

SECTION 10 – FEES

The following fee schedule shall be applicable to the Kendall County Building Code.

Please Note: a \$50.00 Zoning Certificate is required on ALL building permits.

1. Single Family Residential Construction	\$1,800.00
2. Accessory Structures –	
≤ 120 square feet	\$50.00 Zoning Certificate
121-599 square feet	\$150.00 – Plumbing \$150.00/Insp
≥ 600 square feet (residential)	\$50.00/inspection – Plumbing \$150.00/Insp + .08/sq.ft. for plan review
≥ 600 square feet (commercial)	\$75.00/inspection – Plumbing \$150.00/Insp + .08/sq.ft. for plan review
3. Signs –	
Non-illuminated	\$100.00 + 1.00 per square foot
Illuminated	\$150.00 + 1.00 per square foot
Temporary	\$50.00 Zoning Certificate
4. Deck	\$150.00
5. Swimming Pool	\$150.00
6. Demolition	\$100.00
7. Communication Tower	\$1,000.00
8. Moving or raising a structure	\$100.00
9. Service Upgrades	\$100.00
10. Driveway	\$150.00
11. Patios – New & Enlarging (R-5, R-6, R-7 Only)	\$50.00 Zoning Certificate
12. Re-inspection Fee –	
Residential	\$50.00
Commercial	\$75.00
Plumbing	\$150.00
13. Residential/Agricultural	.08/sq.ft. for plan review +
Addition	\$50.00/inspection
Remodeling	\$50.00/inspection
Plumbing	\$150.00/inspection

Electrical	\$50.00/inspection
Miscellaneous	\$50.00/inspection
14. Permits other than Residential /Agricultural	.08/sq.ft. for plan review
Addition	\$75.00/inspection
Remodeling	\$75.00/inspection
Plumbing	\$150.00/inspection
Electrical	\$75.00/inspection
Miscellaneous	\$75.00/inspection
15. Change of Occupancy	\$150.00
16. Certificate of Occupancy	\$150.00
17. Zoning Certificate – REQUIRED ON ALL PERMITS	\$50.00

Notes to the Fee Schedule

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

Zoning Certificate Required

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

Address Required

The fee for assigning an address to a property shall be \$50.00.

Time of Payment

All permit fees shall be due and payable prior to the beginning of construction. All re-inspection fees shall be due and payable prior to each inspection.

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.

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 and all fees for non-profit organizations shall be charged half of the normal fees for permits; provided they show proof of non-profit status as determined by the Planning, Building and Zoning department and that the permit be used only by the organization itself. All other government entities shall be charged half of the normal fee for permits as determined by the Code Official.

State of Illinois
County of Kendall

ORDINANCE # 2020-16
ORDINANCE AMENDING ORDINANCE 2019-39
PERTAINING TO BUILDING CODES BY ADDING
APPLICATION FEES FOR SOLAR PANEL BUILDING PERMITS

WHEREAS, on November 20, 2018, the Kendall County Board adopted Ordinance 2018-22 which established fees for solar panel building permits within the Kendall County Zoning Ordinance; and

WHEREAS, on December 17, 2019, the Kendall County Board adopted Ordinance 2019-39 which established fees for building permits issued by the Kendall County Planning, Building and Zoning Department; and

WHEREAS, on or about June 29, 2020, the Kendall County Regional Planning Commission initiated a text amendment to the Kendall County Zoning Ordinance which proposed removing the fees for solar panel building permits within the Kendall County Zoning Ordinance, with the intent that such fees be incorporated in the Planning, Building and Zoning Department's fee schedule outside of the Kendall County Zoning Ordinance;

WHEREAS, the County desires to incorporate the fees for solar panel building permit applications within the fee schedule of the other building permits issues by the Kendall County Planning, Building and Zoning Department; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. Ordinance 2019-39 is amended by establishing the following application fees for building permits for solar panels as follows:

0-	10 kilowatts (kW)	\$150.00
11-	50 kilowatts (kW)	\$300.00
51-	100 kilowatts (kW)	\$600.00
101-	500 kilowatts (kW)	\$1,200.00
501-	1,000 kilowatts (kW)	\$2,750.00
1,001-	2,000 kilowatts (kW)	\$6,000.00
Over 2,000 kilowatts (kW)		\$6,000.00 + \$200.00 for each additional 0-100 kilowatts

For the purposes of calculating fees, kW shall be rounded up to nearest whole number.

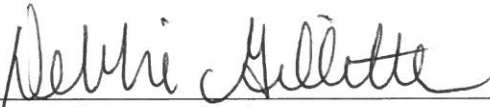
Any solar energy system where construction has started before a Building Permit has been issued will be charged double the permit fee. The above fees do not apply to solar energy systems used to generate energy for on-site consumption of energy for

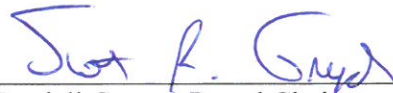
agricultural purposes.

2. Any ordinances in conflict with this ordinance are hereby repealed.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 15th day of September, 2020.

Attest:


Kendall County Clerk
Debbie Gillette


Kendall County Board Chairman
Scott R. Gryder



State of Illinois
County of Kendall

ORDINANCE # 2024- 30

ORDINANCE AMENDING ORDINANCE 2019-39 PERTAINING TO BUILDING CODES BY AMENDING THE BUILDING PERMIT FEES FOR VETERANS WITH DISABILITIES OR THE VETERAN'S CAREGIVER

WHEREAS, on December 17, 2019, the Kendall County Board adopted Ordinance 2019-39 which adopted building codes and established fees for building permits issued by the Kendall County Planning, Building and Zoning Department; and

WHEREAS, Public Act 103-621, formerly Senate Bill 2751, effective January 1, 2025, requires counties to cease charging building permit fees to veterans with a disability or the veteran's caregiver for improvements to the residence of the veteran with a disability if the improvements are required to accommodate a disability of the veteran provided proof of veteran status and an attestation to the fact that the improvements to the residence are required to accommodate the veteran's disability are provided to the county; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. Ordinance 2019-39 is amended by adding the following language to the end of Section 10 – Fees:


“Fees for Veterans with a Disability or the Veteran’s Caregiver

A veteran with a disability or the veteran’s caregiver shall not be charged a building permit fee for improvements to the residence of the veteran with a disability if the improvements are required to accommodate a disability of the veteran provided that proof of veteran status and a notarized affidavit on the form prepared by the County attesting to the fact that the improvements to the residence are required to accommodate the veteran’s disability are included with the building permit application.”


2. Any ordinances in conflict with this ordinance are hereby repealed.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of September, 2024.

Attest:


Kendall County Clerk
Debbie Gillette




Kendall County Board Chairman
Matt Kellogg