



BUILDING & ZONING SCHEDULE OF FEES

Effective May 1, 2025



1. BUILDING APPLICATION FEE (non-refundable)

Fees listed below to be paid at the time of permit application submittal. Full amount of application fee shall be credited towards final permit fees upon issuance of permit. For those permits requiring plan review by an outside consultant, the non-refundable building application fee to be paid at the time of permit application shall be the base review fee amount billed to the Building Division by the consultant. This amount shall be credited toward final permit fees upon issuance of permit.

APPLICATION FEES

TYPE I (Accessory Structures)	\$50.00	
Drainage review fee	\$40.00	
Health fee (on well/septic)	Current Health Dept Fee Schedule-view on line	
TYPE II (New Houses)	\$679.00	
Drainage review fee	\$365.00	
TYPE II (Additions) staff only	\$145.00	
outside consultant	\$679.00	
Drainage review fee	\$80.00	
Health fee (on well/septic)	Current Health Dept Fee Schedule-view on line	
TYPE III (New Commercial/Additions)	\$500.00	(All Other Commercial) \$150.00

2. PLAN REVIEW FEE - All plan review fees shall be non-refundable

PLAN REVIEW FEES	RESIDENTIAL*	COMMERCIAL**
0 to 400 sq. ft.	\$50.00 (min)	\$150.00 (min)
401 to 1,000 sq. ft.	\$145.00	\$240.00
1,001 to 1,599 sq. ft.	\$175.00	\$280.00
1,600 to 2,399 sq. ft.	\$205.00	\$320.00
2,400 to 3,000 sq. ft.	\$235.00	\$360.00
3,001 to 5,000 sq. ft.	\$270.00	\$405.00
5,001 to 8,000 sq. ft.	\$300.00	\$445.00
8,001 to 10,000 sq. ft.	\$350.00	\$485.00
For each additional 1,000 sq. ft. or fraction thereof	\$20.00	\$80.00

*When the term "Residential" is used, it shall refer to the construction, alteration, repair or enlargement of single family residences, duplexes, townhomes and their related structures.

**When the term "Commercial" is used, it shall refer to the construction, alteration, repair or enlargement of multi-family, commercial and industrial buildings and their related structures.

Where plan reviews by an outside consultant are required the applicant shall be charged all review fees billed to the Building Division by the consultant plus a twenty percent (20%) administrative fee.

Conference Fee* \$50.00 per hour/per staff member

*Fee required for second and subsequent meetings per project

Where payments are made to the Department and the payment is returned for Non-Sufficient Funds (NSF) an NSF Fee of Twenty-five dollars (\$25.00) will be assessed.

3. BUILDING PERMIT FEES

The valuation of building for the computation of the building permit fee shall be based on the following schedule. If an applicant's valuation is higher than the schedule, then the higher figure shall prevail.

A. Residential - Single Family/Townhomes	
The fee shall be \$10.00 per \$1,000.00 cost of construction or fraction thereof, with a minimum fee of \$50.00	
Cost calculated for New Construction by all areas within outside walls based on exterior dimensions (except unusable attic space)	\$90.00/sq. ft.
Cost calculated for Remodeling	
based on cost of construction with a minimum fee of \$100.00	
Cost calculated for Decks, piers, bridges, patios, etc.	\$10.00/sq. ft.
Cost calculated for Accessory structures 150 sq. ft. or less	\$10.00/sq. ft.
Cost calculated for Accessory structures over 150 sq. ft. (includes detached garages, covered/screened porches, gazebos, etc.)	\$30.00/sq. ft.

B. Residential - Multi-family/Apartments/Condominiums	
The fee shall be \$20.00 per \$1,000.00 cost of construction or fraction thereof, with a minimum fee of \$100.00	
Cost calculated for New Construction by all areas within outside wall based on exterior dimensions	\$90.00/sq. ft.
Cost calculated for Accessory structures	\$40.00/sq. ft.
Cost calculated for Recreational structures	\$60.00/sq. ft.
Cost calculated for Remodeling	
based on cost of construction with a minimum fee of \$200.00	

C. Industrial and Commercial (all areas within outside walls based on exterior dimensions)	
The fee shall be \$30.00 per \$1,000.00 cost of construction or fraction thereof, with a minimum fee of \$150.00	
Public Agency fees shall have the building permit portion of the permit fee reduced* by 50%*	
*Where the term "Public Agency" is used, it shall refer to organizations such as; Fire Districts, Park Districts, Townships, Schools, The DuPage County Forest Preserve District, DuPage County construction projects, and similar organizations.	
10% Green Building Incentive Program**	
**To qualify private sector developments must meet LEED Gold or Platinum design criteria or other County approved green building standard	

