



**GWEN HENRY, CPA  
DU PAGE COUNTY TREASURER**

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## **NEWS**

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**Residential property taxpayers likely to see bill increase due to COVID-related decrease in commercial property values**

*DuPage County Board passes ordinance allowing property tax payment penalty waiver for those financially impacted by COVID-19*

**Wheaton, IL – April 29, 2021** – Next week, property owners in DuPage County will begin receiving their 2020 property tax bills. While the average tax rate is down .62 percent, the average bill has increased 3.18 percent.

“Due to the COVID-19 pandemic, commercial property vacancies are increasing, therefore lowering their assessed value. The result of commercial property values decreasing causes residential property to take on a greater percentage of the tax burden,” according to DuPage County Treasurer Gwen Henry.

To help address the challenges that many property owners continue to face due to the pandemic, the DuPage County Board passed an ordinance allowing property owners in DuPage County who have been financially impacted adversely by the COVID-19 virus to waive the late payment penalty on the first installment of their property tax payment, as long as they make their payment by August 1, 2021.

“The action was taken to address the continuing reality that many DuPage County property owners continue to struggle financially due to the effects of the COVID-19-related shutdown,” Henry said. “The fact exists that many families who have set aside money to pay

their property taxes now need those funds to make mortgage or car payments as well as purchase groceries, medicine and other necessities,” she added.

To qualify for the penalty waiver, the current owner of the property must demonstrate a financial hardship as a result of the effects of the COVID-19 pandemic that has affected their ability to timely pay the property tax installment due June 1, 2021, due to any one of the following:

- a layoff or termination from employment, or had a reduction of income of 20 percent or greater;
- an inability to collect at least 80 percent of the collectable rent on the subject parcel during the calendar year 2020 and/or 2021;
- a shutdown of a business operated by the property owner due to classification as a non-essential business.

“It is important for taxpayers participating in this program to understand that with respect to any payment of the first installment of real estate taxes made from June 1 through September 1, 2021, the full penalties allowed by law will be applied for all days of delay after August 1, 2021,” Henry continued. “The second installment of property taxes remains due on or before September 1, 2021, and any late payments of that installment will incur the usual statutory penalties,” she said.

“DuPage County property owners interested in more information should visit <https://www.dupageco.org/treasurer/> to fill out an online waiver application or download an application to waive the penalties for late payment of the first installment of their property tax bill,” Henry concluded.

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