \$2,000 reduction in a property's EAV to a qualifying property owned by a disabled person. A disabled person must file an annual application by the county's due date to continue to receive this exemption. In Adams County, this exemption is handled through the Supervisor of Assessments' office, and must be renewed yearly.

### **Disabled Veterans' Standard Homestead Exemption**

New 2007 (property taxes paid in 2008) Disabled Veterans' Standard Homestead Exemption (35 ILCS 200/15-169) provides a reduction in a property's EAV to a qualifying property owned by a veteran with a service-connected disability certified by the U. S. Department of Veterans' Affairs. A \$2,500 homestead exemption is available to a veteran with a service-connected disability of at least 50% but less than 75% or a \$5,000 homestead exemption is available to a veteran with a service-connected disability of at least 75%. A disabled veteran must file an annual application by the county's due date to continue to receive this exemption. In Adams County, this exemption is handled through the Supervisor of Assessments' office, and must be renewed yearly.

### **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 exemption to the county board of review which reviews the application and forwards it to the Department of Revenue for the final administrative decision.