



HOMEOWNER IMPROVEMENT EXEMPTION

What Is The Home Improvement Exemption?

The Home Improvement Exemption allows you to make up to \$75,000 worth of improvements to your home without increasing your property taxes for at least four years.

Who Qualifies?

The exemption is available to owners of single family homes, condominiums, cooperatives, and apartment buildings up to six units.

How Does It Work?

Assume you wish to add a deluxe family room valued at \$75,000 to your existing home. \$75,000 of value would normally increase the assessed valuation would normally increase the assessed valuation by \$12,000 and your property taxes would increase by about \$2,160. IF your property has the Home Improvement Exemption, however, the room addition will not increase the taxable value of your home for at least four years. This would save you about \$2,160 for each of those years. You'll automatically receive the exemption when our office field checks the building permit for the improvement. A notice will be sent to you after we complete the check.

Do You Have Damage To Your Home?

The Home Improvement Exemption can also help if your home or building has suffered substantial structural damage as a result of severe weather conditions, such as flooding.

What Is Not Covered?

The exemption is not granted for loss of personal property, normal weather damage, or routine maintenance. Routine maintenance includes repairs to or replacement of parts that would not increase the value to your property. The following are examples of normal upkeep.

- Repair or replace roofing materials, sidewalks, driveways, or fencing
- Insulate and or add storm windows and doors
- Add or replace gutters and downspouts
- Place siding over existing frame structure
- Add or improve trees ,lawns and landscaping
- Paint, decorate, plaster, or change exterior ornamentations
- Replace furnace, or replace old heating systems with solar heating
- Replace kitchen cabinets, flooring, fixtures
- Replace or add water softener, or add larger hot water heater
- Add outdoor lighting, burglar or fire alarms
- Replace electrical systems or plumbing fixtures
- Install above-ground swimming pool or outdoor playground facilities
- Add automatic garage door opener
- Add aluminum soffit or fascia

Where Do I Call For More Information?

To learn whether you may qualify for the Home Improvement Exemption, Call the Cook County Assessor's Office at (312) 443-7550.