

Breein B. Suver
Iroquois County Clerk & Recorder



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NOTICE

IMPLEMENTATION OF GIS FEE INCREASE COLLECTED BY THE IROQUOIS COUNTY RECORDER

The Iroquois County Board has determined that increasing the Geographic Information System (GIS) fee from \$21 to \$26 is necessary to cover the cost of maintaining a Geographical Information System. This increase is justified by a previous cost study which was performed in 2019, and the need to ensure the proper amount of revenue is available to cover expenditures for the foreseeable future.

The Iroquois County GIS data, online maps, aerials, topographic data, software, and services are relied upon in several areas of county business/operations such as assessments, land use, emergency management, public safety, county infrastructure, and the ongoing collaboration with state and local jurisdictions.

The Iroquois County Board will approve amending the fee increase, by Ordinance, at the October 8, 2024 County Board meeting.

The fee schedule will be in effect for all eligible documents presented for recordation on or after January 1, 2025.

If you should have any questions, please contact the Iroquois County Recorder's Office at 815-432-6962.

Breein B. Suver
Iroquois County Clerk and Recorder
September 16, 2024

IROQUOIS COUNTY BOARD ORDINANCE NO. 2024-

AMENDING A RATE FOR RECORDER OF DEEDS GIS FUND

WHEREAS, on July 11, 2000 the Iroquois County Board approved, subsequent to the provisions of 55 ILCS 5/3-5018, the authorization of an additional charge up to \$3.00 for the filing of every instrument, paper, or notice for record; and

WHEREAS, on September 11, 2018 pursuant to 55 ILCS 5/3-5018.1 the Iroquois County Board adopted a predictable fee schedule that eliminates surcharges or fees based on the individual attributes of a standard document to be recorded; and

WHEREAS, Public Act 103-884 was passed by the 23rd General Assembly and signed into law 55ILCS 5/3-5018.2 which takes effect January 1st, 2025 and allows for the County Board, by ordinance or resolution, increase the fees allowed by the predictable fee schedule if the increase is justified by an acceptable cost study; and

WHEREAS, 55ILCS 5/3-5018.2 also allows the recorder to collect a minimum GIS fee of \$3 and provides that the fee collected shall be deposited into a special fund set up by the Treasurer of the County, as authorized pursuant to 55 ILCS 5/3-5018.2 and shall be used solely for the equipment, materials, and necessary expenses incurred in implementing and maintaining a GIS; and \$1.00 of the \$3.00 shall be deposited into the Recorder's special fund created under Section 3-5005.4 which may at the recorder's discretion, be used to defray the cost of implementing or maintaining the County's GIS; and

WHEREAS, in May 2019, Bellwether, LLC completed a study of the direct and indirect costs of services in the County Clerk and Recorder's Office including the costs associated with the development and maintenance of GIS in Iroquois County and the conclusion shows that the fee should be increased to cover such costs; and

WHEREAS, Iroquois County has determined increasing the fee in the amount of \$5.00 (Five dollars) is necessary to defer the maximum allowable cost of providing the GIS system, and the increase is justified by the cost study completed by Bellwether, LLC which is on file in the Iroquois County Clerk and Recorder's Office; and

NOW, THEREFORE, BE IT ORDAINED by the County Board of Iroquois County, Illinois, effective January 1, 2025 the fee of \$21.00 (Twenty-Once dollars) will be increased by \$5.00 (Five dollars) for a total to be charged of \$26.00 (Twenty-six dollars) for the filing of every instrument, paper, or notice for record for all persons and entities other than officers, agencies, departments, and other instrumentalities of the State; and that such fees collected shall be deposited into the GIS Fund to be disbursed according to law, for advancement of the Countywide GIS system.

Passed this _____ day of _____, 2024

John Shure, Chairman

ATTEST: _____
Brecin B. Suver, County Clerk & Recorder

___ ayes

___ nays

___ absent

ORDINANCE 2024-

**ORDINANCE CONFIRMING RECORDING FEES FOR
IROQUOIS COUNTY, ILLINOIS**

WHEREAS, 55 ILCS 5/3-5018.1 provided that on or before January 1, 2019, the County shall adopt and implement a predictable fee schedule that eliminates surcharges or fees based on the individual attributes of a standard document to be recorded; and

WHEREAS, on September 11, 2018 the Iroquois County Board established the predictable fee schedule required under 55ILCS 5/3-5018.1; and

WHEREAS, the fees collected for the Rental Housing Support Program were increased by the Iroquois County Board on May 9, 2023 and are charged to real estate related documents; however, the surcharge does not apply to public utility easements and documents recorded by state or local government agencies; and

