



**City of
WOODSTOCK**

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BUILDING AND CONSTRUCTION FEES 2015

City of Woodstock, Illinois

A.	New and Accessory Construction	<p>1. Residential – new construction: \$.20 per square foot of a dwelling unit or structure, including shell construction and/or build-out construction.</p> <p>2. Residential accessory structures –</p> <ul style="list-style-type: none"> • Sheds/gazebos: \$25. • Decks: \$40. • Garages: \$75. <p>3. Non-residential and Use Groups R-1 and R-2, new construction: \$.17 per square foot of a unit or structure, including shell construction and/or build-out construction, plus costs incurred by the City for specialized plan review, engineering, and inspection activity.</p> <p>4. Non-residential accessory structures - \$.17 per square foot of a new non-residential accessory unit or structure, including shell construction and/or build-out construction.</p>
B.	Additions, Remodeling	<p>1. Residential – alterations or remodeling:</p> <p style="padding-left: 40px;">Construction Value (fee)</p> <ul style="list-style-type: none"> • \$0-2,000 \$20 • \$2,001- 8,000 \$55 • \$8,001 Same as new construction <p>2. Non-residential – alterations or remodeling:</p> <p style="padding-left: 40px;">Construction Value (fee)</p> <ul style="list-style-type: none"> • \$0-2,000 \$55 • \$2,001- 8,000 \$110 • \$8,001 Same as new construction

C.	Plan Review	<p>For projects having a construction value of \$10,000 or more:</p> <ol style="list-style-type: none"> 1. Residential – new construction, alterations, or remodeling: \$110 per dwelling unit or structure. 2. Non-residential and Use Groups R-1 and R-2 – new construction, alterations, or remodeling: \$270 per unit or structure, including shell construction and/or build-out construction. All plans and specifications for construction, including architectural, structural, electrical, mechanical and accessibility may be subject to review by a third party review service of the City’s choice. The fee for this review will be in accordance with review fee schedules on file with the City. All fees shall be paid directly to the third party review service prior to review of plan submittals.
D.	Electrical	<ol style="list-style-type: none"> 1. Residential – service upgrade, alterations, or remodeling: \$55 per dwelling unit or structure. 2. Residential – new construction: \$110 per dwelling unit. 3. Non-residential – service upgrade: \$110 per unit or structure. 4. Non-residential and Use Groups R-1 and R-2 – new construction, alterations, remodeling: \$220 per unit or structure, including shell construction and/or build-out construction.
E.	Plumbing	<ol style="list-style-type: none"> 1. Residential – service upgrade, alterations or remodeling: \$55 per dwelling unit or structure. 2. Residential – new construction: \$110 per dwelling unit. 3. Non-residential – service upgrade: \$110 per unit or structure. 4. Non-residential and Use Groups R-1 and R-2 – new construction, alterations, remodeling: \$220 per unit or structure, including shell construction and/or build-out construction.
F.	Heating, Mechanical, Ventilation, and Air Conditioning	<ol style="list-style-type: none"> 1. Residential – upgrades or alterations: \$55 per dwelling unit or structure. 2. Residential – new construction or remodeling: \$55 per dwelling unit or structure, plus \$30 per appliance. 3. Non-residential and Use Groups R-1 and R-2 – upgrades or alterations: \$110 per unit or structure, plus \$20 per each ton air conditioning unit. 4. Non-residential and Use Groups R-1 and R-2 – new construction or remodeling: \$220 per unit or structure, including shell construction and/or build-out construction, plus \$10.00 per flue and per air conditioning unit, plus \$60 per appliance.

		5. Commercial kitchen hood system: \$110.
G.	Fences	\$20.
H.	Swimming Pools	Over 1,000 gallons: \$60 plus applicable electrical permit fees.
I.	Elevators	1. Plan review fee of \$110 per unit. 2. New inspections: \$110 per unit. 3. Annual follow-up inspections: \$85 per unit.
J.	Demolition	1 Residential – Principal building or structure: \$150. 2. Non-residential – Principal building or structure: \$280. plus \$.10 per square foot of floor area. 3. A cash deposit in the amount of \$2,500 shall be required to assure the filling in of any below grade areas and the restoration and completion of measures necessary to restore the site to a safe condition. A bond indemnifying, keeping, and holding the City of Woodstock harmless against any loss, damage, judgment, or liability of any kind which the City may suffer from or on account of such demolition is required and shall be in the sum of \$50,000 for structures not more than three (3) stories in height and \$100,000 for structures more than three (3) stories in height.
K.	Building Relocation	1 Residential – Principal building or structure: \$150. 2. Non-residential – Principal building or structure: \$280.
L.	Certificate of Occupancy	1 Residential – \$55. 2. Non-residential – \$110.
M.	Construction Water Fee	The purpose of this charge is to provide payment to the City for water used on a building site prior to the installation of a water meter. The following charges apply to un-metered water use for new construction projects. Payment of this charge allows a builder or contractor to use City water for construction purposes only, and not for the installation of landscape improvements, lawns, and similar amenities. If the City observes that water is being used for other than authorized purposes or the use of water is being abused, water will be turned off and appropriate fines may be levied against the water user or contractor. 1. Single family detached and duplex structures: \$60.00

