

FAQ: Land Bank vs. Delinquent Tax Program

The Land Bank and Trustee Program are complimentary, but are necessarily separate and different in purpose.

	RPC	RPC as Land Bank Authority	RPC as Trustee Agent
IGA-Stated Purpose	For the purpose of guiding and accomplishing coordinated, adjusted, and harmonious development of the region, and of public improvements and utilities therein, in accordance with the needs of the region to promote health, safety, morals, order, convenience, prosperity, efficiency, and economy in the process of development and the general welfare of the region.	To foster the public purpose of combating community deterioration by returning property to productive use in order to provide open space, housing, industry, and employment for citizens within the Region.	For the purpose of securing redemptions, preparing all notices for mailing, assisting in the preparation and filing of petitions, applications and orders for tax deed, locating parties of interest, inspecting properties, preparing notices for service under the authorization of the Sheriff, and assisting in all other procedures necessary for obtaining tax deeds and conveying properties acquired.
Complimentary Function	<ul style="list-style-type: none"> • Assigns staff to support agency relationships established by IGA • Job sharing, cross-trained, technical personnel • Administrative and operational efficiencies 	<ul style="list-style-type: none"> • Jurisdiction-approved acquisition by judicial deed • Disposal strategies to achieve jurisdictional end use goals and responsible ownership • Proceeds reinvested into blight reduction strategies 	<ul style="list-style-type: none"> • State-mandated acquisition by tax deed • Sales strategies to expedite transfer of properties out of tax sale system, and prevent return to tax sale system • Ongoing monitoring of delinquent taxes and sales-in-error • Proceeds reinvested into blight reduction strategies
Limitations	Special-purpose unit of government; non-taxing body	<ul style="list-style-type: none"> • No legal authority to intervene in the delinquent property tax sale process 	<ul style="list-style-type: none"> • No acquisition authority outside the Illinois Property Tax Code limitations

Governing Board

Boone County
 City of Belvidere
 City of Loves Park
 City of Rockford
 Illinois Dept of Transportation, District 2
 Rockford Mass Transit District
 Village of Machesney Park
 Winnebago County
 Plus 19 public and private associate members

Board of Trustees

Boone County
 City of Belvidere
 City of Rockford
 Winnebago County
 City of Loves Park
 City of South Beloit
 Village of Machesney Park

Intergovernmental Agreement

Trustee: Winnebago County

Stakeholders

Winnebago County Taxing Bodies