

Home Owners Here Back Move For Rigid Limitation on Tax

Appoint Committee at Monday Session to Work for Pas- sage of Nixon Bill

Tax limitation for property owners of Illinois has been made a definite part of the program of the Wilmette Home Owners association. The association unanimously went on record as favoring a limitation plan and pledged its support for adoption of such a move. Fred W. Sargent, chairman of the Citizens' Committee of Cook county, and George F. Nixon, a member of the Board of Tax Appeals and former president of the Chicago Real Estate board, discussed and explained the entire tax situation, and particularly the limitation plan, to the association members.

Want Definite Limit

House Bill 394, introduced in the Illinois Legislature, provides for a limitation of taxes that may be levied against both real estate and personal property of not more than 1% of the full fair cash value of the property. To this must be added bond and interest, judgment and state taxes, it was explained. Both Mr. Sargent and Mr. Nixon assured the members that this would mean a tax that at no time would exceed 1 1/2% of the full fair cash value of all property, and that it might be slightly less than \$1.50 per hundred tax upon property.

"Government must economize, in order that taxes can be reduced. Economy will be brought about only when the income of tax spending bodies is cut," Mr. Nixon said.

Must Cut Income

"If we reduce and limit the amount of taxes that may be collected, government's income will be cut to a definite figure, and it will have to live within that income. Our neighboring states led the way. In practically every one of them, taxes upon property are now limited to a definite amount. Illinois must get busy.

"Property owners of Illinois are now faced with an impossible task. The tax burden has made the ownership of property a detriment rather than an asset. This condition must be corrected. We can do this by limiting the amount of taxes that the property owner is called upon to pay.

Aids Home Budget

"The home owner is now able to budget definitely his interest, his insurance and any other carrying charges upon his home, but he has no knowledge as to what his taxes may be. The investor is in the same position. These faults can be remedied by

passage of a law which will limit the amount of taxes that can be assessed."

Mr. Sargent told of the work which his committee has been doing to force reductions of governmental expenditures. He said that, although much had been accomplished, in reality the surface had only been scratched. He gave hearty endorsement of the limitation plan and pledged the support of the Citizens' Committee to work for its adoption.

R. E. Ricksen, president of the Wilmette Home Owners association named the following committee to work for the adoption of the limitation plan. Lemuel F. Owen, chairman; Axel Lonnquist, Arthur Lee and R. C. Fyfe.

Realtors Favor Limitation

Mr. Lee is president of the North Shore Real Estate board, which a month ago adopted a resolution asking that the tax limit on real estate be placed at not more than one percent, which is one-half percent lower than the limit proposed in the Nixon bill.

Such a bill limiting the tax limit on real estate to one percent was introduced by Earl B. Searcy of Springfield, but when a roll call was taken on the first reading of the bill in the State senate this month the sentiment was shown to be against its passage at this time.

At the meeting Monday night, Mr. Nixon's remarks were interpreted by many as intimating that the North Shore Real Estate board was not in favor of legislation to place a tax limit on real estate because it did not

favor his bill. On the other hand, officials of the Real Estate board point out, the organization is not only decidedly in favor of such a tax limit but the even more stringent one indicated in the Searcy bill. At a meeting last month the board adopted the following resolution:

"Whereas, Real estate has long borne an unfair share of taxes for all purposes, now, therefore

"Be it resolved by the North Shore Real Estate board at its regular meeting held on February 22, 1933, that we oppose the proposal in the so-called Nixon bill to limit the tax on real estate to one and a half percent of its full value and do ask that such tax limit on real estate be fixed at not over one percent, and,

"Be it further resolved that copies of this resolution be sent by the secretary to our representatives in the Illinois legislature and to George F. Nixon, and

"Be it further resolved that copies be sent to member boards of the Suburban Real Estate council and to the Chicago Real Estate board with the suggestion that they adopt similar resolutions."



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