

RESOLUTION NO. R- 01-25

A RESOLUTION APPROVING THE WAIVING OF CERTAIN APPLICATION AND PERMIT FEES RELATED TO RESIDENTIAL DEVELOPMENT EAST OF 55TH STREET IN KANSAS CITY, KANSAS, AND REPEALING A PREVIOUS RESOLUTION

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) believes that it is essential to stimulate development for the benefit of the community and to expand the tax base; and

WHEREAS, in order to promote new development in Kansas City, Kansas east of 55th Street, the Unified Government believes that it is necessary and desirable to waive certain permits and fees related to that development; and

WHEREAS, the Unified Government recently provided for a waiver of certain fees through the passing of Resolution No. R-27-24, related to infill housing east of 78th Street.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS:

Section 1. The County Administrator shall waive the following application and permit fees for new homes and residential development (single-family and duplexes only) projects to be built on and after the effective date of this resolution and to be located east of 55th Street in Kansas City, Kansas, for a period of five (5) years after the effective date of this Resolution:

- a. Building Permit Fee
- b. Electrical Permit Fee
- c. Mechanical Permit Fee
- d. Plumbing Permit Fee
- e. Driveway Permit Fee
- f. Sewer Connection Fee
- g. Lateral Sewer Connection Fee
- h. Sanitary permit
- i. Land disturbance permit
- j. Right-of-way permit
- k. Change of zone application
- l. Plan review fee
- m. Ordinance publication fee
- n. Pole, pylon and monument signs
- o. Wall signs

Section 2. That the provisions of this Resolution shall not apply to new subdivisions and other areas of the City where existing sewer connections have not already been built.

Section 3. That Unified Government staff is directed to track key performance indicators to measure the success of the fee waivers, including: (1) the number of homes built; (2) population count; (3) the number of new commercial developments in the area, and (4) crime rate statistics.

Section 4. That the County Administrator and all other employees and agents of the Unified Government are authorized to take all actions and to approve all instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. That Resolution R-27-24 be and the same is hereby repealed.

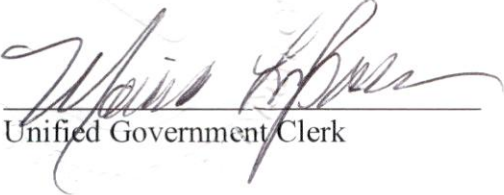
Section 6. This Resolution will take effect and be in full force from and after its passage by the Board of Commissioners.

ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 9th DAY OF January 2025.



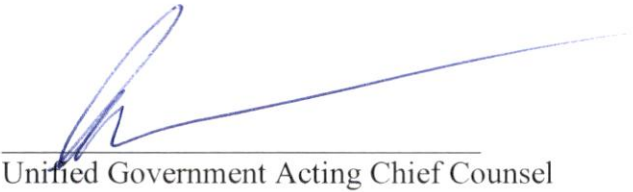
Tyrone A. Garner, Mayor/CEO

Attest:



Unified Government Clerk

Approved as to Form:



Unified Government Acting Chief Counsel

RESOLUTION NO. R- 27-24

A RESOLUTION APPROVING THE WAIVING OF CERTAIN FEES RELATED TO INFILL HOUSING EAST OF 78TH STREET IN KANSAS CITY, KANSAS

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas ("Unified Government") believes that it is essential to stimulate the development of residential housing for the benefit of the community and to raise the tax base; and

WHEREAS, the Unified Government believes that it is especially important to stimulate the development of new infill residential housing on vacant lots in the urban areas of Kansas City, Kansas; and

WHEREAS, in order to promote the construction of new infill housing on vacant lots east of 78th Street, the Unified Government believes that it is necessary and desirable to waive certain fees related to new construction; and

WHEREAS, the Unified Government previously provided for a waiver of said fees through the passing of Resolution No. R-76-21, which allowed certain fees related to new construction to be waived for a period of two years; however, said waiver has since lapsed.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS:

Section 1. That the following fees (as they may be amended from time to time) are waived for a period of five (5) years from the date of this Resolution for any new residential (single-family and duplexes) infill housing east of 78th Street in Kansas City, Kansas where existing sewer systems are already in place:

- a. Building Permit Fee - \$400 for homes 3,000 sf or less and \$450 for homes over 3,000 sf
- b. Electrical Permit Fee - \$70 (average)
- c. Mechanical Permit Fee - \$70 (average)
- d. Plumbing Permit fee - \$70 (average)
- e. Driveway Permit fee - \$55
- f. Sewer Connection Fee - \$960
- g. Lateral Sewer Connection Fee - \$500

Section 2. That the provisions of this Resolution shall not apply to new subdivisions and other areas of the City where existing sewer connections have not already been built.

