

January 2023

Senior Citizens' Real Estate Tax Deferral Program

For the tax year 2022, the total amount of any Senior Citizen Real Estate Tax Deferral cannot exceed \$7,500 per taxpayer. This is an amendment to the Senior Citizens' Real Estate Tax Deferral Act 320 ILCS 30/3. The taxpayer will be responsible for the payment of the real estate taxes in excess of the \$7,500 limit.

Our office serves as the program administrator of the State of Illinois Senior Citizens' Real Estate Tax Deferral Program in DuPage County. On behalf of the Illinois Department of Revenue, we are pleased to provide you with the following documents.

- Illinois Department of Revenue's "*Senior Citizens Real Estate Tax Deferral Program*" guide. This is a description of the program's features and an explanation of the program's requirements.
- *Form IL-1017, "Application for Deferral of Real Estate / Special Assessment Taxes for Tax Year 2022"*. Detailed instructions for completing this form are included on the form.
- *Form IL-1018, "Real Estate / Special Assessment Tax Deferral and Recovery Agreement for Tax Year 2022"*. This is the legal document by which you agree to the terms of the deferral.
- *Checklist* to help you provide us with the information needed to process your application. This completed form should be returned to us with Forms IL-1017 and IL-1018.

Special Notes:

- Form IL-1017 – Worksheet B – Step 1 – requires the market value of your property. This information listed as "Residential Fair Cash Value" can be found on your current tax bill.

- Form IL-1017 – Worksheet B – Step 2 – requires identifying any other loans for which your property is being used as collateral. The Illinois Department of Revenue requires a listing of the name and address of each creditor for each corresponding amount. Previous senior deferrals are not included. **Please bring a copy of your mortgage statement or a letter from your mortgage company showing that you are current on all mortgage payments for 2022.**
- Form IL-1017 – Page 1 – Step 4 – requires the *percentage of tax you would like to defer*. In DuPage County, you may defer up to 100%. **The maximum amount that may be deferred for the 2022 Tax Year is \$7,500.00.**

If you choose to apply, we've included a pre-addressed envelope for your convenience to mail completed forms. The DuPage County Treasurer is not responsible for completion of the forms. You may be asked to provide additional information. Please keep copies of the forms for your records.

DuPage County Treasurer
Attn: Senior Deferral
421 N County Farm Rd
Wheaton IL 60187

If you satisfy the requirements and your application is approved by our office, you will be notified on or about May 12th, 2023 that you are approved and the State of Illinois will pay all or part of your 2022 real estate taxes that will be due June 1, 2023 and September 1, 2023.

Helpful Information:

- Application assistance is available at our office between 8:30 a.m. and 4:00 p.m., Monday through Friday.
- Office Location: Jack T. Knuepfer Center, 421 N County Farm Rd, Wheaton IL, Treasurer's Office – 1st Floor, south end.
- Notaries are available at our office, the township offices and at local banks.
- **Completed applications and required documentation must be received by this office no later than March 1, 2023.**
- If you have any questions, please call 630-407-5900.



Application for Deferral of Real Estate/ Special Assessment Taxes for Tax Year 2022

Step 1: Eligibility information (You must be able to answer “Yes” to the following three questions to apply.)

- 1 Will you be 65 years of age or older on June 1, 2023? ☐ Yes ☐ No
- 2 Is your residence qualifying property as defined in the application instructions? ☐ Yes ☐ No
- 3 Have you owned and occupied the property listed below as your residence, or other qualifying property in Illinois, for the last 3 years, except for any periods you may have temporarily resided in a licensed nursing home? ☐ Yes ☐ No

Is this the first year you have applied for the program? ☐ Yes ☐ No

Check the box that identifies the property ownership. (Check only one.) ☐ individually ☐ jointly ☐ land trust (See instructions.)

Write your homestead property index number (PIN). (See instructions.)

