FOR IMMEDIATE RELEASE
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VILLAGE BOARD APPROVES INCREASES TO BUILDING PERMIT FEES

(Glencoe, Illinois)—At its March 21 meeting, the Village of Glencoe Board of Trustees approved an amendment to the Village’s Comprehensive Fee and Fine Schedule to increase building permit fees and charges for residential construction. The fee increases apply to new construction, remodeling, additions and renovations, and are set to go into effect beginning June 1, 2019. The changes approved by the Village Board include the following:

- An increase in the cost per square foot modifier for new single-family construction from $6.20 to $6.50.
- Adoption of a new policy of incorporating the basement square foot area into the total area used to calculate building permit fees for finished basements in new single-family construction, and using a cost per square foot modifier for the basement area of $6.50.
- An increase in the percentage fee for the cost of construction for commercial projects, remodeling, addition and renovation permits from 3% to 3.5%.

Building permit fees were last increased in 2008. While the potential impact to revenue from the new changes is difficult to estimate due to the fluctuating nature of building permit revenue, which has averaged $1.2 million annually over the past five years, new revenues generated from these fee increases are intended to better offset the cost of administering the building permit process, while also potentially providing resources for the Village’s Community Improvement Program (CIP).

About the Building Permit Fee Analysis

View the analysis online here

In early 2018, the Village Board directed staff to evaluate the Village’s current building permit fee structure in order to evaluate how the current fees account for the increased complexity of design review and building inspection for residential construction, as well as for the application of new engineering standards and changes adopted with updated versions of building codes over the past 10 years. The evaluation was also spurred by the outsourcing of plan review and inspection services to HR Green in 2017.

For the analysis, staff reviewed all operational costs, revenue streams and the services required to administer the building permit process in Glencoe. Findings and recommendations were presented to the Village Board at the January
Committee of the Whole meeting. In preparation for the implementation of fee changes, staff hosted a meeting in March with local residential developers and contractors to discuss the proposed changes and other items related to building and development. The proposed fee increases were formally adopted by the Village Board at their regular meeting on March 21, and these changes will go into effect beginning June 1. The delay in implementation will allow staff to review any needed code amendments and communicate the approved changes to the community.

Contact Megan Meyer at mmeyer@villageofglencoe.org / (847) 461-1104 for more information.

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