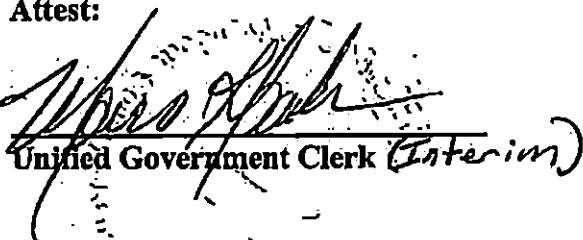
Section 3. That Unified Government staff is directed to track key performance indicators to measure the success of the fee waivers, including: (1) the number of homes built; (2) population count; (3) the number of new commercial developments in the area, and (4) crime rate statistics.

Section 4. That the County Administrator, Director of Planning and Urban Design, Director of the Neighborhood Resource Center, the Director of Public Works and all other employees and agents of the Unified Government are authorized to take all actions and to approve all instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. This Resolution will take effect and be in full force from and after its passage by the Board of Commissioners.

ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 6th DAY OF JUNE 2024.

Attest:

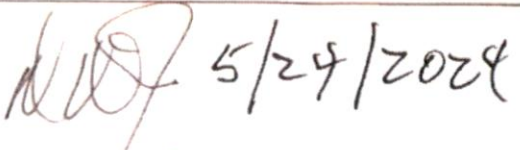

Unified Government Clerk (Interim)



Report to
Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
JUN 03 2024	<div style="border: 1px solid black; padding: 2px;">Wendy Green, Assistant Counsel</div> wmgreen@wycokck.org x5679	Legal
AGENDA ITEM #IV.3.		
RESOLUTION: WAIVING INFILL HOUSING FEES		
BACKGROUND		
Approval of a resolution waiving certain fees related to new construction of infill residential housing East of 78 th Street for a period of either 2, 5 or 10 years, submitted by Wendy Green, Deputy Chief Counsel.		
RECOMMENDATION		
Approve To adopt the Resolution.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
IT/POLICY CONSIDERATIONS		
n/a		
PROCUREMENT CONSIDERATIONS		
n/a		
LEGAL CONSIDERATIONS		
To adopt the resolution.		
ATTACHMENTS		
Resolution Approving Waiving of Infill Housing Fees		

Approved by Mayor and/or Chair and Administrator to add to agenda.

 5/29/2024
 Approved - Mayor Lynne Adams

RESOLUTION NO. R-_____

A. RESOLUTION APPROVING THE WAIVING OF CERTAIN FEES RELATED TO INFILL HOUSING EAST OF 78TH STREET IN KANSAS CITY, KANSAS

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas ("Unified Government") believes that it is essential to stimulate the development of residential housing for the benefit of the community and to raise the tax base; and

WHEREAS, the Unified Government believes that it is especially important to stimulate the development of new infill residential housing on vacant lots in the urban areas of Kansas City, Kansas; and

WHEREAS, in order to promote the construction of new infill housing on vacant lots east of 78th Street, the Unified Government believes that it is necessary and desirable to waive certain fees related to new construction; and

WHEREAS, the Unified Government previously provided for a waiver of said fees through the passing of Resolution No. R-76-21, which allowed certain fees related to new construction to be waived for a period of two years; however, said waiver has since lapsed.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS:

Section 1. That the following fees (as they may be amended from time to time) are waived for a period of five (5) years from the date of this Resolution for any new residential (single-family and duplexes) infill housing east of 78th Street in Kansas City, Kansas where existing sewer systems are already in place:

- a. Building Permit Fee - \$400 for homes 3,000 sf or less and \$450 for homes over 3,000 sf
- b. Electrical Permit Fee - \$70 (average)
- c. Mechanical Permit Fee - \$70 (average)
- d. Plumbing Permit fee - \$70 (average)
- e. Driveway Permit fee - \$55
- f. Sewer Connection Fee - \$960
- g. Lateral Sewer Connection Fee - \$500

Section 2. That the provisions of this Resolution shall not apply to new subdivisions and other areas of the City where existing sewer connections have not already been built.

Section 3. That Unified Government staff is directed to track key performance indicators to measure the success of the fee waivers, including: (1) the number of homes built; (2) population count; (3) the number of new commercial developments in the area, and (4) crime rate statistics.