Cost calculated for Assembly	\$80.00/sq. ft.
Cost calculated for Churches	\$85.00/sq. ft.
Cost calculated for Business	\$75.00/sq. ft.
Cost calculated for Educational	\$75.00/sq. ft.
Cost calculated for Factory & Industrial	\$50.00/sq. ft.
Cost calculated for Institutional (supervised)	\$65.00/sq. ft.
Cost calculated for Institutional (handicapped)	\$100.00/sq. ft.
Cost calculated for Institutional (restrained)	\$75.00/sq. ft.
Cost calculated for Mercantile	\$65.00/sq. ft.
Cost calculated for Residential (hotels, etc.)	\$70.00/sq. ft.
Cost calculated for Storage	\$45.00/sq. ft.
Cost calculated for Remodeling	
based on cost of construction with a minimum fee of \$200.00	

Miscellaneous buildings shall be classified according to the use they most closely resemble.

D. Commercial driveways & parking lots	with electric \$850.00	without electric \$500.00
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E. Demolition/Moving of Structures

Residential Accessory structure	\$50.00 each
Principal structure	\$150.00 each
Commercial Accessory structure	\$100.00 each
Principal structure	\$300.00 each

F. Amendment Permits - Applies to expired permits where work has begun.
 Prior to insulation inspection based on 50% of original permit fee
 Following approved insulation inspection based on 25% of original permit fee
 Based upon current building permit fees.

G. Permit Refund - Where a valid permit exists and no work has begun
 All fees refunded excluding non-refundable application fees, outside consultant fees, any plan review fees and a \$50.00 administrative fee.

H. Work started without a permit
 Where it is found that any permit required work has commenced without prior permit issuance, the normal permit fee amount shall be doubled.

I. Hotel Inspection fee \$100.00

J. Administrative fee for processing unincorporated Stormwater applications \$200.00

K. Additional Research fee \$50.00

4. DRAINAGE/GRADING REVIEW

A drainage review fee shall be added to all building permits to cover the general site review requirements (this includes grading, sediment/erosion control and a very general special management determination.)

A. First review - New development or principal building and/or total disturbed ground area.

SQ FT (including disturbance)	RESIDENTIAL		COMMERCIAL
0 - 500 (including septic)	\$40.00		\$80.00
501 - 1,500 (including septic)	\$80.00		\$140.00
1,501 - 4,999 (including septic)	\$120.00		\$365.00
5,000 - 43,560	\$365.00		(*)
Over 1 acre (less than 5 acres)	\$465.00		(*)
Over 5 acres	\$565.00		(*)

B. Second review

SQ FT (including disturbance)	RESIDENTIAL		COMMERCIAL
0 - 500 (including septic)	\$25.00		\$25.00
501 - 1,500 (including septic)	\$25.00		\$25.00
1,501 - 4,999 (including septic)	\$25.00		\$40.00
5,000 - 43,560	\$80.00		(*)
Over 1 acre (less than 5 acres)	\$80.00		(*)
Over 5 acres	\$80.00		(*)

C. Third or more reviews

SQ FT (including disturbance)	RESIDENTIAL		COMMERCIAL
0 - 500 (including septic)	\$25.00		\$40.00
501 - 1,500 (including septic)	\$40.00		\$80.00

1,501 - 4,999 (including septic)	\$40.00		\$80.00
5,000 - 43,560	\$100.00		(*)
Over 1 acre (less than 5 acres)	\$100.00		(*)
Over 5 acres	\$100.00		(*)

D. As-built review/inspection - the first as-built inspection is included under the original permit approval. All other inspections (non-stormwater permits) are as follows:

- 2nd inspection - \$50.00
- 3rd inspection - \$75.00
- 4th and every one there after - \$100.00
- For stormwater permits, a minimum of a \$100.00 re-submittal/re-inspection fee will be required

E. Grading plan revision (after the issuance of permit) the 3rd or more review fee will be used.

F. Floodplain / Wetland Map Interpretation - \$65.00

G. Wetland Determination - \$150.00

See the Countywide Stormwater and Flood Plain Ordinance for fees dealing with a development that requires a Stormwater permit (includes those requiring detention and/or within a special management area).

5. BONDS

Cash performance bonds shall be required based on the following schedule, refundable upon full compliance with all applicable County ordinances.

