

ORDINANCE NO. 99-31

BUILDING FEE ORDINANCE

WHEREAS, the County of Kendall has adopted ordinances, regulations, and codes which regulate construction; and

WHEREAS, it is the policy of the County of Kendall to have those persons requesting building permits pay for the costs associated with their requests; and

WHEREAS, from time to time the County of Kendall revises building fees as costs change;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF KENDALL THAT:

**SECTION 1: THE FOLLOWING FEE SCHEDULE SHALL APPLY TO EACH REQUEST FOR A BUILDING PERMIT:**

1.	House	\$1,150.00
2.	Garage, detached or attached	\$300.00
	no additional fee when an attached garage is constructed concurrently with the house	
3.	Shed & accessory building	
	1. ≤ 200 square feet	\$100.00
	2. > 200 square feet, residential	\$0.08 / square foot + \$50.00 / inspection
	3. > 200 square feet, other	\$0.08 / square foot + \$75.00 / inspection
4.	Sign	
	1. Non-illuminated	\$250.00
	2. Illuminated	\$500.00
5.	Deck	\$125.00
	no additional fee when an attached deck is constructed concurrently with the house	
6.	Swimming pool	\$100.00
7.	Demolition	\$75.00
8.	Communication tower	\$500.00
9.	Moving or raising a structure, etc.	\$75.00
10.	Driveway	\$125.00
	no additional fee when a driveway is constructed concurrently a house or garage	
11.	Reinspection	
	1. Residential, agricultural, etc.	\$50.00
	2. Other	\$75.00
12.	Other, residential, agricultural	\$0.08 / square foot + \$50.00 / inspection
	1. Addition	
	2. Remodeling	
	3. Plumbing	
	4. Electrical	
	5. Miscellaneous	
13.	Other	\$0.08 / square foot + \$75.00 / inspection
	1. Addition	
	2. Remodeling	
	3. Plumbing	
	4. Electrical	
	5. Miscellaneous	
14.	Change of occupancy	\$125.00

15. Certificate of occupancy \$125.00  
when requested separately from the building permit

Notes to the fee schedule:

1. The permit fees for an attached garage, an attached deck, a driveway, and similar appurtenances constructed in conjunction with the construction of the house are included in the permit fee for the house.
2. The permit fee for a driveway constructed in conjunction with the construction of a garage is included in the permit fee for the garage.

**SECTION 2: ZONING CERTIFICATE REQUIRED**

A zoning certificate shall be approved before a building permit may be issued and requires the payment of a separate fee.

**SECTION 3: ADDRESS REQUIRED**

The fee for assigning an address to a property shall be \$25.00.

**SECTION 4: TIME OF PAYMENT**

All permit fees shall be due and payable prior to the beginning of construction.

All reinspection fees shall be due and payable prior to each reinspection.

**SECTION 5: ADDITIONAL REVIEW FEES**

In addition to the fees set forth in this Ordinance, all applicants seeking the approval of a building permit shall reimburse Kendall County for all reasonable costs incurred as a result of the review of the application by a legal, engineering, or other special consultant. The applicant shall provide a deposit to cover the estimated consulting and review fees. Payment of the additional review fees shall be made prior to the issuance of the certificate of occupancy, EXCEPT, when the payment is fully and completely secured by a deposit, the actual payment may occur after the issuance of the certificate of occupancy.

**SECTION 6: WAIVERS AND REFUNDS**

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning, Building, and Zoning Committee of the County Board, EXCEPT, all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived.

**SECTION 7: EFFECTIVE DATE**

This Ordinance shall be effective on October 4, 1999.

**APPROVED THIS 21st DAY OF SEPTEMBER, 1999.**

ATTEST:

  
Clerk

  
Chairman