Section 4. That the County Administrator, Director of Planning and Urban Design, Director of the Neighborhood Resource Center, the Director of Public Works and all other employees and agents of the Unified Government are authorized to take all actions and to approve all instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. This Resolution will take effect and be in full force from and after its passage by the Board of Commissioners.

ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF JUNE 2024.

Attest:

Unified Government Clerk

Fee Waivers
for Infill
Housing

N/CD Standing
Committee

6/3/24



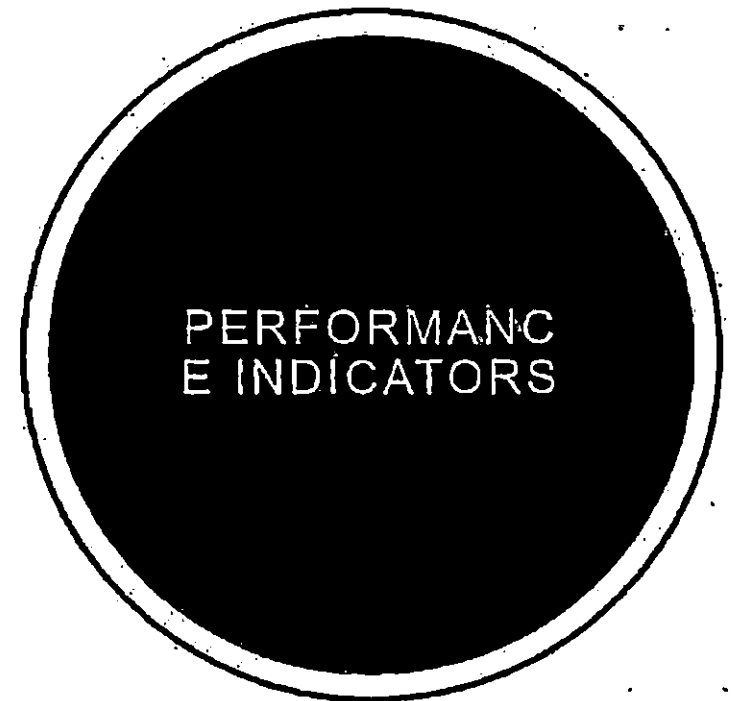


PRIOR
RESOLUTION
76-21

- Adopted 10/28/21.
- Waived certain fees for any new residential (single-family and duplexes) infill housing where existing sewer systems were already in place.
- Lasted for a period of 2 years from date of adoption.
- Permit fees: building, electrical, mechanical, plumbing, driveway, sewer connection, and lateral sewer connection.

- **UG staff was directed to track the following key performance indicators to measure the success of the fee waivers:**

1. The number of homes built;
2. Population count;
3. The number of new commercial developments in the area; and
4. Crime rate statistics.



- Single Family Permits Issued
 - 2021 = 4
 - 2022 = 36
 - 2023 = 43
- Estimated Building Permit Fees Waived
 - 2021 ≈ \$1,420
 - 2022 ≈ \$16,111
 - 2023 ≈ \$21,486



