

2022
VILLAGE OF HUNTLEY
BUILDING PERMIT FEE SCHEDULE

SECTION I

Fees for Construction, Moving, Additions to or Alterations of Buildings, Structures, Fixtures and all appurtenances thereto. Considered to be additionally applicable to the currently adopted building codes per Chapter 150, Building Regulations, of Title XV, Land Usage, of the Village of Huntley Code of Ordinances

Hereafter in the Village of Huntley a written and signed permit showing compliance with this Chapter shall be obtained from the Development Services Department before starting to erect, construct, alter, remodel, demolish, repair, move, decrease in size or enlarge any residence, multiple family dwelling, commercial, industrial manufacturing, or office building, or accessory buildings or structures, or any alteration, deletion or insertion of any topographical elements to the footprint of the buildings or the land they are located upon. The fees for any such permit, where a permit is required, shall be as follows:

Note: Unless specifically listed elsewhere in this ordinance, the following subsections shall apply to all new construction as well as alterations, additions, installations or modifications to properties or structures within the Village of Huntley

The footprint dimensions of the building on the property and of every internal elevation, story, mezzanine, or space shall be the basis for the area calculations for any area based fee as required below.

(a) **RESIDENTIAL NEW CONSTRUCTION**

On new building construction or new building additions to any single-family and multi-family dwelling units, including attached garage, breeze-way or basement, the following fee schedule shall apply:

\$0.51 per square foot
\$72 minimum

Not including plumbing, HVAC, electrical, plan review, or other fees required elsewhere in this schedule.

(b) **NON-RESIDENTIAL NEW CONSTRUCTION**

On new building construction or new building additions to commercial, manufacturing, office, industrial use property within the Village, the following fee schedule shall apply:

Up to 75,000 square feet \$0.10 per square foot
Greater than 75,000 sq. ft. \$0.05 per square foot
\$72 minimum

Not including plumbing, HVAC, electrical, plan review, or other fees required elsewhere in this schedule.

(c) DETACHED ACCESSORY BUILDINGS OR STRUCTURES

Up to 250 square feet	\$39
Each additional 100 square feet	\$10

Not including plumbing, HVAC, electrical, plan review, or other fees required elsewhere in this schedule.

(d) FIREPLACE

New or replacement	\$39
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(e) PAVEMENT WORK

Sidewalks	\$39 per lot / per permit
Patios	\$39 per lot / per permit
Driveways, curbs and/or approaches	\$39 per lot / per permit

Lot paving including parking lots

One and two family lots	\$39 per lot / per permit
Multi family, or Non-Residential	
Up to 1/2 acre	\$253
Greater than 1/2 acre	\$434

Not including electrical, plan review, inspection or other fees required elsewhere in this schedule.

Note: Reference Public Property Bond requirements (section (w) below) for any work conducted within the right of way or upon public properties.

(f) WOOD DECKS

Roofed or enclosed deck structures shall be considered as an addition to the building, and shall comply with all applicable codes and ordinances.

\$39 per lot / per permit

(g) ELEVATORS, ESCALATORS, DUMBWAITERS, ETC

New Construction

1 to 4 Floors	\$434
Each additional floor	\$72

Plan Review (as necessary) \$503 per unit

Semi-Annual Inspection Fees

1 to 4 Floors	\$218
Each additional floor	\$39

Re-Inspection fee \$218

(h) BUILDING, MOVING FEES

Residential Building Moving \$39 plus costs incurred

(i) RE-SIDING EXISTING RESIDENTIAL BUILDING

All re-siding installations require a permit with the work to be performed by a contractor currently registered with the Village of Huntley

Re-siding Installation	NO CHARGE
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This type of permit will only be issued upon verification of the contractor registration.

(j) RE-ROOFING EXISTING BUILDING

All roofing installations require a permit. The work is to be performed by a contractor currently registered with the Village of Huntley and licensed by the State of Illinois

New Roof Installation	NO CHARGE
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Installation of additional layer	\$39
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This type of permit will only be issued upon verification of the contractor registration.

(k) DEMOLITION OF BUILDING

Per building	\$39 per 1,000 square feet
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A refundable Cash Deposit is required to guarantee all debris and spoils of such demolition including the foundation system shall be removed and taken to an approved disposal site.

Residential	\$684
Non-Residential	\$1,364

Note: Reference Public Property Bond requirements below for any work conducted within the right of way or upon public properties.

(l) SWIMMING POOLS

Swimming pool of any type	\$39
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Not including electrical, plan review, inspection or other fees required elsewhere in this schedule.

(m) PLUMBING WORK

Minimum permit fee all uses	\$51
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New Residential Dwelling units	\$0.44 per square foot plus \$51 per underground service inspection per unit
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Note: For dwelling units that are constructed vertically attached, each unit is defined as a separate dwelling unit. The gross total square feet of each unit is the determining factor for calculation of fees.

New Non- Residential	\$0.10 per square foot plus \$51 per underground service inspection per unit
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Modifications to existing building	\$0.05 per square foot
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(n) IRRIGATION OR FIRE PROTECTION SYSTEMS

New construction, building additions, re-designed systems or system add-ons or alterations shall be charged the following permit fees plus the cost of any outside review of said system:

Irrigation / Lawn systems	\$51 base fee \$0.72 per sprinkler head
Fire Suppression – wet or dry	\$148 base fee plus certification costs \$0.72 per sprinkler head

(o) HEATING, VENTING AND AIR CONDITIONING (HVAC) WORK

Minimum permit fee all uses \$51

New Residential Dwelling units \$0.10 per square foot

Note: Dwelling units that are constructed vertically attached, each unit is defined as a dwelling unit. The gross total square feet of each unit is the determining factor for calculations of fees.

