

PLANNING AND DEVELOPMENT FEE SCHEDULE 2012

1 BUILDING PERMIT FEES

	<u>MIN. COST</u>	<u>COST PER SQ. FT.</u>
A. <u>Residential Construction, Single Family</u> Includes New Construction, Additions/Alterations/Remodeling, and Accessory Buildings, Decks, Etc.	\$75	\$0.32
B. <u>Commercial, Industrial, Storage, Business</u> Includes New Construction, Additions/Alterations/Remodeling, and Accessory Buildings, Decks, Etc.	\$75	\$0.38
C. <u>Non-commercial, Utility or Storage</u> Includes New Construction and Additions/Alterations/Remodeling	\$75	\$0.32
D. <u>Electrical</u>	\$75	\$0.21
E. <u>HVAC</u>	\$75	\$0.21
F. <u>Plumbing (includes 1st fixture)</u> 1. Each Additional Fixture (with waterline connection)	\$75	\$0.21 \$2.50
G. <u>Siding</u>	\$75	
H. <u>Fences - No Stormwater Application Fee Charged</u> 1. Privacy - More than 50% obscured (all materials) 2. See-through - Less than 50% obscured	\$75 No Permit Required	
I. <u>Signs & Structures</u> 1. Base Fee 2. Plus Area of Sign	\$75 plus \$0.72/per sq ft sign area \$75	\$0.72
J. <u>Pools, Hot Tubs and Spas</u> 1. Pools 2. Hot Tub and Spas	\$150 \$75	
K. <u>Foundations, Seawalls & Retaining Walls(4' or >)</u> 1. Moving, Raising, Shoring, Under-pinning, New (foundation only)	\$150	
L. <u>Wrecking</u> 1. Accessory Structures 2. Dwellings or other Occupied Structures 3. Commercial	\$50 \$100 \$200	
M. <u>Telecommunication Tower</u> 1. New Tower 2. Co-Locate to Existing Tower	\$800 \$400	
N. <u>Agricultural Exempt Structures</u>	\$75	
O. <u>Administrative Variance</u> 1. Plus cost of certified mailings	\$100	
P. <u>Buildability Letters (other than property owner)</u>	\$75	

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Q.	<u>Over-The-Counter Permits or Additional Permit (to complete bath/deck for CO)</u>	
	1. Minimum Permit Fee	\$50
	2. Plus cost for each inspection	\$20
R.	<u>Install New Roof</u>	
	1. Less than 50 % roof replacement (rafters/trusses)	\$75
	2. Greater than 50% roof replacement (rafters/trusses)	\$150
S.	<u>Re-Inspection or Extra Inspections Needed</u>	
	1. First Request	No Charge
	2. All Additional Required or Requested, Each	\$75
T.	<u>Minimum Permit Fee</u>	\$75
U.	<u>Temporary Use Permit (Per application/permit)</u>	
	1. Submitted Prior to 30 Days	\$100
	2. Renewal Fee	\$50
V.	<u>Non-Refundable review Fee Deposit</u>	\$150, or permit fee whichever is less
W.	<u>Extension of Permit</u> A fee of 50% of the original permit fee shall be paid for a 1 year extension, under certain circumstances, to extend a permit suspended as defined by the Building Codes.	
X.	<u>Penalty</u> An additional fee equal to 100% of the permit fee is required if construction is started before the permit is issued. This fee is waived if the construction was completed by a previous owner.	
Y.	<u>Reinstatement of Permit</u> A reinstatement fee of 10% of the original permit fee or \$75, which ever is greater, will be charged on any request for an extension when no inspections have been made within six (6) months prior to the request for an extension.	
Z.	<u>Permit Refund</u> If no work has started, a written request for a refund may be made for all permit fees excluding Stormwater and Plan Review Fees (if conducted).	
AA.	<u>Permit Freeze</u> Placing a permit on hold, under certain circumstances, for a period not to exceed 1 year for \$10 per month and a reactivation fee of \$150 payable when construction is reinitiated.	

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2 MOTEL INSPECTION/LICENSING FEES

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| A. <u>Annual Licensing Fee</u> | \$25 plus \$3.00 per unit; not to exceed \$200 |
| B. <u>Annual Inspection Fee</u> | \$150 |
| Includes the annual inspection and one follow-up inspection to determine compliance with applicable codes and ordinances of McHenry County. | |
| C. <u>Additional Inspections (Each)</u> | \$75 |

3 ZONING FEES

Note: Petitioners are responsible for associated processing costs including, but not limited to, court reporter fees, certified mailings legal publication and possible continuation fees, per the McHenry County Zoning Ordinance

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| A. <u>Zoning Reclassifications (Amendments) & Conditional Uses (including renewals)</u> | |
| For the first 5 acres | \$1,295 |
| For over 5 acres up to and including 25 acres | \$1,356 plus \$126 per acre over 5 acres |
| For over 25 acres up to and including 50 acres | \$4,046 plus \$78 per acre over 25 acres |
| For over 50 acres up to and including 100 acres | \$6,261 plus \$61 per acre over 50 acres |
| For over 100 acres up to and including 500 acres | \$9,675 plus \$52 per acre over 100 acres |
| For over 500 acres | \$30,790 plus \$22 per acre over 500 acres |
| NOTE: Any fraction of an acre will be considered a full acre. | |
| B. <u>Amendments to Applications</u> | |
| Amendments to applications requiring additional review and subsequent recommendation by the Zoning Board of Appeals follow the adopted fee schedule for Amendments and Conditional Use Permits. | |
| C. <u>Variations and Appeals for Zoning</u> | \$587 |
| D. <u>Variations and Appeals for Signs</u> | \$278 |
| E. <u>Township Hearings</u> | |
| All provisions for and costs associated with requests for hearings to be held in the Township affected shall be borne by the applicant named in the petition in addition to all filing fee requirements. | |
| F. <u>Penalty Fees</u> | |
| An additional fee equal to 50% of the Petition fee is required if the structure or use has been established before the Petition is granted approval by the McHenry County Board. | |
| This fee is waived if the structure or use was established by a previous property owner. | |
| G. <u>Retraction of Conditional Use</u> | |
| A fee of \$600 shall be charged to file a petition for the retraction of a Conditional Use, prior to its expiration. | |

