

McLean County Property Tax Relief - Homestead Exemptions

Property Tax Relief	Application Requirements	File With	Filing Deadline	Requirements		Description
				Income	Age	
General Homestead Exemption (GHE) (35 ILCS 200/15-175)	Automatic; no applicaton required.	CCAO ¹	Before Board of Review adjourns.	N/A	N/A	Exemption on owner-occupied residence in an amount equal to the difference between current EAV and 1977 EAV up to a \$6,000 maximum. One exemption per parcel except for cooperatives and life care facilities. May prorate for new construction from the time it is owner-occupied. Check with Exemption Specialist. May not have on any other property in any jurisdiction. Reduces property tax by approximately \$500.
Disabled Persons Homestead Exemption (DPHE) (35 ILCS 200/15-168)	Form PTAX-343 initial application; Form PTAX-343-R Annual Verification of Eligibility must be filed each year thereafter.	CCAO ¹	Before Board of Review adjourns.	N/A	N/A	Provides an annual \$2,000 reduction in the EAV of the property owned and occupied as the primary residence on January 1 of the assessment year by a person with a disability who is liable for the payment of property taxes. A person that becomes disabled during the assessment year qualifies for the exemption. A disabled person must provide proof of disability, either a Class 2 or Class 2A IL Disabled Person ID Card, documentation of disability benefits from Social Security Administration, Veterans Administration, Railroad, or Civil Service, or Form PTAX-343-A Physicians Statement. A property cannot receive this exemption with the DVHE or DVSHE for a single tax year. Reduces property tax by approximately \$150.
Disabled Veterans Homestead Exemption (DVHE) (35 ILCS 200/15-165) (35 ILCS 515/7.5)	Form RLG-52A File annually.	IL Dept of Veterans' Affairs 217-782-3421	By Sept. 15 prior to the tax year. CCAO will receive verification from IDOR.	N/A	N/A	Reduction up to \$100,000 in assessed value of the property. Disabled veterans, their spouses, or unmarried surviving spouses must own and exclusively us specially adapted housing (as defined by federal law) as their primary residence on Jan. 1 of the assessment year. A disabled veteran means a person who has served in the Armed Forces of the United States and whose disability is rated as 100% service connected by the Veterans Administration. A property cannot receive this exemption with the DPHE or DVSHE for a singe tax year. Mobile Home Local Services Tax Exemptions is also available on a mobile home owned and used exclusively by a disabled veteran or their spouse.

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Returning Veterans Homestead Exemption (RVHE) (35 ILCS 200/15-169)	Form PTAX-341 each year veteran returns home from an armed conflict involving the US	CCAO ¹	Before Board of Review adjourns.	N/A	N/A	Provides a one-time \$5,000 reduction in the EAV of a 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. A veteran who acquires a principal residence after January 1 of the year he or she returns home is eligible for the REVH on the principal residence owned and occupied on January 1 of the next tax year. Copy of DD214 or DD220 required. Reduces property tax by approximately \$400 each year.
Disabled Veterans Standard Homestead Exemption (DVSHE) (35 ILCS 200-15-169)	Form PTAX-342 initial application' Form PTAX-342-R, Annual Verification of Eligibility must be filed each year thereafter.	CCAO ¹	Before Board of Review adjourns.	N/A	N/A	Provides an annual reduction in the EAV of a primary residence occupied by a qualified disabled veteran on January 1 of the assessment year. The disabled veteran must own or lease a single family residence and be liable for the payment of property taxes. The equalized assessed value of the property cannot exceed \$250,000. The amount of the exemption depends on the percentage of the service-connected disability as certified by the US Department of Veterans' Affairs. A disabled veteran with a disability of at least 30% but less than 50% will receive a \$2,500 reduction in EAV resulting in a property tax savings of approximately \$180. A disabled veteran with a disability of at least 50% but less than 70% will receive a \$5,000 reduction in EAV resulting in approximately \$400 off of the property tax bill. A disabled veteran with a disability of 70% or more will be exempt from property tax. Each year a revised copy of the benefits letter from the Veterans Administration showing the service connected disability percentage and date it began is required. Surviving spouses must provide copies of death and marriage certificates and the final benefits letter from the Veterans Administration showing the service connected disability percentage. Will be prorated for complete months.
Homestead Improvement Exemption (HIE) (35 ILCS 200/15-180)	Automatic; no application required.	CCAO ¹	Before Board of Review adjourns.	N/A	N/A	Exemption on owner-occupied residence as of January 1 of the assessment year that prevents increases in assessed valuation due to new improvements of the existing structure or its rebuilding following a catastrophic event for up to 4 years. Maximum \$75,000 (\$25,000 assessed value) in fair cash value of improvements.