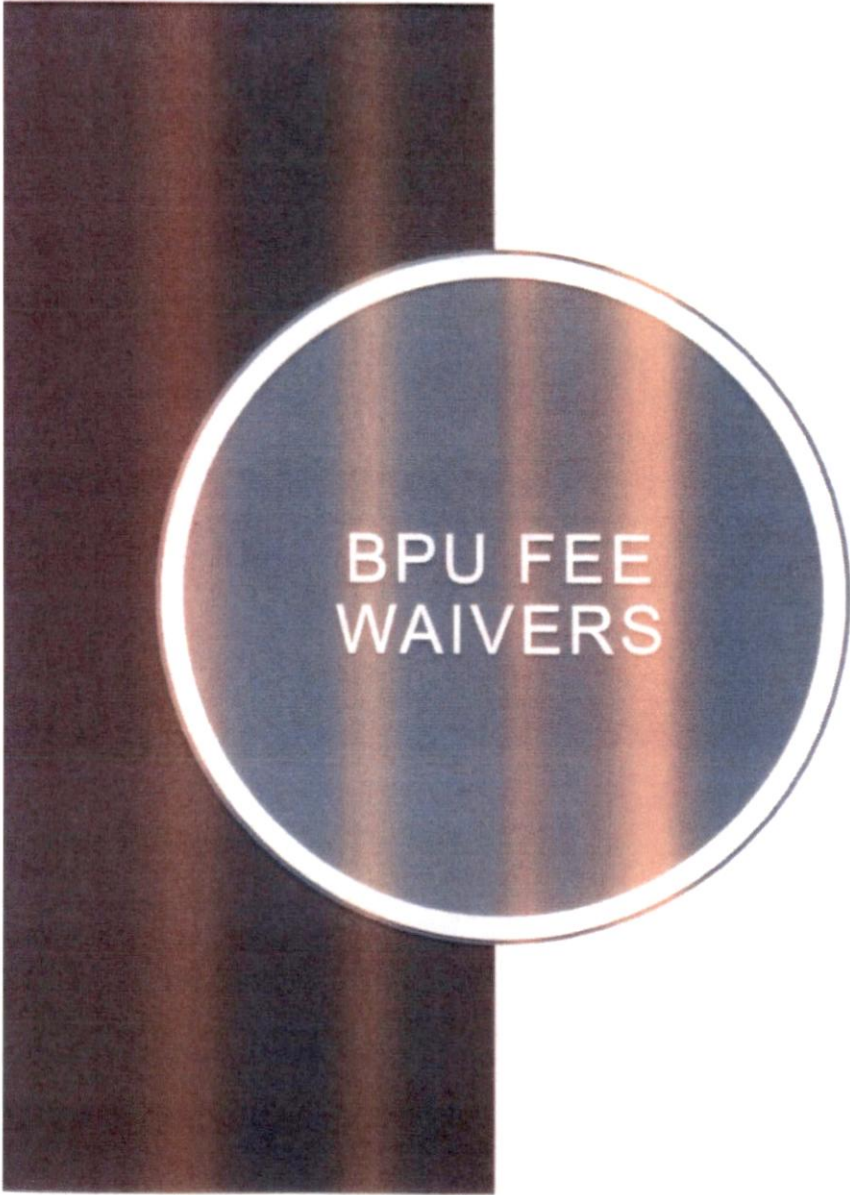
- **Public Works/Sewer Connection Estimated Fees Waived**
 - 2021 (unavailable)
 - 2022 ≈ \$12,232
 - 2023 ≈ \$25,576
- **Number of New Commercial Developments**
 - 49 (Based off number of new builds or substantial capital improvements)



Population

	2021 Pop	2022 Pop
66101	12355	12,410
66102	30237	30,874
66103	13035	13,471
66104	27663	26,638
66105	2227	2,283
66106	22729	23,817
Total pop of selected ZIP Codes	108246	109493

