



**Development Related Fee Schedule
Effective May 1, 2018**

Plan Reviews

<p>Plan Review</p> <p><i>Payable at the time a permit application is submitted. Per hour fee for reviews exceeding the standard review times are payable prior to the issuance of a permit.</i></p>	<p><u>Remodeling, Alterations, Additions – Residential and Commercial</u></p> <p>Up to \$12,000</p> <p>\$12,001 to \$48,000</p> <p>\$48,001 to \$120,000</p> <p>Over \$120,000</p> <p><u>New Construction -- Residential</u></p> <p>Single Family Dwelling</p> <p>Two Family Dwelling/Duplex</p> <p><u>New Construction – Commercial/Multi-Family/Institutional</u></p> <p>Multi-Family Building (3 or more units), Commercial and Institutional Buildings</p>	<p>\$55.00</p> <p>\$82.00</p> <p>\$138.00</p> <p>\$230.00</p> <p>\$400.00</p> <p>\$230.00 per unit <i>For all the above: Plus \$55 per hour fee for reviews requiring more than 2 hours</i></p> <p>\$572.00 plus \$50 per 1000 sq. ft. <i>Plus \$55 per hour fee for reviews requiring more than 6 hours</i></p>
<p>Life Safety Review</p>	<p><i>For Commercial Buildings</i></p> <p>New Construction (including additions)</p> <p>Alterations</p>	<p>\$.05 per sq.ft. – all floors \$500 minimum</p> <p>\$.05 per sq.ft. – scope of work \$60 minimum</p> <p><i>For all the above: Plus \$55 per hour fee for reviews requiring more than 2 hours</i></p>
<p>Plan Re-submittal</p> <p>Alterations to approved plans</p>	<p><i>This fee is due prior to issuance of permit.</i></p> <p><i>This fee is due prior to issuance of approval of revised plans.</i></p>	<p>\$140.00 per re-submittal <i>Plus \$55.00 per hour fee for reviews requiring more than 2 hours</i></p> <p>\$140.00 <i>Plus \$55.00 per hour fee for reviews requiring more than 2 hours</i></p>



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Fees and Services - General

Building Scale Fee <i>(Required for residential projects – new construction and additions)</i>	Single family residence – first review <i>Reduced fee if completed Building Scale Workbook and clearly dimensioned plans are submitted.</i>	\$400.00 \$200.00
	Two-family dwelling <i>Reduced fee if completed Building Scale Workbook and clearly dimensioned plans are submitted.</i>	\$189.00 per unit \$120.00 per unit
	Additional reviews (for revised plans)	\$102.00
	On-site inspection to verify dimensions	\$102.00
	Office meeting to review building scale calculation	\$50.00
Building Scale Waiver Fee	Small scale projects that clearly comply with the Building Scale may be eligible for a waiver of the Building Scale calculation.	\$100.00
Conditional Certificate of Occupancy	Single family or duplex Landscape/grading only remain due to season Multi-family, Commercial, Institutions	\$500.00 per unit \$300.00 per unit \$25 per square foot to a maximum of \$2,000
Zoning Compliance Analysis	Completion of analysis and research to verify compliance of a property or building with applicable requirements. Research on previously granted variances or Special Use Permits.	\$100.00 per building or property
Administrative Property Line Shift	Review and approval of a minor property line shift in conformance with the Code.	\$250.00
Recording of Documents	Covers cost of recording documents with Lake County. May include: Hold Harmless Agreements, open permits, violation notices	\$70.00 (up to 4 pages - \$5 for each additional page)

IBT & CEC Fee	Per Lot (Lake Forest Heights Subdivision only)	\$286.00 per lot
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Demolition Tax	Single-family dwelling or two-family <i>Supports infrastructure and affordable housing</i>	\$12,000 per unit
Demolition Tax	Other Residential Buildings <i>Supports infrastructure and affordable housing</i>	\$ 6,000 per unit (\$12,000 minimum)
Demolition Review	Administrative review of demolition (if no Board or Commission review is required)	\$ 500



