VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS

ORDINANCE NO. 25 - 01

AN ORDINANCE OF THE VILLAGE OF HARWOOD HEIGHTS CODE OF ORDINANCES TO REDUCE TRANSFER TAX CREDIT FOR OWNERS-OCCUPANTS PURCHASING AND SELLING HARWOOD HEIGHTS HOMES WITHIN SIX MONTHS BETWEEN TRANSACTIONS

Passed by the Board of Trustees, February 13, 2025

Printed and Published February 13, 2025 in Pamphlet Form
By Authority of the Village Board of Trustees

VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS

ARLENE C. JEZIERNY, MAYOR
MARCIA L. POLLOWY, VILLAGE CLERK

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ANNETTE BRZEZNIAK-VOLPE
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ZBIGNIEW LEWANDOWSKI
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GIUSEPPE "JOE" ZERILLO

I hereby certify that this document was
properly published in pamphlet form
by authority of the Board of Trustees
on the date stated above.

Village Clerk

VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS

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WHEREAS, the Village of Harwood Heights (the "Village") is an Illinois municipal corporation organized and operating pursuant to authority granted by the Constitution and Laws of the State of Illinois; and

WHEREAS, the Village is a home rule unit of government pursuant to Section 6(a), Article VII of the 1970 Illinois Constitution; and

WHEREAS, pursuant to its home rule power, the Village may exercise any power and perform any function relating to its government and affairs; and

WHEREAS, in 1996, the Village amended its real estate transfer tax provisions to provide for a full refund of transfer taxes paid on the purchase of owner-occupied property within the Village for use as a primary residence when the purchaser sold an owner-occupied property in the Village 180 days or fewer prior to the second transaction; and

WHEREAS, the Village wishes to preserve but narrow this tax credit available for homeowners staying within the Village and declares that this change does not impose any new real estate transfer taxes nor does it subject any additional transactions to transfer taxes that were not previously subject to transfer taxes and thus is a permissible change without need for local referendum approval; and

WHEREAS, the Village President and Board of Trustees find that so amending the Village Code in accordance with this Ordinance will be in the best interest of the Village and

consistent with the health, welfare and safety of Village residents and visitors.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Harwood Heights, County of Cook, Illinois, in the exercise of the Village's home rule powers, that the Village Code be amended as follows, with all existing provisions of the Village Code not set forth below continuing in full effect as currently written:

SECTION 1. RECITALS. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2. AMENDMENT.

Title 3 ("Revenue and Finance"), Chapter 10.72 ("Real Estate Transfer Tax"), Section 3.16.180 ("Tax Credit") of the Village of Harwood Heights Code of Ordinances, shall be, and hereby is amended as follows (deletions ~~strikethrough~~, additions in **bold and underline**), with those subsections not set forth herein remaining in effect as currently written:

3.16.180 Tax credit.

A. Reinvestment. A buyer who has previously paid the tax as provided for in Section 3.16.020 shall be entitled to a tax credit of **(i) $500,** provided any such buyer meets all of the following requirements:

1. The buyer builds or buys a single-family dwelling or condominium unit, within the village, as his or her principal residence and not to lease or rent any portion of the dwelling or real property to another person or persons; and
2. Within one hundred eighty (180) days prior to the purchase of the property described in subsection (A)(1) of this section, the purchaser sold a single-family residence located within the village which was the buyer's principal residence and no portion of the residence was leased or rented to any other person or persons.

SECTION 3. RESOLUTION OF CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SAVING CLAUSE. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other

provisions of this Ordinance, which are hereby declared to be separable.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

VOTES

AYES: Trustee Brutto, Steiner, Brzezniak-Volpe, Brzozowski-Wegrecki, Zerillo, Lewandowski

NAYS:

ABSENT:

ABSTAIN:

Passed and Approved this 13th day of February, 2025.

Mayor Arlene Jezierny

ATTEST:

Marcia L. Pollowy, Village Clerk

STATE OF ILLINOIS

COUNTY OF COOK

CERTIFICATION

I, Marcia L. Pollowy, do hereby certify that I am the duly elected and acting Clerk of the Village of Harwood Heights, County of Cook, State of Illinois.

I do further certify that the foregoing Ordinance 25-01 entitled:

AN ORDINANCE OF THE VILLAGE OF HARWOOD HEIGHTS CODE OF ORDINANCES TO REDUCE TRANSFER TAX CREDIT FOR OWNERS-OCCUPANTS PURCHASING AND SELLING HARWOOD HEIGHTS HOMES WITHIN SIX MONTHS BETWEEN TRANSACTIONS

Is true and correct copy of an Ordinance adopted by the Board of Trustees of the Village of Harwood Heights at a meeting held on the 13th day of February, 2025.

I do further certify that the original of which the foregoing is a true copy is entrusted to my care and safekeeping, and that I am keeper of the same.

I do further certify that I am the keeper of the records, ordinances, and resolutions of said Village of Harwood Heights, Cook County, Illinois.

In witness whereof I have hereunto set my official hand and seal this 14th day of February, 2025.

Corporate Seal

Marcia L. Pollowy
Village Clerk