Use your mouse or Tab key to move through the fields. Use your mouse or space bar to enable check boxes.

# PTAX-327 Application for the Natural Disaster Homestead Exemption

Application due date: ___/___/_____

## Step 1: Complete applicant information

Please type or print.

1 _____
Property owner's name

_____
Street address of property (homestead)

_____
City State ZIP

(_____)_____ _____
Daytime phone Email

**Send notice to** (if different than above)

2 _____
Name

_____
Mailing address

_____
City State ZIP

(_____)_____ _____
Daytime phone Email

3 Write the property index number (PIN) of the property for which you are requesting a natural disaster homestead exemption. Your PIN is listed on your property tax bill or you may obtain it from the local assessing official at the address on the back of this form. If you are unable to obtain your PIN, write the legal description on Line b.

**a** PIN_____

**b** Write the legal description only if you are unable to obtain your PIN. (Attach separate sheet if needed.)

_____

_____

4 Describe the rebuilding on the property.

_____

_____

5 Write the date rebuilding was completed and occupied.

___ ___/___ ___/___ ___ ___ ___
Month Day Year

## Step 2: Complete eligibility information

6 Did you rebuild a residential structure following a natural disaster? ☐ Yes ☐ No

- If **Yes**, list the date of its occurrence and describe the resulting damage or loss of property ___ ___/___ ___/___ ___ ___ ___
  Month Day Year

_____

_____

**Note:** Attach a valuation complaint and a copy of the building permit if the property is located in Cook County.

On January 1 of the year the rebuilding described in Step 1 was completed and occupied,

7 Check your type of residence.

☐ Single-family dwelling ☐ Duplex ☐ Townhouse
☐ Condominium ☐ Other_____

**a** Is the residence operated as a cooperative? ☐ Yes ☐ No

**b** Is the residence a life care facility under the Life Care Facilities Act? ☐ Yes ☐ No

**c** If Yes to a or b above, are you liable by contract with the owner(s) for payment of property taxes? ☐ Yes ☐ No

8 Were you the owner of record for the property or did you have a legal or equitable ownership interest in the property? ☐ Yes ☐ No

9 Did you occupy the property as your principal residence? ☐ Yes ☐ No

If **No**, was the property vacant due to a natural disaster? ☐ Yes ☐ No

10 On January 1, were you liable for the payment of real estate taxes on the property? ☐ Yes ☐ No

11 Have you sold or transferred ownership of the property from the prior assessment year? ☐ Yes ☐ No

12 Do you already have a homestead improvement exemption on this property due to the same natural disaster for the rebuilt residential structure for which you are requesting this exemption? ☐ Yes ☐ No

13 Are you claiming the exemption as a surviving spouse of the applicant who previously qualified for the exemption? ☐ Yes ☐ No

If **Yes**, do you permanently reside on the homestead property as of January 1 of the assessment year? ☐ Yes ☐ No

**Note:** You may attach a separate sheet describing your specific factual situation if you answered "**No**" to any of the questions 6 through 13 in Step 2.

## Step 3: Attach proof of ownership

14 Check the type of documentation you are attaching as proof that you are the owner of record for the property or have a legal or equitable ownership interest in the property.

☐ Deed (specify type)_____
☐ Contract for deed ☐ Trust agreement ☐ Lease
☐ Other written instrument (please specify)

_____

15 Write the date the written instrument was executed. ___ ___/___ ___/___ ___ ___ ___
Month Day Year

16 If known, write the date recorded and the document number from the county records.

Date recorded: ___ ___/___ ___/___ ___ ___ ___
Month Day Year

Recorded document number:_____

## Step 4: Sign below

I state that to the best of my knowledge, the information on this application is true, correct, and complete.

_____ ___ ___/___ ___/___ ___ ___ ___
Property owner's or authorized representative's signature Month Day Year

PTAX-327 Front (N-12/12)

Reset Print

# General Information

## What is the Natural Disaster Homestead Exemption (NDHE)?

The Natural Disaster Homestead Exemption is an exemption on homestead property for a rebuilt residential structure following a natural disaster occurring in the taxable year 2012 or any taxable year thereafter. The amount of the exemption is the reduction in equalized assessed value (EAV) of the residence in the first taxable year for which the taxpayer applies for an exemption minus the equalized assessed value of the residence for the taxable year prior to the taxable 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.

**Note:** Property is not eligible for the NDHE (35 ILCS 200/15-173) and the Homestead Improvement Exemption (35 ILCS 200/15-180) for the same natural disaster or catastrophic event. The property may, however, remain eligible for an additional Homestead Improvement Exemption for any separate event occurring after the property qualified for the NDHE.

## Who is eligible?

To be eligible for an exemption,

- you must own or have a legal or equitable interest in the property on which a single family residence is occupied as your principal residence during the assessment year;
- you must be liable for payment of the real estate taxes;
- the residential structure must be rebuilt within 2 years after the date of the natural disaster; and
- the square footage of the rebuilt residential structure may not be more than 110 percent of the square footage of the original residential structure as it existed immediately prior to the natural disaster.

If you are a resident of a cooperative apartment building or life care facility as defined under Section 2 of the Life Care Facilities Act, you are still eligible to receive the NDHE provided you occupy the property as your primary residence and you are

- liable by contract with the owner(s) of record for the payment of the apportioned property taxes on the property; and
- an owner of record of a legal or equitable interest in the cooperative apartment building. Leasehold interest does not qualify for this exemption.

## Is a surviving spouse eligible?

The NDHE carries over to the benefit of a surviving spouse who holds a legal or beneficial title to the homestead and permanently resides on the property.

## What is a natural disaster?

Natural disaster means 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. In the case of a residential structure affected by flooding, the structure shall not be eligible for an exemption unless it is located within a local jurisdiction which is participating in the National Flood Insurance Program. A proclamation of disaster by the President of the United States or the Governor of the State of Illinois is not a prerequisite to the classification of an occurrence as a natural disaster.

## When should I file?

Your initial Form PTAX-327, Application for the Natural Disaster Homestead Exemption, must be filed with the chief county assessment office no later than July 1 of the first taxable year after the residential structure is rebuilt or the filing date set by your county. The county's due date to file this form is printed on the front of this application. You must continue to file Form PTAX-327 every year and meet the qualifications to continue to receive the NDHE. The chief county assessment office may require you to submit additional documentation as proof for this exemption.

## What if I need additional assistance?

If you need additional assistance, please contact the local assessing official.

**Phone:** ( 217 ) 384-3760

## Mail your completed Form PTAX-327 to:

Chief County Assessment Office
Local assessing official

Champaign
County

102 E. Main St.
Mailing address

Urbana IL 61801
City ZIP

**Official use. Do not write in this space.**

Date received by CCAO: ___ ___/___ ___/___ ___ ___ ___
Month Day Year

CCAO action date: ___ ___/___ ___/___ ___ ___ ___
Month Day Year

☐ Approved ☐ Denied

Reason for denial: _____

**Assessment Information of Residence**

Square footage: _____ _____
Original residence Rebuilt residence

**Note:** SF of original residence x 110% = maximum SF to qualify for NDHE.

First year of application:
___ ___ ___ ___ $_____
Year EAV of rebuilt structure (no land value)

Year prior to natural disaster:
___ ___ ___ ___ $_____
Year EAV of original structure (no land value)

Proposed increase in EAV attributable solely to rebuilt structure: $_____

**Note:** EAV of rebuilt structure - EAV of original structure = NDHE amount.