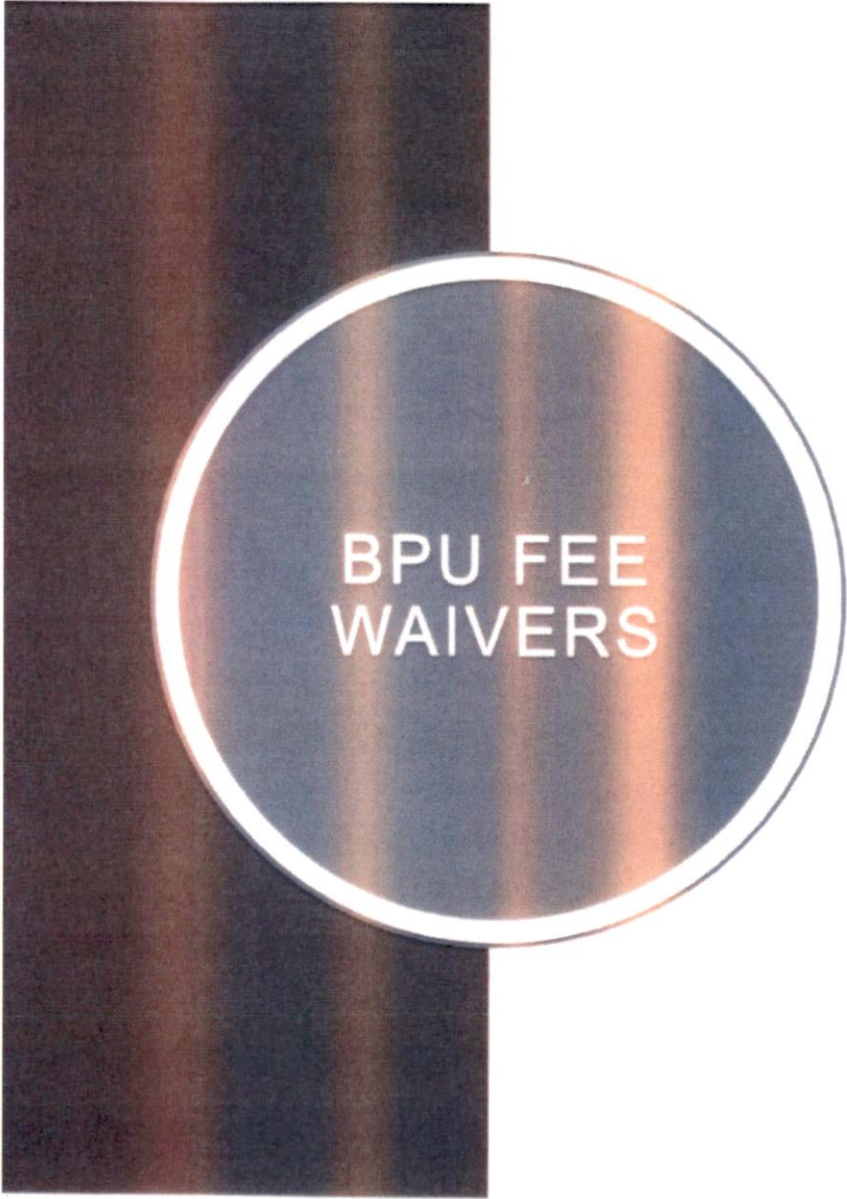




BPU FEE WAIVERS

- **Resolution No. 5297 – 4/17/24**

- Authorizes the General Manager to waive certain electric and water fees for infill housing.
- Targeted for East of I-635 but also available for some areas between 78th Street and I-635.
- Also allows waiver of permit and connection fees for certain Land Bank lots East of 78th Street used for residential construction of single-family homes or duplexes.
- Example of fees: temporary electric service fee, overhead electric service drop allowance, residential water tap fee, water system development.
- Considered and granted on an individual basis.
- **Effective until December 31, 2025.**



BPU FEE WAIVERS

- **Resolution No. 5298 – 4/17/24**

- Authorizes the General Manager to waive system development and tap fees for new single-family residential construction East of I-635.
- Property must have previously had a BPU water service line in place.
- Must require a new 5/8" meter and be owned by an individual.
- Existing water line must be of adequate size to provide domestic service and fire protection and front the property.
- **Effective until December 31, 2025.**



PROPOSED
RESOLUTION

- Same waiver of fees for residential infill housing (single-family and duplexes) East of 78th Street.
- Permit fees: building, electrical, mechanical, plumbing, driveway, sewer connection, and lateral sewer connection.
- Fees waived for the following periods:
 - A. 2 years
 - B. 5 years
 - C. 10 years



QUESTIONS?



DATE: November 25, 2024
 TO: Mayor Garner and Members of the Board of Commissioners
 FROM: Dr. Shelley Kneuvean, Chief Financial Officer
 SUBJECT: Fiscal Impact Regarding Resolution to Waiver of Certain Building Permits Fees

At the request of the Mayor’s Office, the Legal Department drafted a resolution to waive certain application and permit fees related to new development east of 55th Street to the city limits in Kansas City, Kansas. A previous resolution was adopted to waive certain fees related to infill housing east of 78th Street in Kansas City, Kansas (Resolution 76-21) adopted in October 2021.

The primary difference between the two resolutions is:

1. Geographical boundary – The geographic boundary outlined in Resolution 76-21 is 78th Street east to city limits; and the new resolution is 55th Street east to city limits; and,
2. List of permits or fees to be waived:

Resolution 76-21	New Resolution
Building Permit Fee	Building Permit Fee
Electrical Permit Fee	Electrical Permit Fee
Mechanical Permit Fee	Mechanical Permit Fee
Plumbing Permit Fee	Plumbing Permit Fee
Driveway Permit Fee	Driveway Permit Fee
Sewer Connection Fee	Sewer Connection Fee
Lateral Sewer Connection Fee	Lateral Sewer Connection Fee
	Sanitary Sewer Main Utilization Fee
	Land Disturbance Permit
	Right of Way Permit
	Change of Zone Application
	Plan Review Fee
	Ordinance Publication Fee

Prior to moving forward with the new resolution, the Economic Development & Finance Committee requested staff prepare a fiscal impact of the new proposed resolution, which has been completed. This has been revised based on further discussion with the Mayor's Office.

As noted on **Exhibit A**, over a three-year period (2022-2024), there were 285 residential permits issued citywide (single family and duplex). Of the total, 148 were east of 55th Street or 52% of the total citywide residential permits. Of the 148 issued east of 55th Street, a total of 79 were land bank lots or 53%. The great majority of the infill housing has been occurring east of 55th Street.

