



Frequently Asked Questions

Will an impact fee apply to my project?

Per [Ordinance No. 22-27](#), any new development located within Kane County shall pay an impact fee per the Impact Fee Schedule in Exhibit B of the Ordinance.

When is the impact fee collected?

The impact fee is due prior to issuance of a building permit unless otherwise defined by an impact fee agreement.

How do I determine the impact fee assessment for my project?

Applicants are encouraged to contact the Impact Fee Coordinator (630-845-3798) prior to initiating an [Impact Fee Application](#). For planning purposes, the County offers an [online estimator tool](#). The online estimate tool does not constitute a Notice of Fee Assessment. The actual impact fee will be determined by the County upon submittal of a complete [Impact Fee Application](#).

Does the County offer discounts?

New development may be eligible for an impact fee discount of up to 70% of the assessed impact fee. A summary of available discounts is provided in the [Impact Fee Discount Application](#).

Applicants wishing to apply for the Impact Fee Discount Program are encouraged to express their interest to the County Engineer **early in the planning and design process**. Prior to submittal of an Impact Fee Discount Application, applicants should contact the Impact Fee Coordinator (630-845-3798) in order to verify the applicability of discounts. It will take approximately 15 days for Impact Fee staff to process the application and then it will be presented to the Kane County Transportation Committee.

What projects are exempt from the impact fee?

The following new development is exempt from payment of impact fees. Although exempt from payment of an impact fee, submittal of an [Impact Fee Application](#) is required. If the new development meets the requirements for exemption, the applicant will receive a receipt marked EXEMPT.

- Alterations or expansion of an existing dwelling unit where not additional units are created and the use is not changed
- Nonresidential new development where an existing building will be structurally altered or enlarged and does not exceed the lesser of 25,000 square feet of floor area or 25% of the existing floor area; where the nonresidential new development does not require a zoning change; and where additional trips created by the alteration or enlargement does not exceed 10% of trips per existing land use; or where the alteration is required by a building code
- Construction of nonresidential accessory buildings which do not constitute an increase in intensity of the existing use
- Reconstruction of a destroyed or partially destroyed building with a new building of the same size and land use
- Publicly owned and operated school buildings
- Public buildings owned, operated and occupied by government agencies
- Temporary structures
- Affordable housing as defined by the Ordinance
- Private schools



Do I receive a credit for demolition of existing structure(s) as part of the new development?

If a building is demolished as part of a new development, a demolition credit will be issued. The demolition credit is equal to the value of the impact fee that would have been assessed for the building(s) to be demolished. In order to receive a demolition credit, a copy of the demolition permit or letter of authorization from the permitting agency and documentation of the building(s) to be demolished (e.g., building survey, final engineering plan, as-built plan) must be submitted to the County as part of the [Impact Fee Application](#).

How are the impact fee funds used?

The State of Illinois Road Improvement Impact Fee Law ([605 ILCS 5/5-901 et. seq.](#)) entitles Kane County to assess road improvement impact fees on new development based on the proportional traffic impacts of the new development. Impact fees supplement other highway improvement funding sources. Impact fee funds can only be used for improvements to County highways. Eligible costs include roadway construction and expansion; maintenance of existing facilities must be funded by other sources. A list of anticipated highway improvements is provided in the [Comprehensive Road Improvement Plan \(CRIP\)](#).

What happens when a property is sold? Does the new owner have to pay a fee again?

Generally, the impact fee remains with the property and a new fee is not necessary. However, there are instances where a new fee may be required. Please contact the Impact Fee Coordinator for more information.

Who do I contact for more information?

Contact the Impact Fee Coordinator, Lisa Larson, at 630-845-3798 or KDOTimpactfee@co.kane.il.us or visit the Impact Fee [website](#).