_____-_____-_____
Your Social Security number

_____/_____/_____
Your date of birth

(_____)_____
Your daytime phone

_____	_____	_____
Your last name	Your first name	Middle initial

Address of homestead property _____

City _____ State _____ ZIP _____ County where homestead property is located _____

Step 3: Spouse's information (if applicable)

_____-_____-_____ / ____/_____
Spouse's Social Security number Spouse's date of birth

Spouse's last name	Spouse's first name	Middle initial
--------------------	---------------------	----------------

Step 4: Complete the following information

- 1 Calculate your household income for 2022.
Use Worksheet A on the back of this application and enter your answer here.
- 2 Calculate your current equity interest in the homestead property.
Use Worksheet B on the back of this application and enter your answer here.
Note: The collector must verify that the deferral has not exceeded the amount entered on Line 2 using PTAX-1035, Annual Participant List.
- 3 Write the percentage (1% to 100%) **OR** the amount of taxes that you wish to defer. 3 _____% **OR** \$ _____
Note: The amount you defer each year cannot be more than \$7,500.

Step 5: Signatures

Step 6: Signatures
As the joint owner or trustee or contract-for-deed seller of the property, I give my approval to the applicant to enter into the deferral and recovery agreement.

The applicant has provided me with sufficient evidence that the qualifying property is insured against fire or casualty loss for at least the total amount of special assessments and property taxes that have been deferred.

_____/_____/_____
Signature of joint owner or trustee or
contract-for-deed seller Month Day Year

_____/_____/_____
Signature of collector Month Day Year

I declare under penalties of perjury that the information in this application is true, correct, and complete to the best of my knowledge and belief and that any joint owner or trustee or contract-for-deed seller has given written approval for me to enter into the deferral and recovery agreement. The agreement, approval, and disclosure of any other liens are included as part of this application. Further, I authorize any person having any records of the reported information to disclose the same to the Illinois Department of Revenue, upon request.

_____/_____/_____
Signature of applicant Month Day Year

_____/_____/_____
Signature of preparer, if applicable Month Day Year

See the instructions on Pages 3 and 4 for more information on how to complete these worksheets.

Worksheet A Calculate your household income for 2022

(Include both applicant's and spouse's income.)

1 Social Security, SSI benefits. Include Medicare deductions in this total (household total).	1	_____	_____
2 Railroad Retirement benefits. Include Medicare deductions in this total (household total).	2	_____	_____
3 Civil Service benefits (household total)	3	_____	_____
4 Annuity benefits and federally taxable pension and IRA benefits (household total)	4	_____	_____
5 Veterans' benefits (household total) (federally taxable portion only)	5	_____	_____
6 Human Services and other governmental cash public assistance benefits (household total)	6	_____	_____
7 Wages, salaries, and tips from work (household total) _____ + _____ = 7		_____	_____
applicant applicant's spouse			
8 Interest and dividends received (household total)	8	_____	_____
9 Net rental, farm, and business income or (loss). Do not include any loss carryover. Attach U.S. 1040 for loss.	9	_____	_____
10 Net capital gain or (loss). Do not include any loss carryover. Attach U.S. 1040 U.S. 1040A for loss.	10	_____	_____
11 Other income or (loss). Do not include any loss carryover. Attach U.S. 1040 or U.S. 1040A for loss.	11	_____	_____
12 Add Lines 1 through 11.	12	_____	_____
13 Certain subtractions — You may subtract only the reported adjustments to income totaled on U.S. 1040, Line 37, or U.S. 1040A, Line 21. (Specify: _____)	13	_____	_____
14 Subtract Line 13 from Line 12, and write the result. This is your total income for 2022. If Line 14 is greater than \$65,000, STOP . You do not qualify for this program. If Line 14 is \$65,000 or less, write the result in Step 4, Line 1 on the front of this application. 14		_____	_____

Worksheet B Calculate your 80% equity interest

Step 1: Write the market value

1 Write the market value of the homestead property. (See instructions.) \$ _____

Step 2: Total the subtractions

2 Write the subtractions for the following:

a balance owed on the current mortgage.	\$ _____
b balance owed on any second mortgages.	\$ _____
c balance owed on any home equity loans.	\$ _____
d total home equity amount reserved for use under a reverse mortgage arrangement. (See Note 1.)	\$ _____
e balance of liens or encumbrances against the property, including previous deferral amounts .	\$ _____
f balance of any other loan or line of credit where the deferred property is being used as collateral on the loan.	\$ _____
3 Total subtractions (Add Lines 2a through 2f.)	\$ _____

Step 3: Calculate the equity that can be deferred

4 Determine the current equity interest in the homestead property. (Subtract Line 3 from Line 1.) \$ _____

5 Multiply Line 4 by 80 percent (0.80), and write the result here and in Step 4, Line 2 on the front of this application. (See Note 2.) \$ _____

Note 1: If you have a reverse mortgage arrangement, you should verify with your lender whether your agreement allows you to participate in the Tax Deferral Program.

