

2015 ARO In-Lieu Fee Table – with 2024 CPI increases

ARO Zone	In-lieu fee per unit if payment is made on January 1 to December 31, 2024	In-lieu fee per unit if payment is made on January 1 to December 31, 2025	Authorized Agency in-lieu fee per unit if payment is made on January 1 to December 31, 2024	Authorized Agency in-lieu fee per unit if payment is made on January 1 to December 31, 2025	In-lieu premium fee per unit if payment is made on January 1 to December 31, 2024	In-lieu premium fee per unit if payment is made on January 1 to December 31, 2025
Low-Moderate Income	\$62,138	\$64,512	-	-	-	-
Higher Income	\$155,345	\$161,279	\$124,276	\$129,024	-	-
Downtown rental	\$217,482	\$225,791	\$186,413	\$193,535	-	-
Downtown for sale	\$217,482	\$225,791	\$186,413	\$193,535	\$279,620	\$290,302

Calculation and Timing of Payment of ARO In-Lieu Fees

The ARO includes a requirement that the in-lieu fee be adjusted annually, beginning on January 1, based on the United States Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) for all Urban Consumers for the Chicago metropolitan area. Between September 2023 and September 2024, the CPI index increased by 3.82%.

The in-lieu fee amount will be calculated at the time the Affordable Housing Profile (AHP) is signed by ARO Project Manager, using the fee that is effective at that time. However, if payment is not made before the fee has been annually adjusted, the fee will be recalculated to the updated in lieu fee amount. For the full Ordinance and Rules, please visit www.cityofchicago.org/ARO