For reference purposes, there were a total of 5 residential building permits issued between 55th Street and 78th Street over the same three-year period in 2022-2024. Furthermore, there are minimal land bank lots between 55th and 78th streets as illustrated on **Exhibit B**. While the resolution is not restricted to land bank lots, developing infill housing on land bank lots is a focus of this initiative.

As demonstrated on the attached map as **Exhibit C**, the residential units that have been built over the past three years east of 55th Street are disbursed throughout the community and do not appear to be concentrated in any one area.

Proposed Action

At this time, the Mayor's Office has requested Resolution 76-21 be rescinded and replaced with a new resolution waiving residential building permits east of 55th Street to focus the economic incentive to the areas most affected by vacant lots and infill housing opportunities.

I hope this is helpful and if you have any questions, please let me know.

EXHIBIT A: RESIDENTIAL DEVELOPMENT EAST OF 55TH SUMMARY

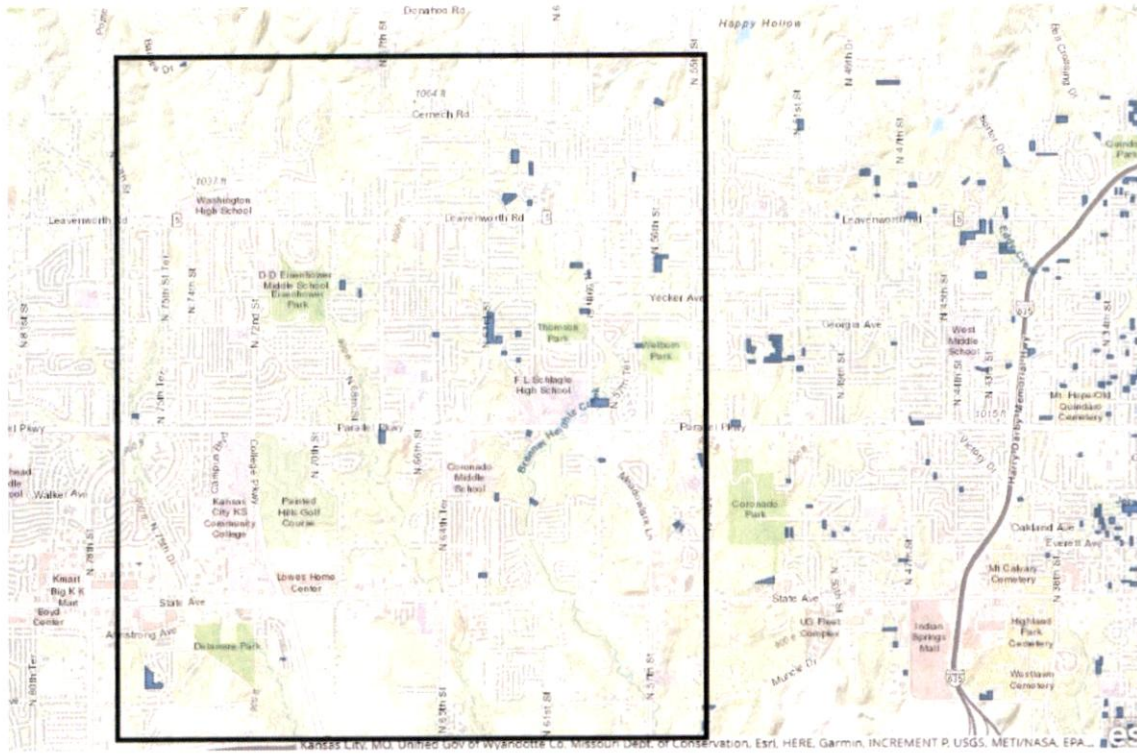
**Residential Fee Revenue- Single Family and Duplexes
January 1, 2022- September 11, 2024-East of 55th Street**

Year	2022	2023	2024 YTD	Three Year Total	
Citywide	131	85	69	285	
East of 55th	59	56	33	148	
% of Total	45%	66%	48%	52%	
Land Bank	38	19	22	79	
% of Total East of 55th	64%	34%	67%	53%	
Duplex	0	0	2	2	
INDIVIDUAL FEES	Fee Value				
Building Permit Fees	\$400	\$23,600	\$22,400	\$13,200	\$59,200
Duplex Permit Fees	\$1,000	\$0	\$0	\$2,000	\$2,000
Elect.Plumb.Mech Permits(3 x\$70-Est)	\$210	\$12,390	\$11,760	\$6,930	\$31,080
Driveway Permits (\$55)	\$55	\$3,245	\$3,080	\$1,815	\$8,140
Sewer Connection (\$1112)	\$1,112	\$65,608	\$62,272	\$36,696	\$85,692
Lateral Connection (\$579)	\$579	\$34,161	\$32,424	\$19,107	\$85,692
Sanitary Tap (\$135)	\$135	\$7,965	\$7,560	\$4,455	\$19,980
GRAND TOTALS		\$146,969	\$139,496	\$84,203	\$370,668

* The above permit fees were in place at the time of permit issuance and could change over time.

