



MODEL HOME ASSESSMENT BULLETIN

The model home assessment section of the Property Tax Code, 35 ILCS 200/10-25, provides that the assessed value (AV) of any tract, lot or real property upon which a dwelling is constructed and used as a display or demonstration model home for prospective buyers shall be the same as the AV of such tract or lot prior to such construction and prior to any change in the zoning classification of such tract or lot.

Basic Qualifications

- A Model Home is a single-family house, townhome or condominium that is NOT occupied as a dwelling, but is used as a display home for potential buyers of the dwelling.
- The Model Home cannot be rented or lived in, or leased for use other than a model home.
- The Model Home cannot have a Model Home Exemption for more than 10 years.
- The Model Home may be furnished and may be used as an office.
- Developer may ONLY have three model homes in a three mile radius; center point of the radius being the first home designated as a model.

Deadlines

- You must annually file with the CCAO on or before April 30.

Note: This bulletin is provided for informational purposes only. Please see application for additional details.