

**2019  
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)*

(a) A sum equal to .47 cents per square foot, for all new building construction or new building additions to any single-family and multi-family dwelling units, including attached garage, breeze-way and basement, with a minimum fee of \$66.00 for all new dwelling unit family residences, not including mechanical, electrical, plumbing, or other fees required elsewhere in this schedule.

(b) On new building construction or new building additions to commercial, manufacturing, office, industrial use property within the Village, the following fee schedule shall apply:  
\$0.10 per square foot – up to 75,000 square feet.  
\$0.05 per square foot – 75,001 or larger

The footprint dimensions of the building on the property and the calculation of every internal elevation, story, mezzanine, or space shall calculate this square foot fee.

The minimum fee shall not be less than \$66.00 for any industrial, manufacturing, office or commercial building not including electrical, plumbing, mechanical, or other fees required in this schedule.

(c) **DETACHED ACCESSORY BUILDINGS** or structures:  
Up to 250 square feet - \$35.00

Each additional 100 square feet or portion thereof - \$10.00, plus electrical, mechanical, plumbing and all other fees required elsewhere in this schedule.

(d) FIREPLACE, new or replacement: \$35.00

(e) CONCRETE WORK:

All sidewalks	\$35.00 per lot / per permit
All patios	\$35.00 per lot / per permit
All driveways, curbs and/or approaches	\$35.00 per lot / per permit

Flat fee schedule for lot paving:

Hard surfacing or one and two family lots \$35.00

Hard surfacing of multi family, Commercial or Industrial lots

\$233.00 (1/2 acre and below) (21,780 sq. ft.)

\$398.00 (more than 1/2 acre) (21,780 sq. ft. or more)

Plus electrical fees pre schedule, engineering review and inspection fees.

*(Note – Reference Cash Bond requirements for any work conducted within the right of way or upon public properties).*

(f) WOOD DECKS: \$35.00 (open-air type)per lot / per permit

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

(g) ELEVATOR, ESCALATORS, DUMBWAITERS, ETC :

New Const:	1 <sup>st</sup> – 4 <sup>th</sup> Floor	\$398.00
	5 <sup>th</sup> - (additional per floor)	\$ 66.00

Plan Review Per Unit (if necessary) \$461.00

Inspection Fees

Semi-annual	1 <sup>st</sup> – 4 <sup>th</sup> Floor	\$200.00
	5 <sup>th</sup> – (additional per floor)	\$ 35.00

Re-Inspection fee \$200.00

(h) BUILDING, MOVING FEES

Residential Building Moving Permit \$35.00 plus costs incurred

(i) RE-SIDING EXISTING RESIDENTIAL BUILDING:

Siding installations require a No Charge permit as long as the contractor performing the work is registered with the Village of Huntley at the time the work is to be performed. A No-Charge permit will be issued upon validation of the contractor being registered.

(j) RE-ROOFING EXISTING BUILDING:

Permits shall only be required to add a second layer or more to any roof. For the application of more than a second layer, a Signed and Sealed documentation is required to validate that a structural engineer determined and certified that the structure will support the additional dead load and snow load created with the additional layer and such documentation

shall be delivered to the village prior to the issuance of the permit. The roofing contractor shall be required to hold a valid state license. A minimum fee of \$35.00 shall be required when a second layer or more is proposed and approved. Re-roofing when complete tear offs are conducted, require a no charge permit as long as the contractor performing the work is registered with the Village of Huntley at the time the work is to be performed. A No Charge permit will be issued upon validation of the contractor being registered.

(k) DEMOLITION OF BUILDING -

\$35.00 per 1,000 square feet (footprint dimensions) or fraction thereof plus \$628.00 cash deposit thereof on residential building and \$1,252.00 cash deposit on multiple family, industrial, office, manufacturing, and commercial buildings to be deposited the Village to guarantee all debris and spoils of such demolition including the foundation system shall be removed and taken to an approved disposal site.

*(Note – Reference Cash Bond requirements for any work conducted within the right of way or upon public properties).*

(l) SWIMMING POOLS:

\$35.00 plus electrical fees or other pertinent applicable fees for above ground pools.