	RESIDENTIAL	COMMERCIAL
Building New Construction	\$2,000.00	\$4,000.00
Addition	\$400.00	\$800.00
Accessory building over 150 sq. ft.	\$200.00	\$400.00
Miscellaneous (deck, fireplace, int/ext. alteration, patios, sheds, driveways, parking lots, etc.)	\$100.00	\$200.00
Above ground pool	\$400.00	\$400.00
Below ground pool	\$400.00	\$400.00
Demolition	\$250.00	\$500.00
Drainage New Construction	\$2,000.00	

6. CERTIFICATE OF USE AND OCCUPANCY PERMIT FEES

Single Family	\$100.00
Single Family Addition/Alterations	\$75.00
Multi-Family (per dwelling unit)	\$100.00
Multi-Unit Commercial or Industrial (per unit)	\$100.00
Single Unit Commercial or Industrial 0 - 10,000 sq. ft.	\$200.00
Over 10,000 sq. ft. (not for commercial electric)	\$300.00

7. ELEVATOR INSPECTIONS

Inspection of new elevators	\$150.00
Inspection of existing elevators	\$100.00
Re-inspection of failed elevator inspections	\$100.00

8. MODULAR CONSTRUCTION

Actual costs and expenses of any required off-site inspections by the Building Department.

9. PLAN RE-SUBMITTAL/REVISION REVIEW FEE

Type I & II	\$100.00 per resub
Type III	\$200.00 per resub

10. PLAN REVISIONS (additional sq. ft.) Based on normal Schedule of Fees

11. SIGNS

Advertising, Business and Portable	\$2.00/sq. ft./Face
Minimum Fee	\$100.00
Signs with Electrical	\$50.00 additional

12. FENCES

Residential	\$60.00
Commercial	\$120.00

13. EXCAVATION FILL

First Acre	\$120.00
Each additional acre, or part thereof	\$60.00
Unincorporated Stormwater Administrative Fee	\$50.00

14. RE-INSPECTION FEES:

A. Where a building inspection has been scheduled and, in the opinion of the Building Official after arrival on the inspection site, the job is not ready, has not progressed to a point where an inspection can be made properly, access is not possible to perform the inspection, or there has not been a prior cancellation of the inspection, a fee of fifty dollars (\$50.00) shall be paid prior to scheduling a re-inspection. An additional fee of seventy-five dollars (\$75.00) shall be paid prior to a second re-inspection. For all subsequent re-inspections, a fee of one hundred dollars (\$100.00) shall be paid prior to scheduling each re-inspection. The fee for any re-inspection involving a Notice of Violation shall be one hundred dollars (\$100.00).

B. Where a drainage inspection has been scheduled and such inspection is rejected due to nonconformance with approved drainage plans, a fee of fifty dollars (\$50.00) shall be paid before a re-inspection shall be made. An additional fee of seventy-five dollars (\$75.00) shall be paid prior to each subsequent re-inspection.

No further inspections shall be made until such time as the re-inspection fee has been paid.

15. DAMAGE ASSESSMENT FEE (Due to Fire, Wind or Flood)

A fee of one hundred dollars (\$100.00) for initial assessment of damage shall be paid before an inspection can be scheduled.

16. PLUMBING FEES

A. Minimum Fee	Page 5 of 9
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Residential	\$50.00
Commercial	\$100.00

B. Per plumbing fixture		\$15.00
The term "fixture" includes but is not limited to:		
Toilets	Dishwashers	Any device in which a plumbing connection is required
Urinals	Interceptors	
Wash basins	Floor drains	"Roughed-In" fixtures
Bath tubs	Water heaters	
Showers	Drinking Fountains	
Sinks	Sewage Ejectors	
Disposals	Water Softeners	

17. ELECTRICAL FEES (no C.O. charge for commercial electric)

A. Minimum Fee - includes electrical service upgrades and revisions	
Residential	\$50.00
Commercial	\$100.00
B. Residential Only:	
0 - 1,000 sq. ft.	\$50.00
1,001 - 1,599 sq. ft.	\$60.00
1,600 - 2,399 sq. ft.	\$70.00
2,400 - 2,999 sq. ft.	\$80.00
3,000 sq. ft. or more	\$90.00
C. New Electrical Service Installations (Residential and Commercial):	
100 - 199 Amp	\$50.00
200 - 299 Amp	\$55.00
300 - 399 Amp	\$60.00
400 - 499 Amp	\$65.00
500 - 599 Amp	\$70.00
600 - 699 Amp	\$75.00
700 - 799 Amp	\$80.00
800 and over	\$80.00+\$10.00 each additional hundred Amps
D. Fees for Electrical Circuits (Other than residential or when square footage cannot be determined):	
2 wire circuits	\$8.00
3 wire circuits	\$10.00
4 wire circuits	\$12.00

18. OPERATIONS PERMIT

Temporary permit valid for up to 180 days	Fee	
Class A	\$100.00	
Class B	\$350.00	
Class C	\$500.00	per structure

When adding electric (generators, lighting, etc.)	\$100.00	per unit
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Class A Operations Permit: A Class A permit, which generally exhibits the following characteristics:

1. Residential temporary structure not more than two (2) day event

Class B Operations Permit: A Class B permit, which generally exhibits the following characteristics:

1. Non-residential temporary structure
2. May require temporary facilities such as but not limited to tents; washroom facilities; temporary food service
3. May require a liquor license

Class C Operations Permit: A Class C permit, which generally exhibits the following characteristics:

1. Non-residential temporary structure
2. May require temporary facilities such as but not limited to tents; washroom facilities; temporary food service; bleachers; stages, etc.
3. May require a liquor license
4. Separate fee per structure; parking lot, etc.