		<p>2. Single family attached, town homes: \$30.00 per dwelling unit</p> <p>3. Multi-family structures: \$10.00 per dwelling unit</p> <p>4. Commercial/industrial/institutional: \$.01 per square foot</p>
N.	Water Meter Fees	<p>Any meter not larger than 2 inches shall be purchased from the City and shall be installed by the City. Any meter 2" or larger shall be purchased and installed by the owner of the real estate involved, subject to the approval, supervision, and inspection of the Department of Public Works. The fees for meters provided and installed by the City are as follows:</p> <p style="text-align: center;">Meter Size</p> <ul style="list-style-type: none"> • 5/8 - inch \$320.00 • ¾ - inch \$350.00 • 1 - inch \$410.00 • 1-1/2 inch \$660.00
O.	Sewer Connection Inspection	\$10 per connection
P.	Fire Protection Systems	All plans and specifications pertaining to fire protection systems are subject to review by a third party review service of the City's choice. The fee for this review will be in accordance with the review fee schedules on file with the City. All fees shall be paid directly to the third party review service prior to review of plan submittals.
<p><i>When building construction starts prior to the issuance of a required permit, the required permit fees as set forth in Section 7.1.7(A) through Section 7.1.7(P) herein, shall be a minimum of fifty-five dollars (\$55.00) or doubled, whichever amount is greater.</i></p>		

PERMIT REQUIRED, FEES, AND CPI ADJUSTMENT: No building permit shall be issued until all required permits have been issued and all required fees, including but not limited to building fees, impact fees, water and sewer connection fees, applicable recapture fees, and other fees established by the City Council, have been paid.

The fees required herein, except for impact fees, are subject to a "CPI Adjustment" which shall be calculated on January 1, 2007 and on the first day of January in each year thereafter and which resultant fees shall be rounded up in \$5.00 increments. Annually, the fees and cash contributions shall be adjusted by the October to October percentage change as published by the United States Department of Labor's Bureau of Labor Statistics, All Items Consumer Price Index (CPI) for Urban Consumers (1982-84 = 100) for the Chicago Consolidated Metropolitan Statistical Area, Illinois. If any index is calculated from a base different from the base period 1982-84 = 100, such index shall be converted to a base period of 1982-84 = 100 by use of a conversion factor supplied by said Bureau of Labor Statistics. If the CPI is discontinued or replaced, such other governmental Cost of Living Index or computation which replaces the CPI shall be used in order to obtain substantially the same result as would be obtained if the CPI had not been discontinued or replaced.

IMPACT AND CONNECTION FEES: See following page.

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2015 IMPACT FEES & SEWER AND WATER CONNECTION FEES (\$)

City of Woodstock, IL

	Water Conn. Fee	Sewer Conn. Fee	School Fee	Park Fee	Library Fee	Street Fee	Police Fee	Fire/Rescue Fee	Total Fees
Apartments									
Effic.	2,062.	3,180.	0	1,220.	290.	307.	435.	84.	7,578
1 br	2,062.	3,180.	27.	1,658.	394.	307.	591.	114.	8,333
2 br	2,251.	3,446.	1,163.	1,805.	429.	307.	643.	124.	10,168
3+ br	3,585.	5,553.	3,174.	2,879.	684.	307.	1,026.	198.	17,406
Single Family Attached Dwelling Units									
1 br	1,401.	2,156.	0	1,125.	267.	246.	401.	77.	5,673
2 br	2,329.	3,596.	1,157.	1,877.	446.	246.	669.	129.	10,449
3 br	2,801.	4,324.	2,227.	2,256.	536.	246.	804.	155.	13,349
4+ br	2,801.	4,324.	4,336.	2,966.	704.	246.	1,057.	204.	16,638
Single Family Detached Dwelling Units									
2 br	2,368.	3,635.	1,291.	1,902.	452.	246.	678.	131.	10,703
3 br	3,395.	5,225.	4,832.	2,734.	649.	246.	974.	188.	18,243
4+ br	3,395.	5,225.	6,160.	3,549.	843.	246.	1,265.	244.	20,927
Commercial & Industrial (Based on Meter Size)									
1 inch meter or less	3,086.	4,750.			0				7,836
Up to 1 ½ inch meter	6,172.	9,502.			0				15,674
Less than 2 inch meter	10,029.	15,440.			0				25,469
2 inch or larger, based on gallons per day	Not provided by City	16.41			0				

2015