

HB4677



95TH GENERAL ASSEMBLY

State of Illinois

2007 and 2008

HB4677

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. Sets forth considerations in determining the amount of the impact fee. Makes other changes.

LRB095 16672 HLH 42703 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.

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

1 the impact fee, and (iii) the acreage and the value of the
2 acreage required for a capital development or capital
3 improvement.