19. ZONING BOARD OF APPEALS HEARING FEES

	Res.	Violation	Non-res.	Violation
VARIATIONS: (Non-refundable)				
Administrative Variation (10%)	\$150.00	\$300.00	\$300.00	\$600.00
Accessory	\$300.00	\$450.00	\$600.00	\$900.00
Principal	\$800.00	\$1,200.00	\$1,500.00	\$2,250.00
Sign	\$300.00	\$450.00	\$1,500.00	\$2,250.00
Fence	\$300.00	\$450.00	\$600.00	\$900.00
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			
CONDITIONAL USE: (Non-refundable)	\$1,500.00	\$2,250.00	\$2,500.00	\$3,750.00
Accessory Housing Unit (In-Law)	\$300.00	\$450.00		
Day Care Home	\$300.00	\$450.00		
Group Day Care Home	\$500.00	\$750.00		
Planned Development	\$3,000.00	\$4,500.00	\$3,000.00	\$4,500.00
each dwelling unit	\$50.00	\$75.00	\$100.00	\$150.00
each commercial building	\$100.00	\$150.00	\$100.00	\$150.00
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			
MAP AMENDMENT: Rezoning (Non-refundable)				
Less than 2 acres	\$1,500.00		\$2,500.00	
2 - 5 acres	\$1,750.00		\$3,500.00	
5 - 10 acres	\$2,000.00		\$4,500.00	
10 - 20 acres	\$2,250.00		\$6,000.00	
21 acres or more	\$2,500.00		\$10,000.00	
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			
APPEAL - of order, requirement, decision, determination or violation notice (refundable if Appeal is upheld)	\$1,500.00		\$1,500.00	
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			

20. SUBDIVISION FEES

SUBDIVISION TYPE	Preliminary Plat Fee		Final Plat Fee

Type A. 2-5 Lot Subdivision	\$1,000.00		\$1,000.00
Type B. 6-10 Lot Subdivision	\$2,000.00		\$2,000.00
Type C. 11-20 Lot Subdivision	\$3,500.00		\$3,500.00
Type D. 21 and above lot subdivision	\$5,000.00		\$5,000.00
Each additional appearance before Plat Committee	\$100.00 (no change)		\$100.00 (no change)
SUBDIVISION VARIATION	N/A		\$600.00
EASEMENT PLAT	N/A		\$600.00
STREET NAME PLAT	N/A		\$600.00
PLAT REVISION	N/A		\$600.00

21. SPECIAL EVENT AND SEASONAL SALES FEES

SPECIAL EVENT		Fee		
Class A		\$100.00		
Class B		\$150.00		
Class C		\$200.00		
Class D		\$300.00		
Season Sales Permits		\$100.00		

Class A Special Event: A Special Event, which generally exhibits the following characteristics:

1. Not more than a one (1) day event
2. Located in an existing enclosed building
3. Uses existing parking facilities/no temporary parking facilities
4. Uses existing washroom facilities/no portable washroom facilities
5. Uses existing food service facilities/no portable or temporary food service
6. No liquor license

Class B Special Event: A Special Event, which generally exhibits the following characteristics:

1. Not more than a one (1) day event
2. Located in an enclosed building
3. Uses existing parking facilities/no temporary parking facilities
4. Uses existing washroom facilities/no portable washroom facilities
5. Uses existing food service/no portable or temporary food service
6. Requires liquor license

Class C Special Event: A Special Event, which generally exhibits the following characteristics:

1. Not more than a one (1) day event
2. Located outside
3. Requires temporary facilities such as but not limited to tents; parking other than existing parking; washroom facilities other than existing washroom facilities; portable or temporary food service
4. May require a liquor license
5. Fireworks displays
6. Music

Class D Special Event: A Class A, B or C Special Event which occurs over more than one (1) day

22. OTHER ZONING/PLANNING FEES

	Fee:
Pre-application meetings	\$100.00
Zoning Verification letter	\$100.00
Agricultural Use Certification	\$100.00
Local Car Dealership Zoning Certificate	\$100.00
Group Home Certification	\$100.00