WHEREAS, the fees collected for the County GIS Fund were increased by the Iroquois County Board on October 8, 2024 and collected at a rate of \$26.00 with \$1.00 of the \$26.00 to be deposited in the Recorder's Special fund; and

WHEREAS, the Recorder has posted notice of the proposed document class fees for the classifications at least two weeks prior, but not more than four weeks prior, to the public meeting at which the ordinance may be adopted; and

WHEREAS, based on the analysis, the Finance Committee of the Iroquois County Board recommends the County Code be amended to confirm the Recording fees for Iroquois County effective January 1, 2025;

NOW, THEREFORE, BE IT ORDAINED by the County Board of Iroquois County, that the County Code is amended as follows to allow for the recordation and collection of fees for the following document classes pursuant to Public Act 103-884 which was passed by the 23rd General Assembly and signed into law as 55ILCS 5/3-5018.2 and takes effect January 1st, 2025:

1. Deeds. The aggregate fee for recording deeds shall be **\$71.00**. Inclusion of language in the deed as to any restriction, covenant, lien, oil, gas, or other mineral interest, easement, lease of mortgage shall not alter the classification of a document as a deed.
2. Leases, lease amendments, and similar transfer of interest documents. The aggregate fee for recording leases, lease amendments, and similar transfers of interest documents shall be **\$71.00**.
3. Mortgages. The aggregate fee for recording mortgages, including assignments, extensions, amendments, subordinations, and mortgage releases shall be **\$71.00**.
4. Easements not otherwise part of another classification. The aggregate fee for recording easements not otherwise part of another classification, including assignments, extensions,

amendments, and easement releases not filed by a State agency, unit of local government, or school district shall be **\$71.00**.

5. Nonstandard documents. Any document presented that does not conform to the following standards, even if it may qualify for another documents class, may be recorded under this document class (5) if the nonstandard document allows legible reproduction of the document presented:

(A) The document shall consist of one or more individual sheets measuring 8.5 inches by 11 inches, not permanently bound, and not a continuous form. Graphic displays accompanying a document to be recorded that measure up to 11 inches by 17 inches shall be recorded without charging an addition fee.

(B) The document shall be legibly printed in black ink by hand, type, or computer. Signatures and dates may be in contrasting colors if they will reproduce clearly.

(C) The document shall be on white paper of not less than 20-pound weight and shall have a clean margin of at least one-half inch on the top, the bottom, and each side. Margins may be used only for non-essential notations that will not affect the validity of the document, including, but not limited to, form numbers, page numbers, and customer notations.

(D) The first page of the document shall contain a blank space measuring at least 3 inches by 5 inches, from the upper right corner.

(E) The document shall not have any attachment stapled or otherwise affixed to any page.

(F) The document makes specific reference to 5 or fewer tax parcels, units, property identification numbers, or document numbers.

6. (Blank)

The aggregate fee for recording a nonstandard document shall not be less than **\$83.00**.

7. Miscellaneous. The aggregate fee for recording documents that do not otherwise fall within classifications under paragraphs (1) through (6) or paragraph (8) or (9) and that are not otherwise exempted documents shall not be less than **\$71.00**.

8. Maps or plats of additions, subdivisions, or otherwise. For recording maps or plats of additions, subdivisions, or otherwise the fee shall be **\$98.50**.

9. Other. Documents presented that meet the following criteria shall be charged as follows, notwithstanding document classes (1) through (8).

(A) A document recorded pursuant to the Uniform Commercial Code or otherwise by law shall be charged as provided in the Uniform Commercial Code or as otherwise provided by law.

(B) A State tax lien or a federal tax lien shall be charged as otherwise provided by law or ordinance, except that the fee that shall be collected from the Department of Revenue for filing or indexing a tax lien, certificate of lien release or subordination or any other documentation affecting or concerning a tax lien is **\$11.00** and the fee that shall be collected from the Department of Revenue or Internal Revenue Service for indexing each additional name in excess of one for any lien, certificate of lien release or subordination, or any other type of notice or other documentation affecting or concerning a line is **\$1.00**.

(C) A document recorded by a unit of government, State agency, or public utility, as that term is defined in Section 3-105 of the Public Utilities Act, will be charged **\$52.00**.

Copy fees will remain the same.

Passed and Approved this ____ day of September, 2024.

Ayes _____ Nays _____

Absent _____

John Shure, Chairman of the Iroquois County Board

ATTEST: _____
Brecin B. Suver, County Clerk