

2/23/2006

40-O-06

AN ORDINANCE

**Amending Ordinance 46-O-99 as it Pertains to
Building Permit Fees**

WHEREAS, Ordinance 46-O-99 establishes certain building, zoning, construction trade mechanical systems, and related fees; and

WHEREAS, paragraph I of Ordinance 46-O-99 establishes certain building permit fees for construction within the City of Evanston; and

WHEREAS, a review of the building permit fees has shown that the current fees do not reflect the administrative and inspection costs incurred by the City for building inspections; and

WHEREAS, the City Council of the City of Evanston has determined that the adoption of a revised fee schedule for building permit fees is in the best interests of the City of Evanston,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:**

SECTION 1: That paragraph I, "Building Permit Fees" of Ordinance 46-O-99 is hereby amended to read as follows:

I. BUILDING PERMIT FEES:

A. BASIS OF BUILDING PERMIT FEES: For the purpose of determining a basis for computing building permit fees, the established cost of construction shall be determined by the Director of Community Development as follows:

1. The Director of Community Development will accept an estimate furnished to him by the applicant for the permit at the time of the application.

2. In every instance where a building permit is issued with a construction valuation of one hundred thousand dollars (\$100,000.00) or more, the property owner and general contractor shall provide to the City at the conclusion of construction a sworn contractor's statement indicating the full and final construction cost of the project, less land cost. Upon presentation of said sworn statement, any permit fees due the City for costs over and above the cost-valuation submitted as construction valuation on the permit application form shall be immediately paid to the City. In cases of a construction cost less than the estimated valuation, the City shall refund the difference to the property owner or general contractor.

3. In cases of estimated construction valuation of less than one hundred thousand dollars (\$100,000.00), the property owner and general contractor shall submit a sworn contractor's statement upon the written request of the Director of Community Development.

4. In cases of dispute of valuation, the owner shall produce, upon request of the Director of Community Development, copies of all contracts, change orders, and final waivers of lien for the subject building which may be submitted, at the discretion of the Director, to an architectural firm for review and a written cost opinion. Fees for the said review are to be paid by the property owner. Upon completion of the review, the Director shall render a final ruling as to fees due or to be refunded.

5. No final Certificate of Occupancy shall be issued until said sworn statement is submitted, and permit fees adjusted accordingly, and such fees and all costs, e.g., those relating to valuation disputes, are paid.

6. The plan review fee will be assessed on refunded permits or withdrawn projects.

B. FEES FOR BUILDING PERMITS: The Fee to be charged for permits authorized by the City Code shall be paid to the City Collector and shall be paid as provided herein. No permit or amendment thereto shall be issued without the fee being paid.

1. The fee for cost of work valuation of less than or equal to one million dollars (\$1,000,000.00) shall be as follows:

Building permit fees (Title 4, Chapter 2)

Estimated construction cost	Permit fees
1- 100	\$ 28
101- 1,000	48
1,001- 2,000	64
2,001- 4,000	88
4,001- 6,000	124
6,001- 8,000	160
8,001- 10,000	196
10,001- 12,000	230
12,001- 16,000	293
16,001- 20,000	357

The fee shall be three hundred fifty-seven dollars (\$357.00) plus twelve dollars (\$12.00) for each additional one thousand dollars (\$1,000.00), or part of one thousand dollars (\$1,000.00), of cost of work valuation over twenty thousand dollars (\$20,000.00) until one million dollars (\$1,000,000.00).

2. The fee for cost of work valuation greater than one million dollars (\$1,000,000.00) shall be fifteen dollars (\$15.00) for each one thousand dollars (\$1,000.00), or part of one thousand dollars (\$1,000.00), of cost of work over one dollar (\$1.00).

C. FENCE FEES: The fee for a permit to erect or install a fence shall be computed at the rate of eleven dollars (\$11.00) for the first one hundred (100) lineal feet, or fraction thereof, plus six dollars (\$6.00) for each additional one hundred (100) lineal feet, or fraction thereof.

D. PROPERTY STANDARDS BOARD APPEARANCE APPLICATION: Application for an appearance before the Property Standards Board shall be set at fifty-five dollars (\$55.00) for single family residential properties, and one hundred sixty-five dollars (\$165.00) for multi-family, commercial/industrial, and institutional properties.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: February 27, 2006

Adopted: February 27, 2006

Approved:

March 3, 2006

Lorraine H. Morton
Lorraine H. Morton, Mayor

Attest:

Mary P. Morris
Mary P. Morris, City Clerk

Approved as to form:

[Signature]
Corporation Counsel