Note 2: The collector must verify that the total deferral for the applicant (including all previous deferrals) has not exceeded the 80% equity interest using PTAX-1035, Annual Participant List.



Illinois Department of Revenue

IL-1018 Real Estate/Special Assessment Tax Deferral and Recovery Agreement for Tax Year 2022

Name of owners:

_____	_____	_____
Last	First	Middle initial
_____	_____	_____
Last	First	Middle initial

Write the homestead property index number (PIN). _____

Write the legal description of the homestead property. Attach additional sheets if needed.

I, the owner and applicant, agree:

- 1 that the total amount of property taxes, including special assessments, deferred under the Senior Citizens Real Estate Tax Deferral Act, 320 ILCS 30/1, *et seq.*, plus interest, for the year for which a deferral is claimed, as well as for those previous years for which the property taxes, including special assessments, are not delinquent and for which such deferral has been claimed may not exceed 80 percent of my equity interest in the property for which property taxes, including special assessments, are to be deferred and that, if the total deferred property taxes, including special assessments, plus interest, equals 80 percent of my equity interest in the property, I shall thereafter pay the annual interest due on such deferred property taxes, including special assessments, plus interest, so that total deferred property taxes, including special assessments, plus interest, will not exceed such 80 percent of my equity interest in the property.
- 2 that any property taxes, including special assessments, deferred under the Act and any interest accrued thereon at the rate of 6 percent per year, are a lien on the real estate and improvements thereon until paid. **No sale or transfer of such real property may be legally closed and recorded until the property taxes, including special assessments, which would otherwise have been due on the property, plus accrued interest, have been paid unless the collector certifies in writing that an arrangement for prompt payment of the amount due has been made with his or her office. The same shall apply if the property is to be made the subject of a contract of sale.**
- 3 that upon my death, the heirs-at-law, assignees, or legatees shall have first priority to the real property upon which property taxes, including special assessments, have been deferred by paying in full the total property taxes, including special assessments, that would otherwise have been due, plus interest. However, if such heir-at-law, assignee, or legatee is my surviving spouse, the deferred status of the property shall be continued during the life of my surviving spouse if the spouse is 55 years of age or older within six months of the date of my death and my spouse enters into a deferral and recovery agreement before the time when deferred property taxes, including special assessments, become due under Section 3 of the Act. Any additional deferred property taxes, including special assessments, plus interest, on the real property under a deferral and recovery agreement signed by my surviving spouse shall be added to the property taxes, including special assessments, and interest which would otherwise have been due, and the payment of which has been postponed during the life of my surviving spouse, in determining the 80 percent equity requirement provided by this Section.

4 that if the property taxes due, including special assessments, plus interest, are not paid by the heir-at-law, assignee, or legatee, or if payment is not postponed during the life of my surviving spouse, the deferred property taxes, including special assessments, and interest, shall be recovered from my estate within one year of the date of my death. In addition, deferred property taxes, including special assessments, and any interest accrued thereon, are due within 90 days after any deferred property tax property, including deferred special assessment property, ceases to be qualifying property as defined in Section 2 of the Act.

If payment is not made when it is required by Section 3 of the Act, foreclosure proceedings may be instituted under the Property Tax Code.

5 that any joint owner or trustee or contract-for-deed seller has given written prior approval for such agreement, which written approval shall be made a part of such agreement.

6 that a guardian or conservator appointed for me in the event I suffer legal disability may act on my behalf in complying with the Act.

7 that I or my agent have provided to the satisfaction of the collector, sufficient evidence that the qualifying property on which the property taxes, including special assessments, are to be deferred is insured against fire or casualty loss for at least the total amount of property taxes, including special assessments, which have been deferred.

