

## **Kane County Road Improvement Impact Fee Program Update**

### **Implementation Options for New Impact Fee Schedule**

Since the current update to the Road Improvement Impact Fee Ordinance represents a significant amendment and will likely result in a significant increase in fees (at least for a majority of the county), the Impact Fee Advisory Committee and County Board may consider a number of options for implementation of the ordinance and new fee schedule. We have provided a number of options, not all of which are mutually exclusive, for consideration below:

- Fees could be substantially discounted initially, with a gradual phase-in to a lower discount, for example, an initial discount of 50%, for the first year, then 40% for the second year, with a final discount of 30% for the third through fifth year of the program. Note that the program must be updated at least every five years.
- Implementation of the fee schedule could be delayed, so that projects now in the development pipeline could be assessed under the current schedule. Other provisions of the ordinance could take effect immediately.
- Both of the above concepts could be combined, with a delayed implementation followed by a phase-in of the higher fee schedule.
- The ultimate fee schedule could be made effective immediately upon adoption of the ordinance, or on a convenient date, such as the first of the next month following adoption by the County Board.
- Because the current ordinance uses an entirely different approach to calculation of the fees, we would not recommend any phase-in formula that includes the current fee schedule as a factor.