

HB4676



95TH GENERAL ASSEMBLY

State of Illinois

2007 and 2008

HB4676

by Rep. Donald L. Moffitt

SYNOPSIS AS INTRODUCED:

70 ILCS 705/11h new

Amends the Fire Protection District Act. Allows a district to impose a development impact fee by ordinance, resolution, or development agreement to: undertake capital developments or capital improvements; acquire land; make improvements to roads, buildings, or other property; acquire equipment; or pay for additional personnel. Sets forth considerations in determining the amount of the impact fee. Makes other changes.

LRB095 16673 HLH 42704 b

FISCAL NOTE ACT
MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

A BILL FOR

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Fire Protection District Act is amended by
5 adding Section 11h as follows:

6 (70 ILCS 705/11h new)

7 Sec. 11h. Impact fees. A district may impose a development
8 impact fee on a developer that is undertaking a residential,
9 commercial, or industrial project that is being newly
10 constructed, reconstructed, redeveloped, enlarged, or
11 otherwise developed and that will generate additional demands
12 for services from the district. A district may impose an impact
13 fee for: acquisition of land; capital developments; capital
14 improvements to roads; capital improvements to buildings or
15 other real property; acquisition of equipment; or additional
16 personnel.

17 An impact fee payable by a developer may not exceed a
18 proportionate share of the costs incurred or the costs that
19 will be incurred by the district that are specifically and
20 uniquely attributable to the new development or subdivision. In
21 calculating the amount of an impact fee under this Section, the
22 district must consider, without limitation, (i) the demand for
23 land, capital developments, capital improvements, equipment,

1 or personnel generated by the development or subdivision, (ii)
2 the direct and material benefit to the development or
3 subdivision because of the land, capital development, capital
4 improvement, equipment, or personnel that will be financed by
5 the impact fee, and (iii) the acreage and the value of the
6 acreage required for a capital development or capital
7 improvement.