



Model Home Bulletin
(Replaces Notice to Applicants for Model Home Assessment)

State Statute:

- 35 ILCS 200/10-25

Mail all Forms to:

- Cook County Assessor's Office, Attention Model Homes, 118 North Clark Street, Chicago, IL 60602

Qualifications:

- Any single family dwelling, townhome or condominium unit built for use as a display or demonstration model for prospective buyers that is not occupied is eligible to receive a model home assessment.
- No corporation, individual, sole proprietor or partnership may have more than 3 model homes, townhomes or condominium units at the same time within a 3-mile radius.
- The improvement (as defined by statute) is ineligible if it is sold, leased for use other than a display or demonstration model home.
- With an approved application for model home assessment, the assessed value of the qualifying structure is adjusted for that assessment year, or until the property becomes ineligible to receive the alternate valuation.

Tax Payer Responsibilities:

- The "*Model Home Application*" form must be completed by the person who is liable for the taxes on the property.
- The application deadline is April 30 of each assessment year that the alternative valuation is desired.
- When the property becomes ineligible for the alternate valuation, due to either the sale of the property or occupancy of the dwelling as a residence, the owner shall within 60 days file notice of such change by filing the "*Certificate of Ineligibility for Model Home Assessment*" form with the Cook County Assessor's Office with attention to Model Home Assessment Form.
- **Failure to make a timely filing in any assessment year constitutes a waiver of the right to benefit for that assessment year.**

Note: This bulletin is for informational use only and does not modify existing laws. It is your responsibility to carefully review the applicable provision of the Property Tax Code and the referenced Forms.