



Legislation Text

File #: 2021-0029, **Version:** 0

Title/Name/Summary
Build Orland FY 2021

History

The 'Build Orland' Program was instituted by the Village Board of Trustees in 2010. The goal of the program was to encourage new growth and development through the temporary reduction and deferral of permit and impact fees. In 2011 & 2012, the program was renewed but only for new residential projects. In summary, new residential projects received a 25% reduction on permit/impact fees and a 50% reduction on water tap fees. Additionally, projects were also allowed to defer the payment of the aforementioned fees until final occupancy. Projects with pre-existing incentive/inducement agreements (i.e. sales tax sharing) were not eligible for the program. Additionally, projects with existing development/annexation agreements could only receive one 'discount' of fees, either those set by agreement or the 'Build Orland', whichever is greater.

From 2013 to present, the program was scaled back to include only the deferral of permitting fees until the final occupancy of single-family homes. This decision was based upon the increased stability in the housing market and the number of new housing starts in the Village.

For FY 2021, two options are being presented. The first option is to approve the Build Orland program only allowing the payment deferral for new single-family residential permits.

The second option builds upon recent Village Board discussions regarding options to offer businesses and residents relief during the pandemic. This option would renew the Build Orland Program and re-establish the 25% permit fee reduction for single-family residential development in addition to the aforementioned payment deferral.

This item is now before the Village Board for consideration.

I move to recommend to the Village Board to approve an extension of the 'Build Orland' program for FY 2021 allowing the deferral of permit fee payment for new single-family residential permits until final occupancy.

OR

I move to recommend to the Village Board to approve an extension of the 'Build Orland' program for the FY 2021 allowing a 25% reduction in permit fees and the deferral of permit fee payment for new single-family residential permits until final occupancy.

Recommended Action/Motion

I move to recommend to the Village Board to approve an extension of the 'Build Orland' program for the FY 2021 allowing a 25% reduction in permit fees and the deferral of permit fee payment for new single-

family residential permits until final occupancy.