Under penalties of perjury, I state that, to the best of my knowledge, the information in this agreement is true, correct, and complete.

Signature of applicant

____/____/____
Month Day Year

Subscribed and sworn to before me this

_____ day of _____, _____.

Notary public

Signature of collector

____/____/____
Month Day Year

IL-1017 General Information

General Information

What is the Senior Citizens Real Estate Tax Deferral?

The Senior Citizens Real Estate Tax Deferral Act, 320 ILCS 30/1, *et seq.*, allows qualified senior citizens to elect to defer all or part of the property taxes and special assessments on their principal residences. The principal residence is the homestead portion of the property and is the only portion of the property for which you can apply for deferral of taxes. The property taxes and special assessments do not become due until after the death of the property owner or when the real estate is sold or no longer qualifies. A lien is placed on the property and interest is assessed at six percent simple interest rate per year.

This application applies to taxes that will be paid in 2023.

Who is eligible?

To qualify for the tax deferral you must

- be 65 years of age or older by June 1, 2023,
- have a total household income of no more than \$65,000,
- have lived in the property or other qualifying property for at least the last three years,
- own the property, or share joint ownership with your spouse, or you and your spouse be the sole beneficiaries of an Illinois land trust,
- have adequate insurance against fire or casualty loss, and
- have no unpaid property taxes and special assessments on the property.

What is included in household income?

You must include items that are considered income for 2022 federal income tax purposes. Examples are:

- alimony received
- annuity benefits
- Black Lung benefits
- business income
- capital gains
- cash assistance from Human Services and other governmental cash public assistance
- cash winnings from such sources as raffles and lotteries
- Civil Service benefits
- damages awarded in a lawsuit for nonphysical injury or sickness
- dividends
- farm income
- interest
- interest received on life insurance policies
- lump sum Social Security payments

- miscellaneous income, such as from rummage sales, recycling aluminum, or baby sitting
- monthly insurance benefits
- pension and IRA benefits (federally taxable portion only)
- qualified long term care insurance contract payments (federally taxable portion only)
- Railroad Retirement benefits (including Medicare deductions)
- rental income
- SeniorCare rebate (only if you took an itemized deduction for health insurance in the prior year)
- Social Security income (including Medicare deductions)
- Supplemental Security Income (SSI) benefits
- unemployment compensation
- veterans' benefits (federally taxable portion only)
- wages, salaries, and tips from work
- Workers' Compensation Act income
- Workers' Occupational Diseases Act income

What if I have a net operating loss or capital loss carryover from a previous year?

You cannot include any carryover of net operating loss or capital loss from a previous year. You can include only a net operating loss or capital loss that occurred in 2022.

What is a homestead?

Homestead means the land, and buildings on that land, owned and occupied as your principal residence. This includes a condominium or a dwelling unit in a multi-dwelling building that is owned and operated as a cooperative. In addition, a homestead may be temporarily unoccupied because you were temporarily residing (for not more than one year) in a licensed facility as defined in Section 1-113 of the Nursing Home Care Act, 210 ILCS 45/1-101, *et seq.*

What is qualifying property?

Qualifying property is a homestead that

- you, or you and your spouse, own in fee simple, or are purchasing in fee simple under a recorded instrument of sale, or are the sole beneficiaries of a Illinois land trust,
- is not income-producing property, and
- is not subject to a lien for unpaid property taxes and special assessments.

When must I file?

This application must be filed on or before **March 1, 2023**, with the county collector.

IL-1017 Specific Instructions

Specific Instructions

Step 1: Eligibility information

- You must be able to answer "Yes" to all three questions to apply for the tax deferral.

Step 2: Applicant information

- Tell us if this is the first year you have applied for the program.
- Check the applicable box identifying property ownership. If the property is in an Illinois land trust, the trustee must sign the application and the applicant must be the first tier beneficiary of the trust.
- Write your homestead property index number (PIN). Your PIN is listed on your property tax bill or you may obtain it from the chief county assessment officer (CCAO). If you are unable to obtain your PIN, write the legal description of the homestead property on a separate sheet and **attach** it to your application.
- Write your
 - Social Security number,
 - date of birth,
 - daytime phone number,
 - name,
 - mailing address, and
 - county where the homestead property is located.