EXHIBIT B: LAND BANK LOTS

LAND BANK LOTS BETWEEN 55TH STREET AND 78TH STREET



CITYWIDE LAND BANK LOTS

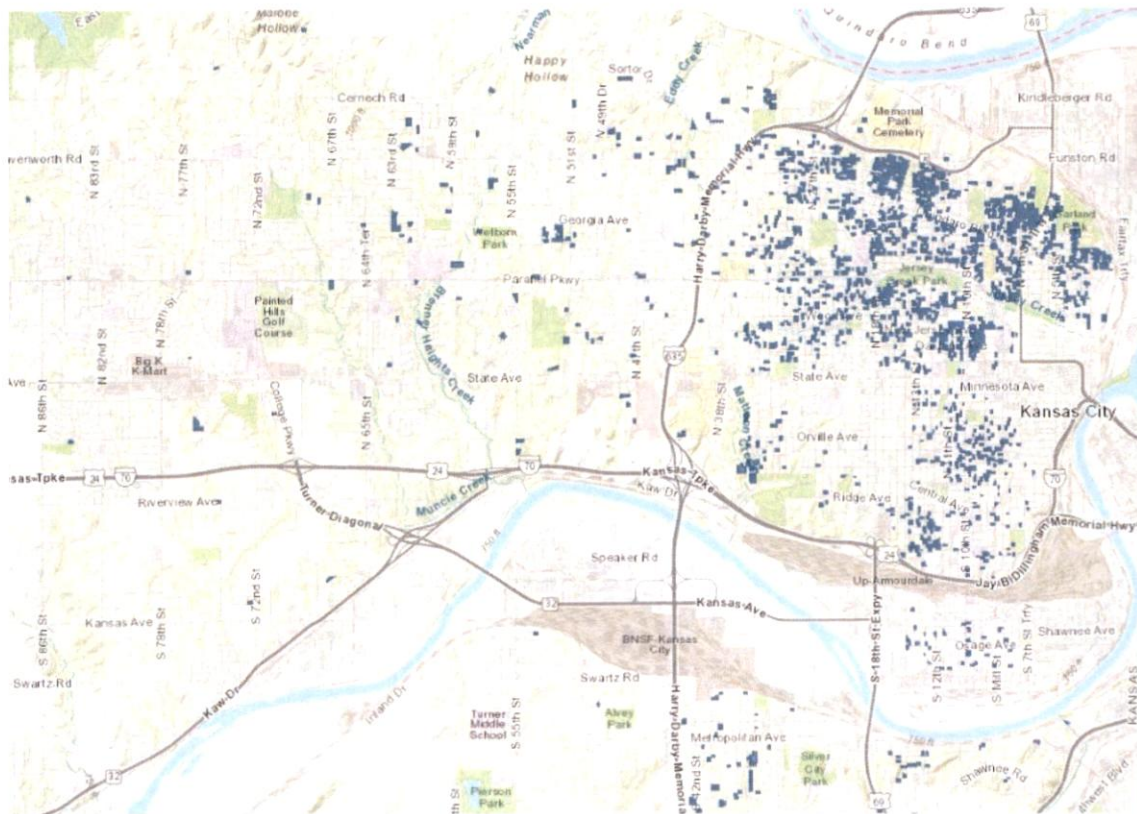
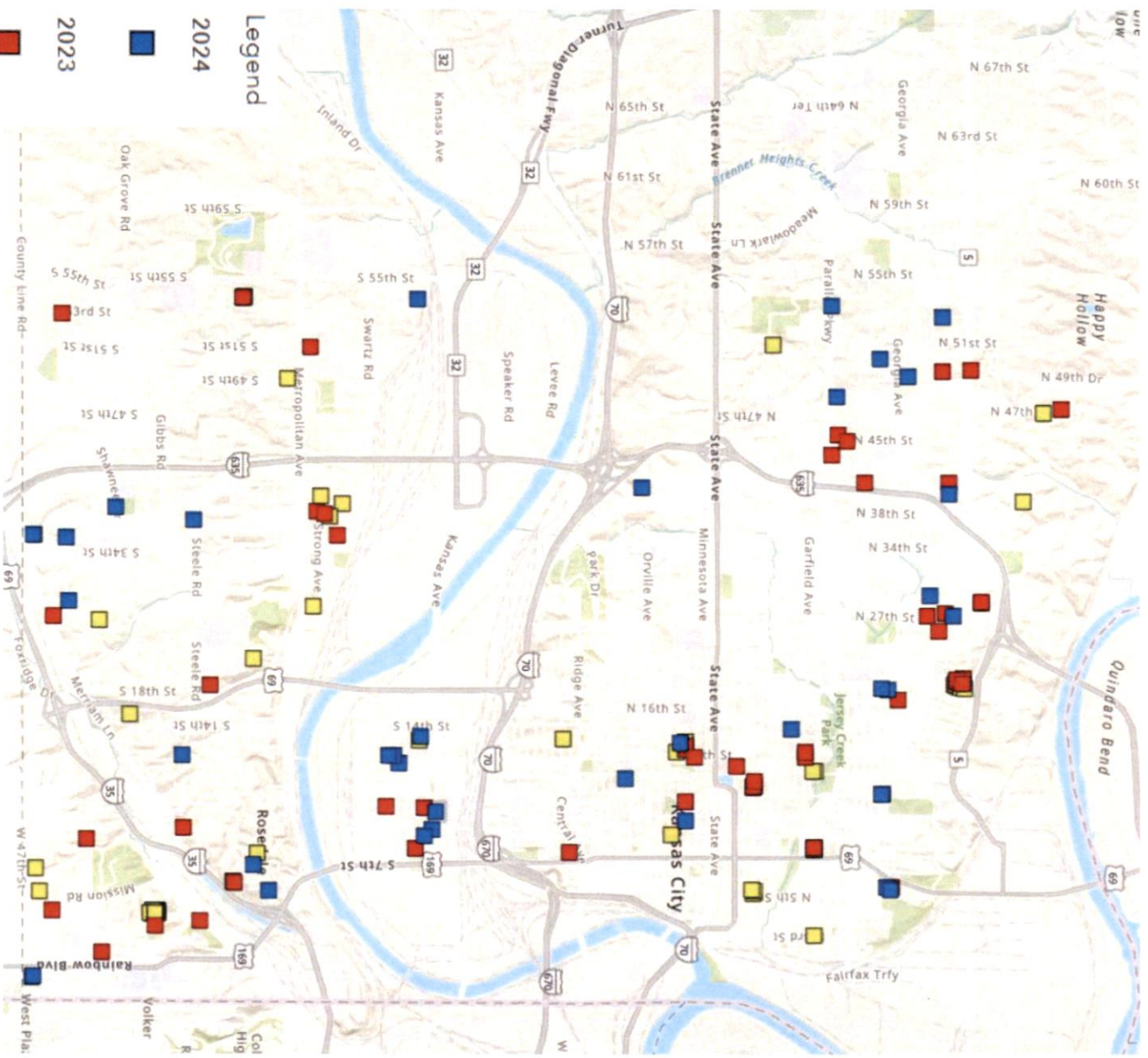