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Senior Citizens Homestead Exemption (SCHE) (35 ILCS 200/15-170)	Form PTAX-324 Renews automatically each year.	CCAO ¹	Before Board of Review adjourns.	N/A	65 ²	Provides for an annual \$5,000 reduction in EAV of the property that is owned and occupied as the principle residence and for which you are liable for the payment of property taxes. Property tax savings is approximately \$400. You may receive a prorated senior citizens homestead exemption if the property is first occupied as your principal residence after January 1 of any assessment year. Check with Exemption Specialist.
Low-Income Senior Citizens Assessment Freeze Homestead Exemption (SCAFHE) (35 ILCS 200/15-172)	Form PTAX-340. File annually.	CCAO ¹	July 1	\$65,000 per household (includes spouse and all persons using home as their principal residence) Must have Owner-occupied exemption	65 ²	Exemption on owner-occupied residence that freezes the property's EAV at a set base year amount to prevent or limit any increase due to inflation. The base year amount is set at the property's EAV for the prior year the applicant first qualifies for the exemption. The exemption amount is the difference between the current year's EAV and the frozen base year amount (EAV). The frozen base amount at which the EAV is frozen will change when new improvements increase the assessed value or when there is a decrease in assessed value that is not due to a temporary irregularity. Must provide proof of income each year. Acceptable documents include Federal 1040 or a benefit letter showing enrollment in AABD, SNAP, LIHEAP, or Senior Citizens Tax Deferral Program.
Natural Disaster Homestead Exemption (NDHE) (35 ILCS 200/15-173)	Form PTAX-327. File annually.	CCAO ¹	July 1	N/A	N/A	Exemption on owner-occupied property for a rebuilt residential structure following a natural disaster. The amount of the exemption is the reduction in equalized assessed value of the residence in the first taxable year for which the taxpayer applies minus the equalized assessed value of the residence for the taxable year prior to the year in which the natural disaster occurred. The exemption continues at the same amount until the taxable year in which the property is sold or transferred. The residential structure must be rebuilt within two years after the date of the natural disaster and the square footage of the rebuilt residence may not be more than 110% of the square footage of the original residential structure. A natural disaster is defined as an occurrence of widespread or severe damage or loss of property resulting from any catastrophic cause including, but not limited to, fire, flood, earthquake, wind, storm, or extended period of severe inclement weather.

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Senior Citizens Real Estate Tax Deferral Program (320 ILCS 30/1 et seq.)	Form IL-1017-TD & IL-1018-TD; or Form IL-1017-SA & IL-1018-SA. File annually.	County Collector	Jan 1 - March 1 of program year.	\$50,000 per household	65 ³	Tax deferral of all real estate taxes and special assessment payments (up to 80% of equity interest) at 6% simple interest rate on deferred amount for the personal residence of qualifying seniors until property is sold or becomes unqualified.

¹CCAO acronym for Chief County Assessment Officer (i.e. Supervisor of Assessments).

²Eligible if applicant turns 65 within the tax year.

³Eligible if applicant is 65 or older by June 1 of application year.

If questions, please contact the McLean County Supervisor of Assessments Office

phone 309-888-5130

email assessor@mcleancountyil.gov

Forms and additional information can be found on our website.

www.mcleancountyil.gov

All homestead application forms can be completed and submitted online. We can mail or email the form if that is preferred. Completed applications with the required documentation can be submitted online, mailed, emailed, or brought into the office.