Step 3: Spouse's information

- If applicable, write your spouse's
 - Social Security number,
 - date of birth, and
 - name.

Step 4: Complete the following information

Line 1 — Use Worksheet A to calculate your household income for 2022.

Line 2 — Use Worksheet B to calculate your current equity interest in the homestead property.

Line 3 — Write the percentage (1% to 100%) or amount of taxes that you wish to defer. The maximum amount that can be deferred each year is \$7,500.

Step 5: Signatures

- If your homestead is jointly owned, the joint owner must sign and date the application. You may be required to provide proof of ownership, such as a copy of the deed.

- If the homestead is in a land trust, the signature of the trustee must be provided. You may be required to provide proof that you are the sole beneficiary, or that you and your spouse are the sole beneficiaries of the land trust.
- If you are purchasing property as "Contract for Deed," the signature of the seller must be provided. You may be required to provide proof that the contract is a publicly recorded instrument.
- You must provide evidence to the county collector that your homestead property is insured against fire or casualty loss for at least the total amount of property taxes and special assessments that have been deferred.

The collector must sign and date this application.

You must sign and date the application. In addition, you must complete Form IL-1018, Real Estate/Special Assessment Tax Deferral and Recovery Agreement, at the time you file this application. This is an agreement that must be entered into with the county collector.

If this application was prepared by a tax preparer, the preparer must sign and date the application.

Worksheet B Instructions

Step 1: Write the market value

Line 1 — Write the market value of the homestead property. This calculation is based on the current assessed value of the property times the fraction necessary to convert that figure to the full market value. If your residence does not have a separate assessed value (*i.e.*, a newly constructed home that has not received an assessment yet), write the market value of the land and buildings as of December 31, 2022, as stated on an appraisal completed by a qualified real estate appraiser. You must attach an appraisal to your application if the amount entered in Step 1 is different than the currently recorded assessed value.

Step 2: Total the subtractions

If there are any subtractions in Step 2, write the name and address of the creditor on a separate sheet and **attach** it to your application.

Note: The total amount of property taxes deferred, including special assessments deferred, plus interest, cannot exceed 80 percent of your equity in your homestead property.

2023 SENIOR DEFERRAL LOAN CONTACT FORM/CHECK LIST

Please include this page and COPIES of the following documents with your application:

REPEAT APPLICANTS:

- ☐ **2022 Social Security 1099**, statements of **all income** including **Medicare, dividends, interest, wages** etc.
- ☐ If you own a home, please enclose a copy of your homeowner's insurance policy.
- ☐ If you own a condominium or townhouse, please enclose your **Association's master declaration of insurance for the physical structure of your unit.**
- ☐ **Mortgage/Line of Credit Balances (provide latest statement) if applicable. Please bring a copy of your mortgage statement or a letter from your mortgage company showing that you are current on all mortgage payments for 2022.**

FIRST TIME APPLICANTS:

- ☐ Deed (proof of ownership)
- ☐ Proof of Social Security Number
- ☐ Verification of **all income**
- ☐ Insurance Declaration Page & evidence of payment
- ☐ Mortgage Balance (latest statement and current payment information).
- ☐ Proof of age

Please complete the following **Contact Information** for the DuPage County Treasurer with the name and address of a friend or family member we may contact in case of necessity.

Date _____ Your Name _____

Contact Name _____

Relationship _____

Address _____

Phone Number _____

Please be aware of the following when filling out application:

Make sure you sign your applications, IL-1017 in Step 5, where noted and IL-1018 (IL-1018 signature only must be notarized at time of signing).

If your property is in a Land Trust, please have the trustee at the financial institution holding the trust, sign the IL-1017 in Step 5 where noted.

If your property is in Joint Ownership, your spouse must also sign the IL-1017 in Step 5 where noted.

If your application is being completed by a Power of Attorney, the signature lines should read:

John Senior, By Jane Smith, as POA

(Senior Applicants Name) (Name of Power of Attorney)

The Power of Attorney's signature must be notarized and your application must include a copy of the Power of Attorney Document.

Questions? Call DuPage County Treasurer's Office at 630-407-5900.