EXHIBIT B: MAP OF RESIDENTIAL DEVELOPMENT (SINGLE FAMILY & DUPLEX)





Report to

STANDING COMMITTEES AGENDA ITEM NO. 1
 APPROVED BY
 UNIFIED BOARD OF COMMISSIONERS

JAN 09 2025

MEETING DATE	PRESENTER	DEPARTMENT
	David Johnston, County Administrator Jeffrey Conway, Assistant Counsel djohnston@wycokck.org, jconway@wycokck.org x5027, x5075	Administrator's Office
AGENDA ITEM #		
RESOLUTION: WAIVING OF CERTAIN APPLICATION AND PERMIT FEES RELATED TO DEVELOPMENT EAST OF 55TH STREET IN KANSAS CITY, KANSAS		
BACKGROUND		
Approval of a resolution to waive certain application and permit fees for a period of five years for residences or development projects located east of 55 th Street in Kansas City, Kansas, and requiring the tracking of key performance indicators.		
RECOMMENDATION		
Approve To adopt the resolution.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
IT/POLICY CONSIDERATIONS		
n/a		
PROCUREMENT CONSIDERATIONS		
n/a		
LEGAL CONSIDERATIONS		
To adopt the resolution.		
ATTACHMENTS		
Resolution Approving Waiving of Fees		

Approved by Mayor and/or Chair and Administrator to add to agenda.

[Handwritten signature] 01/27/2024
[Handwritten signature]