

## **Vote “No” on Senate Bill 0486**

Senate Bill 486 will limit resources for school districts and other local taxing bodies.

This legislation is intended to provide a uniform statewide method for assessing commercial solar energy systems for property tax purposes. However, in its current form, SB 486 significantly deviates from Division 18 of the Property Tax Code (Public Act 95-644) which provides a proven, uniform method for assessing another renewable energy in Illinois, wind farms.

Public Act 95-644 put in place the method for assessing wind farms, resulting in a formula to establish predictable and equitable property taxes for owners, as well as predictable and equitable revenue for school districts and other local taxing bodies. The current 2018 real property wind farm cost basis is \$439,200 per megawatt of capacity.

Based on admissions from developers promoting commercial solar farms to local zoning boards across Illinois (often under oath), solar farms will be in place in each community for 40 years, and their current 2018 real property cost basis should be at least \$500,000 and as much as \$2 million per megawatt of capacity.

By modeling SB 486 after Division 18 of the Property Tax Code (PA 95-644), commercial solar farm developers would see a reduction in the real property cost basis, from between \$500,000 and \$2 million, to \$439,200 per megawatt of capacity. Unfortunately, SB 486 attempts to go significantly further in limiting resources for school districts and other taxing bodies by setting a real property cost basis of only \$199,000 per megawatt of capacity.

In its current form, SB 486 offers developers and owners of commercial solar energy systems preferential assessment and property tax treatment, in addition to the generous renewable energy credits they already receive, to the detriment of local taxing bodies and their constituents. SB 486 should be amended to reflect Division 18 of the Property Tax Code (PA 95-644), which provides a proven, uniform method for assessing other renewable energy in Illinois.

**For these reasons, the Fair Assessment Information Resource Committee (FAIRCUM) urges the General Assembly to Vote “No” on SB 486 in its current form.**

For more information, please contact:

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