



BUILDING FEE SCHEDULE

VILLAGE OF NILES COMMUNITY DEVELOPMENT

JULY 22, 2020
COMMUNITY DEVELOPMENT
1000 Civic Center Drive, Niles, IL. 60714

Buildings and Building Regulations				
(a)	Plan review fees:			18-1
(1)	Residential			
	a.	New	200.00	
	b.	Additions	150.00	
	c.	Remodeling/alterations	50.00	
	1.	Fee includes first and second review		
	d.	Additional reviews	100.00	
	e.	Building Plan minimum	40.00	
(2)	Commercial: Available upon request to the Department of Community Development. Fees are based on established fees annually by the service retained by the department to conduct such plan reviews.			
	a.	Plan review < 3,000 square feet	175.00	
	b.	Plan review 3,001 square feet to 10,000 square feet	275.00	
	c.	Plan review > 10,000 square feet	410.00	
	d.	Plan review minimum	75.00	
	e.	Plan review sprinkler 1—25 heads	75.00	
	f.	Plan review sprinkler 26—100 heads	250.00	
	g.	Plan review sprinkler 101—200 heads	500.00	
	h.	Plan review sprinkler 201—300 heads	550.00	
	i.	Plan review sprinkler 301—400 heads	600.00	
	j.	Plan review sprinkler 401—500 heads	650.00	
	k.	Plan review sprinkler over 500 heads	700.00	
	l.	Plan review sprinkler each head over 500	0.95	
	m.	Plan review fire alarm per square foot	0.015	
	n.	Plan review fire alarm minimum	150.00	
	o.	Plan review hood and duct	250.00	
(b)	Permit fee for building construction, remodeling or repair			18-2
(1)	Value of construction:			
	a.	Per \$1,000.00 of valuation	9.00	
(2)	Miscellaneous permit fees			
		Per \$1,000.00 of valuation	9.00	
		Fence, minimum	55.00	
		Shed, minimum	55.00	
		Window minimum	55.00	
		Driveway, minimum	55.00	
		Decks, minimum	55.00	
		Pools, minimum	55.00	
		Plus applicable electrical fees		
		Roofing		
		Residential, minimum	55.00	
		Commercial, minimum	75.00	
		<i>Fire Alarm Systems</i>		
		Minimum Fee	55.00	
		Per device	1.00	
		<i>Electrical</i>		
		Minimum inspection fee	55.00	
		Electrical service		

		Single Family	55.00	
		Commercial/Multi Family up to 800 amp	60.00	
		Over 800 amp	240.00	
		Each circuit	5.00	
		<i>Plumbing</i>		
		Minimum fee	55.00	
		Add per fixture	7.00	
		Sewer—Below ground, per foot	.50	
		Lawn irrigation		
		Residential	55.00	
		Commercial	100.00	
		Plus \$1.00 for each head		
		<i>Mechanical</i>		
		Residential		
		Per appliance	7.00	
		Minimum fee	55.00	
		Commercial		
		Minimum fee	55.00	
		Per appliance	25.00	
		<i>Sprinkler</i>		
		Fire pump test	100.00	
		Sprinkler system		
		Minimum fee	55.00	
		Plus per head	1.00	
		Commercial hood suppression	55.00	
		Per nozzle	1.00	
		<i>Elevators, escalators/dumbwaiters, man-lift, platform lift, stage/orchestra lift</i>		
		Permit		
		Four stories or less	180.00	
		Each additional story	15.00	
		Includes plan review and two inspections.		
		<i>Moving buildings</i>		
		For moving on or across any public thoroughfare, buildings or structures of any height	500.00	
		Demolition permit		
		Complete demolition		
		Value of demolition, per \$1,000.00 of valuation	10.00	
		Minimum	2,500.00	
		Partial demolition		
		Value of demolition, per \$1,000.00 of valuation	10.00	
		Minimum	750.00	
		Accessory structures		
		Value of demolition, per \$1,000.00 of valuation	10.00	
		Minimum Fee	55.00	
		For purposes of demolition fees, "partial demolition" shall mean any act or process within the control of the owner of any building or structure that results in the removal or destruction of the structure or building that result in alterations valued in excess of 50 percent of the physical value of the building or structure.		
		Occupancy permit		
		The following fees shall be paid for each inspection made in connection with the issuance of a certificate of occupancy:		

	(1)	Existing and new residences, condos and townhouses, per unit	35.00	
	(2)	Business or commercial less than 10,000 square feet	35.00	
	(3)	Business or commercial more than 10,000 square feet	75.00	
		Temporary certificates of occupancy		
		Residential	50.00	
		Exception: Homeowners acting as general contractor residing in residence—No fee.		
		Industrial, commercial, business or other non-residential building	150.00	
		Miscellaneous permits, fees, and deposits		
		In addition to the permit fees for buildings, permit and inspection fees shall be charged as follows:		
	(1)	<i>Parkway and street openings</i>	40.00	
	(2)	<i>Deposits—Excavations.</i>		
		Parkways	400.00	
		Streets	1,500.00	
		Any person making application for a building permit shall, at the time of making application and in consideration of the issuance of such permit by the village, agree to pay for installation of trees in the public right-of-way in accordance to Appendix B of the Zoning Code.		
		Per required planting	270.00	
		Land grade alter	55.00	
		Charge for water during construction:		
		Single family residence	50.00	
		Multi-family residence, per unit	20.00	
		All other construction:		
		5,000 square feet or less	100.00	
		5001 to 20,000 square feet	175.00	
		20,001 to 50,000 square feet	250.00	
		Over 50,000 sq. ft.	250.00	
		Plus, per thousand square feet	5.00	
(c)		Technology Fee 0.03 or 3%		18-3
(d)		Re-inspection charge	60.00	18-5
(e)		Refund of permit fee 20% of original fee		18-2
(f)		Building Permit Extension 0.20 or 20% of permit fee		18-6