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4 STORMWATER FEES

A. <u>Initial Application Fee</u>	\$65
B. <u>Minor Development</u>	
1. w/o Floodplain	\$165
2. w/ Floodplain	\$240
C. <u>Intermediate Development</u>	
1. w/o Detention	\$770
2. w/o Detention in Floodplain	\$1,150
3. w/ Detention	\$1,300
4. w/ Detention in Floodplain	\$1,930
D. <u>Major Development</u>	
1. w/o Detention	\$1,100
2. w/o Detention in Floodplain	\$1,650
3. w/ Detention	\$1,375 first 5 acres plus \$33 per added acre
4. w/ Detention in Floodplain	\$2,060 first 5 acres plus \$50 per added acre
E. <u>Public Road Development</u>	
1. In-kind Replacement	\$300
2. w/o Detention	\$700
3. w/o Detention in Floodplain	\$2,000
4. w/ Detention in Floodplain	\$3,000
F. <u>Letter of Understanding</u>	50% of standard fees (B-E,H,J)
G. <u>Countywide Permits</u>	\$105
H. <u>Base Flood Elevation Determination</u>	
1. Flood of Record Determinations	\$200
2. Tributary <20 Acres	\$700
3. Tributary <100 Acres	\$2,000
4. Tributary <640 Acres	\$3,000
5. Tributary >640 Acres	\$4,000
I. <u>Sediment and Erosion Control</u>	
1. Development w/ Hydrological Disturbance < 1 acre	\$105 per inspection
2. Development w/ Hydrological Disturbance > 1 acre	Fee charged by McH Co. Soil & Water Conservation District
J. <u>Wetlands</u>	
1. Category I Wetland	\$525
2. Category II Wetland	\$1,575
3. Category III Wetland	\$2,500
4. Category IV Wetland (Development < 1 acre)	\$875
5. Category IV Wetland (Development ≥ 1 acre)	\$1,725
6. Wetland Mitigation Review	\$525
7. Wetland Hydrology Review (per wetland)	\$50

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K. Additional Fees

1. Resubmittals (after original permit issued)	25% of Original Fee
2. Permit Not Required Determination Letter	Included in Initial Application Fee
3. Floodplain and Wetland Maps	\$3 per copy
4. Variations (minor development classification)	\$500
5. Variations (all other development classification)	\$2,100
6. Appeals	\$315
7. Additional Inspections (required to correct deficiencies)	\$105
8. LOMR Community Acknowledgement Form Review	\$65
9. Expedited Permit Review (in addition to all Stormwater fees)	Applicant pays for actual time & materials at current County consultant rate
10. Six Month Extension	25% of original permit fee

L. After-The-Fact Permit Fee

An additional fee equal to 50% of the permit fee is required if construction is started before the permit is issued. This fee is waived if the construction was completed by a previous owner.

M. Re-Submittal Fee

The second re-submittal that fails to address previous comments will be charged a \$75 fee prior to subsequent reviews (does not apply to covenants and maintenance plans)

5 Subdivision Fees

A. Review Fee

1. First through third lot	\$705
2. Each additional lot	\$206

B. Fee Payment Schedule

1. One third the total fee due at approval of the sketch plan by the Staff Plat Committee
2. One third the total fee due at approval of the tentative plat by the Staff Plat Committee
3. One third the total fee due at approval of the Final Plat by the Staff Plat Committee

C. Extention Fee

\$500

6 Fee Waivers

1. Permit fees, except for expedited permit review fees, are waived for Government Agencies.
2. No Stormwater Fees are charged for fences
3. All additional fees for After-The-Fact Permits/Petitions shall be waived if the violation was caused by a previous property owner.
4. All other fee waivers must be approved by the County Board.

7 Publications and Maps

Zoning Ordinance	\$20
2010 Land Use Plan & Map	\$6
Subdivision Ordinance	\$20
Stormwater Management Ordinance	\$10
Stormwater Management Technical Reference Manual	\$75
Sign Ordinance	\$5
Historic Preservation Ordinance	\$5

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Floodplain And Wetland Maps	\$3
30x36 Color County Base Map	\$7
18x24 Color County Base Map	\$3
36x48 Color Zoning Reference Map	\$10

8 Copies

Black & White

36x48	\$8
24x36	\$4
18x24	\$3
11x17	\$1
8.5x14	\$0.50
8.5x11	\$0.25

Color

11x17	\$4
8.5x14	\$3
8.5x11	\$2.50

9 Postage - Large Format

Mailing Tube (3x42) 1-4 Maps	\$8
Mailing Tube (3x42) 5-8 Maps	\$9
Mailing Tube (3x42) 9-12 Maps	\$10
Small Envelope (10x13) 1-2 Maps	\$5
Large Envelope (14x18) 1-6 Maps	\$7
Permit Mailing Fee	\$5