



MEMORANDUM

Date: May 24, 2021

To: Real Estate Professionals

From: Nancy Petersen, Lee County Clerk
Wendy Ryerson, Lee County GIS Supervisor

Re: Recording Fees

The County Board has completed a study (*2021 Cost Analysis – GIS Recording Fee*) of the costs associated with the maintenance of GIS in Lee County. The cost study recommends an increase of the GIS Recording Fee in order to fully fund the operating expenses of the GIS Department, pursuant to Section 5/3-5018 of the Illinois Counties Code.

At the May 20, 2021 meeting of the Lee County Board, the Board placed an ordinance on file outlining the proposed increase. (Attached) The Board will take action on the proposal at the June 17, 2021, 6:00 PM meeting. If the Board approves the proposed ordinance, there will be a change in the document recording fees to reflect the GIS Fee change, **effective August 1, 2021**. In general, a change to the GIS Recording Fee would impact all standard documents, some non-standard documents, and recorded plats.

We wanted to make you aware of the Board's pending decision, and advise you to watch for updates on the County Clerk & Recorder's page of the County's website: www.leecountyil.com.

If you have any questions on the cost study and/or proposed fee increase, please contact Wendy at: 815-288-4483. If you have any questions, on which recorded documents are impacted, please contact Nancy at 815-288-3309.

Thank you!

**Lee County Board
Dixon, Illinois**

ORDINANCE No. _____

REVISION OF GIS RECORDING FEE

WHEREAS, 55 ILCS 5/3-5018 authorizes the County Recorder, with the approval of the County Board, to establish a fee of three dollars (\$3.00) for the filing of instruments, of which one dollar (\$1.00) is deposited into the recorder's special funds created under Section 3-5005.4, and two dollars (\$2.00) is for the purpose of implementing and maintaining a countywide Geographic Information System (GIS); and,

WHEREAS, pursuant to 55 ILCS 5/3-5018, the Lee County Board (Board) may, by ordinance, increase the fee allowed by this Section if the increased fee is justified by an acceptable cost study showing the fees allowed by this Section are not sufficient to cover the cost of providing the service; and,

WHEREAS, the Board enacted this three dollar (\$3.00) fee on July 18, 2000, and it became effective of September 1, 2000; and

WHEREAS, the Board subsequently increased this fee to \$10.00 on February 19, 2002 by Ordinance 02-02-010, effective on April 1, 2002 as justified by an acceptable cost study entitled *Executive Summary, Lee County Illinois GIS Strategic Implementation Planning Project*; and,

WHEREAS, the Board subsequently increased this fee to eighteen dollars (\$18.00) on August 21, 2007, effective on December 1, 2007, as justified by an acceptable cost study entitled *GIS Recording Fee Cost Study*; and,

WHEREAS, the Board has completed a study of the costs associated with the maintenance of GIS in Lee County, and the conclusion of the study, entitled *2021 Cost Analysis – GIS Recording Fee*, is the GIS fee should be increased to thirty-one dollars (\$31.00) to cover the necessary expenses of providing and maintaining the GIS system, including salaries, related salary expenses, periodic aerial photography, and other related operating cost; and,

WHEREAS, the Board has determined that the increase is justified by an acceptable cost study, entitled *2021 Cost Analysis – GIS Recording Fee*, attached to this Ordinance as Exhibit A;

NOW, THEREFORE BE IT ORDAINED, by the Lee County Board that, effective August 1, 2021, the current fee of eighteen dollars (\$18.00) shall be increased to thirty-one dollars (\$31.00) for the filing of every instrument, paper or notice for recording; for all persons and entities allowed under 55 ILCS 5/3-5018. One dollar (\$1.00) of each transaction fee will be retained by the County Recorder and thirty dollars (30.00) will be deposited in the GIS Recording Fee Fund for the purpose of maintaining and advancing the county-wide GIS.

PASSED BY THE LEE COUNTY BOARD

THIS _____ DAY OF _____, 2021

BY: _____
Lee County Board Chairman

BY: _____
Lee County Clerk

ATTEST: