



# **VILLAGE OF HUNTLEY**

## **DEVELOPMENT SERVICES BUILDING PERMIT FEE SCHEDULE**

VILLAGE OF HUNTLEY  
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## **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 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.
- Reference Public Property Bond requirements (section (v) below) for any work conducted within the right of way or upon public properties.
- 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.
- All fees are flat fees unless otherwise noted.

**(a) New Construction / Additions**

**Single Family/Multi-Family Dwelling Units per sq. ft. (Gross Area)** \$1.52

For new building construction or new building additions to any single-family and multifamily dwelling units, including attached garage or breeze-ways. This fee includes mechanical, electrical, plumbing and plan review. This fee does not include engineering fees or outside consulting fees.

**Commercial, Manufacturing, Office, Industrial per sq. ft. (Gross Area)** \$0.70

For new building construction or new building additions to commercial, manufacturing, office, and industrial use. This fee includes mechanical, electrical, plumbing and plan review. This fee does not include engineering fees or outside consulting fees.

**(b) Construction for Remodels, Alterations, Repairs and Restorations**

**Single Family/Multi-Family Dwelling Units per sq. ft.** \$0.50

This fee **does not include** mechanical, electrical, plumbing, plan review, or other required fees. Min. \$100.00

**Commercial, Manufacturing, Office, Industrial per sq. ft.** \$0.10

This fee **does not include** mechanical, electrical, plumbing, plan review, or other required fees. Min. \$100.00

**Warehouse Racking** \$195.00

Plus, Sprinkler Permit if required. (See below for Sprinkler permit Pricing)

**Commercial Construction / Sales Trailer** \$175.00

Plus Plumbing if needed. add \$50.00

**Fireplace (new or replacement)** \$80.00

**Radon Reduction system** - \$195.00

**Residential Structural Repairs** \$200.00

**Residential Window Well Replacement** \$200.00

**Residential Skylights and Solar Tube** - \$80.00

**Commercial Skylights and Solar Tube** \$80.00

**(c) Detached Accessory Buildings and Structures**

**Pergolas, Gazebos and Pavilions (If stick built on site)** \$80.00

If doing any electrical work on this project add \$55.00

**Pergolas, Gazebos and Pavilions (Kits Purchased at Store)** **No Permit Required**

If doing any electrical work on this project add \$50.00

<b>Detached Garage (Includes Electrical)</b>		\$150.00
<b>Storage Shed</b>		\$75.00
If doing any electrical work on this project	add	\$55.00
<b>Decks, Wood (per lot/per permit)</b>		\$100.00
If doing any Electrical work on this project	add	\$55.00
Roofed or enclosed deck structures shall be considered as an addition to the building, and shall comply with all applicable codes and ordinances		
<b>Fences, Dog Runs or Decorative and Privacy Screens</b>		\$45.00
<b>(d) Concrete Work (per lot/per permit)</b>		
A Bond is required for any work conducted within the right of way or upon public properties.		
<b>Sidewalks - Residential, Commercial and Public</b>		\$50.00
<b>Patios - Residential and Commercial</b>		\$50.00
<b>Driveways - Residential and Commercial</b>		\$50.00
<b>Driveway approaches and Curbs - Residential and Commercial</b>		\$50.00
<b>Driveway Ribbons</b>		\$50.00
For projects in ROW and or in MUE / Plus County Filing Fee		
<b>(e) Early Start Foundation Only</b>		
<b>Commercial projects only</b>	-	\$400.00
Only with the submittal of building plans and approval of the Building Official		
This fee does NOT include other permit fees and is not deducted from the building permit fee		
<b>(f) Multi family, Commercial, or Industrial Lots</b>		
<b>Hard surfacing Concrete or Asphalt - 1/2 acre and below (21,780 sq. ft.)</b>		\$250.00
<b>Hard surfacing Concrete or Asphalt -1/2 acre or more (21,781 sq. ft.)</b>		\$450.00
Plus, Electrical fees and Engineering Review and Inspection fees		
Note – Performance Guarantee or Bonds are required for any work conducted within the ROW or upon public properties		
<b>Seal Coating and Striping only - 1/2 acre and below (21,780 sq. ft.)</b>		\$100.00
<b>Seal Coating and Striping only - 1/2 acre or more (21,781 sq. ft. or more)</b>		\$150.00

<b>(g) Elevator, Escalator, Chair, Dumbwaiter or Material/Personnel Lift</b>	
<b>Base Fee, Per Chair / Unit / Lift</b>	\$225.00
<b>Plan Review (per lift)</b>	\$150.00
<b>Annual Compliance Inspection, Per Chair / Unit / Lift</b>	\$85.00
<b>Re-Inspection Fee - New or Semi-Annual, Per Chair / Unit / Lift</b>	\$85.00
<b>(h) Building Moving</b>	
<b>Building Moving Permit (Plus Costs Incurred by Village)</b>	\$300.00
<b>(i) Demolition of a Building</b>	
<b>Residential Per Floor Entire Structure</b>	\$125.00 per floor
<b>Bond Required</b>	\$684.00
To guarantee all debris and spoils of such demolition including the foundation system (if required) shall be removed and taken to an approved disposal site	
<b>Commercial Per Floor Entire Structure</b>	\$125.00 per floor
<b>Bond Required</b>	\$1,364.00
To guarantee all debris and spoils of such demolition including the foundation system (if required) shall be removed and taken to an approved disposal site	
<b>Residential Interior Only Demolition</b>	\$125.00
<b>Commercial Interior Only Demolition</b>	\$400.00
Interior Demolition allowed only with the submittal of building plans and approval of the Building Official	
This fee does NOT include other permit fees and is not deducted from the building permit fee	
<b>Detached Garage Demolition</b>	\$80.00
Final Inspections are required on ALL Demolition Permits	
<b>(j) Swimming Pools</b>	
<b>Above Ground Pools</b>	\$125.00
<b>In-Ground Pools</b>	\$250.00
<b>Storable Pools</b>	\$50.00
<b>Hot Tub / Spa</b>	\$125.00
<b>Pool Heater</b>	\$100.00
Included with pool permit if installed at the same time. If not the above fee applies	
<b>In-Ground pool demolition / removal</b>	\$250.00

**(k) Plumbing - Remodel, Repairs, and Alterations**

<b>Residential units (Per square foot (Gross))</b>	\$0.50
	Min \$55.00
<b>Non-Residential (Per square foot (Gross))</b>	\$0.20
	Min \$55.00
<b>Water Heater</b>	\$55.00
<b>Sewer Clean-Out / Repair</b>	\$55.00
<b>Irrigation/Lawn Systems</b>	\$250.00
For projects in ROW / Plus County Filing Fee	

**(l) Sprinkler or Fire Protection Systems****Huntley Fire District Plan Review****See Appendix A**

When the Fire District 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 Building Official, to process the outside review. Such process shall not take place until such funds are on deposit with the village. 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.

110% of  
invoiced plan  
review

**Fire District Impact Fees (New Buildings)**

Construction Area of 3,000 square feet or smaller - Flat Fee	\$300.00
Construction Area of 3,001 square feet and larger - per sq ft	\$0.10

<b>Hood and Fire Suppression System (Per Hood)</b>	\$234.00
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<b>Fire Alarm System (New)</b>	\$234.00
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<b>Alteration to existing alarm system</b>	\$100.00
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**(m) HVAC - Remodel, Repairs, and Alterations**

<b>Residential units (Per square foot (Gross))</b>	\$0.25
	Min \$55.00
<b>Non-Residential (Per square foot (Gross))</b>	\$0.20
	Min \$55.00
<b>Residential Furnace</b>	\$50.00
<b>Residential A/C Unit</b>	\$50.00
<b>Residential Both Furnace and A/C Unit</b>	\$85.00
<b>Residential Garage Heater</b>	\$150.00
<b>Boiler</b>	\$250.00
<b>Commercial RTU Replacement (Per Unit)</b>	\$300.00

**(n) Electrical - Remodel, Repairs, and Alterations**

<b>Residential units (Per square foot (Gross))</b>	\$0.50
	Min \$55.00
<b>Non-Residential (Per square foot (Gross))</b>	\$0.20
	Min \$55.00
<b>Commercial Low Voltage. (Security Alarm, Cat 5, Coaxial)</b>	\$125.00
A Permit is NOT required for residential Security Alarms or Cable Installs or Alterations	
<b>Residential - Service Modifications/Upgrades flat fee (per dwelling unit)</b>	\$125.00
<b>Commercial - Service Modifications/Upgrades flat fee (per dwelling unit)</b>	\$150.00
<b>Residential - Photovoltaic (Solar)</b>	\$250.00
<b>Commercial - Photovoltaic (Solar)</b>	\$450.00
<b>Residential Generator</b>	\$125.00
<b>Commercial Generator</b>	\$250.00
Plus Fire plan review, if equipped with fuel tank, OSFM permit will be required	
<b>Temporary Generators (Per Generator)</b>	\$75.00
<b>Residential Electric Car Charger</b>	\$150.00
<b>Commercial Car Charging Stations</b>	\$250.00



**(o) Residential Bathroom Remodel**

**Minor:** Fixture replacement only. No Plumbing or Electrical work \$100.00

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**Intermediate:** Fixture replacement, Minor Plumbing or Electrical work \$200.00

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**Major:** Fixture replacement, Changing of Plumbing and /or Electrical system \$300.00

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Classification is based on complexity of project, as determined by Plans Examiner during review. The fee does not include anything that would require a separate permit, such as furnace, electrical panel, water heater, etc..

**(p) Residential Kitchen Remodel**

**Minor:** Cabinet Replacement only (No Plumbing or Electrical Work) \$175.00

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**Intermediate:** Cabinet replacement, Minor Plumbing or Electrical work \$350.00

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**Major:** Full Remodel of Kitchen. Updating, Plumbing and Electrical \$700.00

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Classification is based on complexity of project, as determined by Plans Examiner during review. The fee does not include anything that would require a separate permit, such as furnace, electrical panel, water heater, etc..

**(q) Residential Basement Remodel**

**Minor:** Adding 1 or 2 walls to divide space \$400.00

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Adding some receptacle to new walls as required by code.

**Intermediate:** Finishing or Re-Finishing a whole basement \$750.00

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Adding insulation, drywall and electrical, NO Plumbing work

**Major:** Full finish or Remodel of Basement, adding bathroom, and or wet bar \$1,000.00

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Classification is based on complexity of project, as determined by Plans Examiner during review. The fee does not include anything that would require a separate permit, such as furnace, electrical panel, water heater, etc..

**(r) Miscellaneous**

**Telecommunication / Data Transmission - Freestanding Tower** \$500.00

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**Telecommunication / Data Transmission - Antenna Attached to Existing Structure** \$100.00

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**Small Cell Facility New Utility pole** \$1,000.00

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For each Small Wireless Facility addressed in an application that includes a new Utility Pole.

**Small Cell Facility Single Collocation** \$650.00

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For an application to collocate a single Small Wireless Facility on an existing Utility Pole or Wireless Support Structure.

**Small Cell Facility Batched Collocation-(each)** \$350.00

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For each Small Wireless Facility addressed in an application that is batched in groups of 2-25 that are locating on existing Utility Poles or Wireless Support Structures.

**Minimum Fee for Electrical** \$55.00

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**Minimum Fee for Plumbing** \$55.00

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**Minimum Fee for HVAC** \$55.00

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**Minimum fee for any Industrial, Manufacturing, Office or Commercial Building** \$100.00

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Not including electrical, plumbing, mechanical, or other fees required in this ordinance.

**Minimum Permit Fee, not addressed in the Ordinance** \$55.00

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**Minimum Plan Review Fee** \$75.00

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**Miscellaneous Inspections** \$75.00

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An inspection fee of \$75.00 shall be required when, at the discretion of the Building Official, a permit is required for a project that is not specifically addressed in this ordinance, and necessitates inspections. The 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 Building Official shall determine the specific inspectors required.

**(s) Plan Review**

**1. Outside Agency 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 Building Official, to process the outside review. Such process shall not take place until such funds are on deposit with the village. 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.

110% of  
invoiced plan  
review

**2. In-House Review**

Commercial, office, manufacturing and industrial developments per sq. ft. \$0.20

New single and multi-family residential units per sq. ft. \$0.10

Garages, room additions, porches, similar enclosed residential structures \$40.00

Fire District Plan Review \$72.00

**(t) Engineering Department**

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

1.5% of  
approved  
EOPC

Engineer's Opinion of Probable Costs (EOPC)

**(u) 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.

**(v) Contractor Registration**

General / Primary Contractor \$100.00

**(w) Public Property Bond Requirements**

Roadways (Includes Curb and Gutter) (minimum) \* \$3,024.00

Driveway Approach (minimum)\* \$723.00

Sidewalks and Parkway (per lot) (Each side of Roadway) (minimum) \* \$364.00

All restoration of any such public properties or Right 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.

*\*Or an amount deemed necessary by the Public Works Director, Village Engineer, or Village Manager's Office.*

**(x) Signs**

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

## SECTION II

### (a) Permit Duration / Extension

All building permits are valid for a period of six (6) months after date of issuance. The Building Official may grant a reasonable extension if in his/her opinion work is progressing. If at the end of such time, and in the opinion of the Building Official, such activity is less than that which would be expected, such permit will be classified as suspended until an additional six (6) month extension fee in the amount of 25% of the original fee is paid.

6 month  
extension 25%  
of original Fee

### (b) Refunds

Refunds shall be requested in writing by the original applicant and must include the permit number and the date of the initial permit application. Requests by e-mail from the applicant's email address are also acceptable. Refunds will only be considered if requested within 30 days of the issue date of the permit and provided the Development Services Department has made no inspections. Refund amounts are limited to 75% of the original permit fee in excess of \$150.00. Exception: fees erroneously paid or collected. REFUNDS WILL ONLY BE ISSUED TO THE PARTY RECEIPTED FOR PAYMENT ON PERMIT.

Limited to 75%  
in excess of  
\$150.00

Note that no portion of the plan review fee or any deposit shall be refunded on permits that have been issued. Any associated contractor registration fees are non-refundable.

### (c) Occupancy

**Certificate of Occupancy Flat Rate (per unit)** \$150.00

**Certificate - Expedited Fee (Temporary or Final)** \$500.00

**Temporary Certificate of Occupancy (Residential) per unit** \$300.00

**Temporary Certificate of Occupancy (Commercial) Tenant space or floor, per unit** \$500.00

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 noncompliance beyond that time period shall be paid at the time of issuance of the final certificate of occupancy.

\$75.00 Per Day

### (d) Re-Inspection

**Re-Inspection, Per Inspection, Per Discipline** \$150.00

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

## SECTION III

### (a) Penalties

**Stop Work Order** \$100.00 Min

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 of minimum of \$100.00 or 100% of the permit fee will be added to the regular permit fee provided for in this Ordinance, as amended. The Building Inspector may 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.

**Removal of Stop Work notice Without Permission** \$500.00

**Appendix A**  
**Huntley Fire Protection District**  
**Plan Review Fee Schedule**

**Sprinkler System Plan Review**

NFPA 13 and 13R Systems

Number of Sprinkler Heads	Plan Review
1 to 20 (minimum fee)	\$185.00
21 to 50	\$370.00
51 to 100	\$415.00
101 to 150	\$475.00
151 to 200	\$550.00
201 to 300	\$600.00
301 to 400	\$795.00
401 to 500	\$825.00
Over 500	\$825.00 plus \$1.50 for each sprinkler over 500
As-built drawings when required regardless of the number of sprinklers	\$100.00

**Residential Sprinkler System Plan Review**

NFPA 13D

Number of Sprinkler Heads	Plan Review
1 to 20	\$170.00
21 to 40	\$210.00
41 to 60	\$220.00
61 to 80	\$230.00
81 to 100	\$235.00
Over 100	\$235.00 plus \$1.20 for each sprinkler over 100
As-built drawings when required regardless of the number of sprinklers	\$100.00

**Fire Detection and Alarm System Plan Review**

Number of Alarm Devices	Plan Review
1 to 20	\$175.00
21 to 40	\$360.00
41 to 60	\$575.00
61 to 80	\$700.00
81 to 100	\$825.00
Over 100	\$825.00 plus \$6.00 per device over 100
As-built drawings when required regardless of the number of sprinklers	\$100.00