(m) PLUMBING PERMIT FEES:

Basic / Minimum fee all uses \$47.00

New Residential Dwelling units:

\$0.40 per square foot – (Gross)

\$47.00 – per underground service inspections per unit

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 calculation of fees.

New Non- Residential:

\$0.10 per square foot – (Gross)

\$47.00 – per underground service inspections

Modifications to existing buildings \$0.05 per square foot or minimum fee, whichever is greater.

(n) SPRINKLER 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:

(n.1) Fire Suppression systems – wet or dry:

Basic fee \$136.00 plus certification costs, plus \$.66 per sprinkler head.

(n.2) Irrigation / Lawn systems:

Lawn sprinkler system \$47.00 plus \$.66 per sprinkler head.

(o) RESIDENTIAL, COMMERCIAL, OFFICE, MANUFACTURING, AND INDUSTRIAL HEATING, VENTING AND AIR CONDITIONING:

Minimum permit fee, all uses - \$47.00

New Residential Dwelling units:  
\$0.10 per square foot – (Gross)

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 – (Gross)

Modifications to existing systems \$0.03 per square foot or minimum fee, whichever is greater.

(p) ELECTRICAL PERMIT FEES:

Minimum fee all uses \$47.00

New Residential Dwelling units:  
\$0.40 per square foot – (Gross)

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 – (Gross)

Modifications to existing systems \$0.05 per square foot or minimum fees, which ever is greater.

Minimum Service Inspection: (Modifications/Upgrades)  
Residential flat fee: \$66.00 per dwelling unit  
Other use flat fee: \$136.00

(q) SIGNS: (See Zoning Ordinance Article XIII: Sign Regulations /156.115 Permit Fees)

(r) FENCES, DOG RUNS OR DECORATIVE AND PRIVACY SCREENS:  
Flat rate of \$35.00 for all fences.

(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.

1. Outside Agency Review –

- (a) 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.
- (b) In all residential multi unit developments, an administrative fee of \$66.00 shall additionally be charged for each permit issued, in addition to the one time review fee.
- (c) Engineering Department Plan Review fees and the costs for site inspections are required in accordance with Village Code Sections 155.063 and 155.064

2. In-house Review –

- (a) Commercial, office, manufacturing, and industrial developments shall be charged a \$.05 per square foot review fee. The minimum fee shall be \$66.00.
- (b) New Single and Multi Family Residential unit shall be charged a \$.03 per square foot review fee. The minimum fee shall be \$66.00.
- (c) Garages, room additions, porches, similar enclosed residential structures including remodels or alterations shall be a flat \$35.00, assessed only at the discretion of the building official.
- (d) 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 permit fees required.

(u) MISCELLANEOUS INSPECTIONS:

A permit fee of \$66.00 shall be required when, in the discretion of the Chief Building Official, a permit is required and it has not been specifically addressed in this ordinance. 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.

(v) MINIMUM PERMIT FEE, NOT ADDRESSED SPECIFICALLY ELSEWHERE IN THE ORDINANCE: - \$35.00

(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 (Includes Curb and Gutter)	\$2776.00 minimum *
Driveway Approach	\$ 664.00 minimum *
Sidewalks and Parkway (Each Side of Roadway)	\$ 334.00 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.

\* - Or an amount deemed necessary by the Public Works Director or Village Manager's office.

**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:

Flat rate Certificate of Occupancy \$136.00 per unit

Temporary Certificate of Occupancy shall be \$265.00 per unit for residential use and \$334.00 per unit, tenant space or floor, with 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. Any per day penalty of \$66.00 for each day of non-compliance beyond that time period shall be paid at the time of issuance of the final certificate of occupancy.

Issuance of Temporary or Final Certificate of Occupancy, when requested to be expedited shall be assessed a fee of \$664.00 per certificate.

(c) **RE-INSPECTION FEES**: unless provided elsewhere within this Ordinance, any re-inspection fee shall be a flat rate of \$648.00 per re-inspection, per discipline. The Chief 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:**

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 \$66.00 plus double the 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.