New Non- Residential \$0.05 per square foot

Modifications to existing systems \$0.03 per square foot

(p) ELECTRICAL WORK

Minimum permit fee all uses \$51

New Residential Dwelling units \$0.44 per square foot

Note: Dwelling units that are constructed vertically attached, each unit is defined as a dwelling unit. The gross total square feet of each unit is the determining factor for calculations of fees.

New Non- Residential \$0.10 per square foot

Modifications to existing systems \$0.05 per square foot

Minimum Service Inspection for Modifications or Upgrades

Residential \$72 per dwelling unit

Non-Residential \$148

(q) SIGNS

See Zoning Ordinance Article XIII: Sign Regulations /156.115 Permit Fees

(r) FENCES, DOG RUNS OR DECORATIVE AND PRIVACY SCREENS

\$39

(s) PLAN REVIEW

When Village Building Department deems it necessary to seek outside agencies to review plans, or make inspections, the person, firm, or corporation seeking the permit shall provide a cash deposit in an amount as deemed adequate by the code official, to process the outside review. Such process shall not take place until such funds are on deposit with the village.

Outside Agency Review:

When outside agencies are utilized, 10% of the outside agency review fee shall be charged in addition to the fees charged by said agency, for the Village’s permit processing costs.

In all residential multi-unit developments, an administrative fee of shall additionally be charged for each permit issued, in addition to the one-time review fee.

Administrative fee \$72 per permit

Engineering Department Plan Review fees and the costs for site inspections are required in accordance with Village Code Sections 155.063 and 155.064

In-house Review

New Construction Residential \$0.03 per square foot
\$72 minimum

New Construction Non-Residential \$0.05 per square foot
\$72 minimum

Additions, remodels, renovations, attached or detached residential structures, etc.
\$39

Engineering Department Plan Review and the costs for site inspections are required in accordance with Village Code Sections 155.063 and 155.064

(t) COMPLIANCE BOND REQUIRED

The compliance bond requirements of Section 150.41 of Chapter 150, Building Regulations, of Title XV, Land Usage, of the Village of Huntley Code of Ordinances shall become a component of the required permit fees.

(u) MISCELLANEOUS INSPECTIONS

An inspection fee shall be required when, at the discretion of the Chief Building Official, a permit is required for a development that is not specifically addressed in this ordinance and necessitates inspections. The Chief Building Official may deem a higher fee necessary based on the amount of time involved with inspections or other involvement. This fee shall also apply to building walkthroughs but shall be per hour, per inspector. The Chief Building Official shall determine the specific inspectors required.

\$72 per inspection

(v) MINIMUM PERMIT FEE FOR ANY OTHER APPLICATION NOT SPECIFICALLY ADDRESSED ELSEWHERE IN THE ORDINANCE

\$39

(w) PUBLIC PROPERTY BOND REQUIREMENTS

A cash bond in the amount as provided below shall be on deposit with the Village of Huntley prior to conducting any work upon public properties or in the Right of Way.

Roadways (with curb and gutter)	\$3024 minimum
Driveway Approaches	\$723 minimum
Sidewalks and Parkway	\$364 minimum per lot

All restoration of any such public properties or Rights of Way shall be the responsibility of the contractor performing the work and shall meet the approval of the Public Works Director, prior to refunding of any cash bonds related to the development.

The final amount shall be determined by the Public Works Director, Village Manager's Office or their representatives.

SECTION II

(a) PERMIT DURATION

All building permits shall be valid for a period of six (6) months after date of issuance. Upon proper application, the Chief Building Official may grant a reasonable extension if in his opinion work is progressing. The reasonable extension shall be determined by the Chief Building Official and limited to one (1) calendar year from the six (6) month date after issuance. If at the end of such time, and in the opinion of the Chief Building Official, such activity is less than that which would be expected, such permit will be classified as suspended until an additional one (1) year extension fee in the amount of 25% of the original fee is paid.

(b) CERTIFICATE OF OCCUPANCY

Certificate of Occupancy \$148 per unit

Temporary Certificate of Occupancy

Residential \$289 per unit

Non-Residential \$364 per unit, tenant space or floor

Any Temporary Certificate of Occupancy will have a stipulated time limit to obtain full Certificate of Occupancy. The temporary occupancy fee will be collected at the time of issuance of the temporary certificate of occupancy. A penalty for each day of non-compliance beyond that time period shall be paid at the time of issuance of the final certificate of occupancy.

\$72 per day of non-compliance

Expedited Temporary or Final Certificate of Occupancy, when requested.

\$723 per certificate

(c) RE-INSPECTION FEES

Unless provided elsewhere within this Ordinance, any re-inspection fee shall be a flat rate per re-inspection, per discipline. The Chief Building Official shall assess re-inspection fees as deemed necessary. Any outstanding balances due the Village of Huntley shall be paid prior to any further inspection activity.

\$706 per re-inspection, per discipline

SECTION III

(a) PENALTIES

Any person, firm or corporation who commences any alteration, construction, removal, remodeling or improvement for which a permit and fee are required by this Ordinance, or by any other Chapter, Article or Section of the Village Ordinance or Code, as amended shall be required to forthwith secure such permit and pay a penalty in addition to double the normal, total permit fee provided for in this Ordinance, as amended. The Building Inspector shall place a stop work order on any property that has any work in progress or recently executed for which a permit is required and was not obtained.

\$72 per day, plus DOUBLE required permit fee