City of
WOODSTOCK
**Department of Community & Economic Development**
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# BUILDING AND CONSTRUCTION FEES 2009
## City of Woodstock, Illinois

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| **A.** | **New and Accessory Construction** | 1. Residential – new construction: $.20 per square foot of a dwelling unit or structure, including shell construction and/or build-out construction.<br><br>2. Residential accessory structures –<br>• Sheds/gazebos: $25.<br>• Decks: $40.<br>• Garages: $75.<br><br>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.<br><br>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. |
| **B.** | **Additions, Remodeling** | 1. Residential – alterations or remodeling:<br><br>Construction Value (fee)<br>• $0-2,000 $20<br>• $2,001- 8,000 $55<br>• $8,001 Same as new construction<br><br>2. Non-residential – alterations or remodeling:<br><br>Construction Value (fee)<br>• $0-2,000 $55<br>• $2,001- 8,000 $110<br>• $8,001 Same as new construction |

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| **C.** | **Plan Review** | For projects having a construction value of $10,000 or more:<br><br>1. Residential – new construction, alterations, or remodeling: $110 per dwelling unit or structure.<br><br>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** | 1. Residential – service upgrade, alterations, or remodeling: $55 per dwelling unit or structure.<br><br>2. Residential – new construction: $110 per dwelling unit.<br><br>3. Non-residential – service upgrade: $110 per unit or structure.<br><br>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. This fee does not apply when the City utilizes a 3rd party review service as indicated in Section C, sub-section When a 3rd party review occurs an inspection fee of $100 shall apply and is in addition to the 3rd party review fee. |
| **E.** | **Plumbing** | 1. Residential – service upgrade, alterations or remodeling: $55 per dwelling unit or structure.<br><br>2. Residential – new construction: $110 per dwelling unit.<br><br>3. Non-residential – service upgrade: $110 per unit or structure.<br><br>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. This fee does not apply when the City utilizes a 3rd party review service as indicated in Section C, sub-section When a 3rd party review occurs an inspection fee of $100 shall apply and is in addition to the 3rd party review fee. |
| **F.** | **Heating, Mechanical, Ventilation, and Air Conditioning** | 1. Residential – upgrades or alterations: $55 per dwelling unit or structure.<br><br>2. Residential – new construction or remodeling: $55 per dwelling unit or structure, plus $30 per appliance. |

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| | | 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. This fee does not apply when the City utilizes a 3rd party review service as indicated in Section C, sub-section 2. When a 3rd party review occurs an inspection fee of $100 shall apply and is in addition to the 3rd party review fee.<br><br>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. This fee does not apply when the City utilizes a 3rd party review service as indicated in Section C, sub-section 2. When a 3rd party review occurs an inspection fee of $100 shall apply and is in addition to the 3rd party review fee.<br><br>5. Commercial kitchen hood system: $110. This fee does not apply when the City utilizes a 3rd party review service as indicated in Section A, sub-sections 3 and 4. When a 3rd party review occurs an inspection fee of $100 shall apply and is in addition to the 3rd party review fee. |
| **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.<br><br>2. New inspections: $110 per unit.<br><br>3. Annual follow-up inspections: $85 per unit. |
| **J.** | **Demolition** | 1 Residential – Principal building or structure: $150.<br><br>2. Non-residential – Principal building or structure: $280. plus $.10 per square foot of floor area.<br><br>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 nay 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. |

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| **K.** | **Building Relocation** | 1. Residential - $150.00<br>2. Non-Residential - $280.00 |
| **L.** | **Certificate of Occupancy** | 1. Residential – $55.<br>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 of contractor.<br><br>1. Single family detached and duplex structures: $60.00<br>2. Single family attached, town homes: $30.00 per dwelling unit<br>3. Multi-family structures: $10.00 per dwelling unit<br>4. Commercial/industrial/institutional: $.01 per square foot |
| **N.** | **Water Meter Fees** | Any meter smaller than 2" shall be purchased by the City and installed by the City. Any meter 2" or larger shall be purchased and installed by the owner of the property 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:<br><br>**Meter Size**<br>• 5/8" $310.00<br>• ¾" $340.00<br>• 1" $400.00<br>• 1 ½" $640.00 |
| **O.** | **Sewer Connection Inspection** | $10.00 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. All fees shall be paid directly to the third party review service prior to review of plan submittals. |

***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(Q) herein, each of the required fees shall be a minimum of fifty-five dollars ($55.00) or doubled, whichever amount is greater.***

# Sewer/Water Connection Fees and Impact Fees
## (in dollar increments) 1/01/09

| | Water Fee | Sewer Fee | School Imp. Fee | Park Imp. Fee | Library Imp. Fee | Street Imp. Fee | Police Imp. Fee | Fire/Res. Imp. Fee | Total Fees |
|---|---|---|---|---|---|---|---|---|---|
| **Apartments** | | | | | | | | | |
| Effic. | 1992.00 | 3072.00 | 0 | 174100 | 330.00 | 297.00 | 497.00 | 96.00 | 8025.00 |
| 1 br | 1992.00 | 3072.00 | 31.00 | 2386.00 | 450.00 | 297.00 | 673.00 | 131.00 | 9012.00 |
| 2 br | 2174.00 | 3329.00 | 1334.00 | 2575.00 | 489.00 | 297.00 | 733.00 | 142.00 | 11073.00 |
| 3 or more br | 3463.00 | 5364.00 | 3640.00 | 4108.00 | 781.00 | 297.00 | 1170.00 | 224.00 | 19047.00 |
| **Single Family Attached Dwelling Units** | | | | | | | | | |
| 1 br | 1353.00 | 2083.00 | 0 | 1606.00 | 305.00 | 238.00 | 457.00 | 89.00 | 6131.00 |
| 2 br | 2250.00 | 3474.00 | 1327.00 | 2678.00 | 509.00 | 238.00 | 763.00 | 148.00 | 11387.00 |
| 3 br | 2706.00 | 4177.00 | 2559.00 | 3218.00 | 612.00 | 238.00 | 916.00 | 177.00 | 14603.00 |
| 4 or more br | 2706.00 | 4177.00 | 2559.00 | 4233.00 | 804.00 | 238.00 | 1204.00 | 233.00 | 16154.00 |
| **Single Family Detached Dwelling Units** | | | | | | | | | |
| 1 or 2 br | 2287.00 | 3511.00 | 1483.00 | 2715.00 | 516.00 | 238.00 | 773.00 | 149.00 | 11672.00 |
| 3 br | 3280.00 | 5047.00 | 5540.00 | 3900.00 | 741.00 | 238.00 | 1111.00 | 214.00 | 20071.00 |
| 4 br | 3280.00 | 5047.00 | 7055.00 | 5072.00 | 965.00 | 238.00 | 1444.00 | 277.00 | 23378.00 |
| 5 or more br | 3280.00 | 5047.00 | 7055.00 | 5072.00 | 965.00 | 238.00 | 1444.00 | 277.00 | 23378.00 |
| **Commercial/Industrial** | | | | | | | | | |
| 1-inch meter or less | 2981.00 | 4588.00 | - | - | - | - | - | - | 7569.00 |
| Up to 1 ½ inch meter | 5962.00 | 9179.00 | - | - | - | - | - | - | 15141.00 |
| Less than 2-inch meter | 9688.00 | 14915.00 | - | - | - | - | - | - | 24603.00 |
| 2-inch or larger meter (based on gallons per day) | Not provided by City | 15.85 | - | - | - | - | - | - | 15.85 |
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