

## IMPORTANT WATER CONNECTION FEE UPDATE - VILLAGE OF LANNON

The Village Board plans to replace the water impact fee and special assessments with a single, unified reserve capacity assessment (RCA) that will apply to connections in 2021 and after. The expected RCA fee is \$7,923 per equivalent meter connection.

### **How does this affect me?**

- I was special assessed \$15,000: Your special assessment will be reduced to \$7,923 and will still be payable over 20-years. If you paid in full, the balance will be refunded to you.
- I live on Main St. or I have existing water main and was told I need to pay an impact fee: The dollar amount will be the same but it can now be added to your tax bill and paid over 20 years.
- I have vacant land or no plumbing: The RCA will be deferred until connection. If you were special assessed, you will be refunded.
- I live in Lannon Estates: Individual units were never charged a water impact fee or special assessment by the Village, and you will not be charged an RCA either.
- I live in new development or was a water customer before 2021: Either you or your builder paid an impact fee when you connected and you will not be charged an RCA fee for water.
- I don't have water main yet: The RCA fee locks in the amount at \$7,923 for 2022, and the fee is expected to go up by a predetermined % amount, or by an amount set by the Construction Cost Index, per year. You will pay the calculated fee for the year you connect.

### **How can this be so different than and why didn't the Village figure this out before?**

Projects are tracking under budget, development is outpacing projections, and the newly amended tax increment finance districts (TIDs) are able to pay for extensive future water system projects. Re-analyzing this for the buildout of the system and all future connections results in a lower, unified fee structure.

### **When will this all take effect and what happens next?**

The Village Board wants to get this done by the end of October 2022 so that people who were special assessed in 2021 can realize the savings on the next property tax bill. The RCA is a special assessment and must follow the assessment process. You will receive a mailer in late September for a public hearing in early October (tentatively planned for 10/11/22).

**Please visit [www.villageoflannon.com/water](http://www.villageoflannon.com/water) for the most up to date information.**