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Permits

<p>Building</p> <p><i>Bond Required (Refer to Bond Information on Page 7)</i></p>	<p>Repair and maintenance - - Under \$6,000 Requiring only 1 on-site inspection</p> <p>\$100,000 or less</p> <p>\$100,001 to \$200,000</p> <p>\$200,001 to \$500,000</p> <p>\$500,001 or more</p> <p><i>Fees are based on current construction costs per square foot as estimated by the applicant and as verified by the Community Development Department.</i></p>	<p>\$40.00</p> <p>1.5% of total construction cost (\$50.00 minimum)</p> <p>2% of total construction cost</p> <p>\$4,000 plus 1% of total construction cost in excess of \$200,000</p> <p>\$7,000 plus .5% of the total construction cost in excess of \$500,000</p>
<p>Permit Extension</p>	<p>6-month extension of a permit after original permit expiration date. (Upon expiration of 6-month extension, a new permit must be obtained and all associated fees paid. See also Bond information, page 7.)</p>	<p>\$150.00 plus 20% of the original building permit fee</p>
<p>Construction Trailer Permit</p>	<p>For Commercial/Multi-Family Construction Sites</p>	<p>\$100.00 per month with any portion of a month calculated as a full month</p>
<p>Driveway</p> <p><i>Bond Required (Refer to Bond Information on Page 7)</i></p>	<p>New curb cut</p> <p>Resurface driveway - - no changes (no permit required for sealcoating)</p> <p> With changes to configuration or paving material</p> <p>Temporary curb crossing</p>	<p>\$50.00 per curb cut</p> <p>\$50.00</p> <p>\$50.00 plus resurface fee</p> <p>\$50.00 per crossing</p>
<p>Electric</p>	<p>Base Charge – plus fees below</p> <p>Electric Service</p> <p>Motors</p>	<p>\$100.00 plus \$1.00 per unit beyond first 100 (switch, light, outlet)</p> <p>\$75.00 per service</p> <p>\$75.00 plus \$.50 per horsepower</p>



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Heating and Air Conditioning	<i>Residential – New or Replacement Units</i> 1 or 2 units (furnace or air conditioner) Each additional unit Duct work	\$52.00 \$45.00 \$52.00
	<i>Commercial</i> New Construction	\$52.00 per 1,500 square feet of floor area
	Replacement of existing units	Same as residential
Plumbing	Base Charge	\$60.00 Plus \$5.50 per fixture
	Irrigation Systems	\$2.00 per head (\$60.00 minimum)
Sanitary Sewer		\$50.00 minimum plus \$1.00 per foot over 50 feet
Satellite Dish		1.5% of the total cost (\$50.00 minimum)
Sign		1.5% of total construction cost (\$50.00 minimum)
Storm Sewer		\$50.00 minimum plus \$ 1.00 per foot over 50 feet
Street Obstruction or Closure	For obstruction, closure or use of the public right-of-way <i>This fee permits obstruction of the public right-of-way for a maximum of 14 days. An additional fee equal to 50% of the original fee shall be charged for each additional 14 day period or fraction thereof. Permits not continuously maintained shall be renewed at the full rate.</i>	\$100.00
Underground Storage Tank Removals	Single family/duplex	\$150.00 per tank
	Commercial, multi-family	\$250.00 per tank



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Permits

Tree and Vegetation Removal	Application review fee. <i>This amount will be applied to the removal fees listed below if applicable.</i>	\$40.00 minimum fee
	Removal of a Heritage Tree, any tree 18” or larger.	\$40.00 per tree
	Removal of trees 10” DBH or larger within the streetscape preservation area, the front yard or the corner side yard.	\$40.00 per tree
	Removal of trees or vegetation from a Conservation Easement.	\$35.00 per 1.5 acres or portion thereof
	Removal of trees from a Tree Preservation or No Disturbance area.	\$40.00 per tree
	Removal of trees or vegetation on any property that is the subject of a development petition.	\$40.00 per 100 square feet of vegetation and per tree fee noted above
	Removal of trees or shrubs from any ravine or bluff.	
Removal of trees or shrubs from a public right-of-way or other public property.		



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Fire Protection

Plan Reviews, Inspections and Permits	<u>Single Family/Duplex</u> Residential Fire Suppression System Permit (includes Plan Review and 2 inspections) New Addition/Alteration Fire Alarm System (or .05 per s.f. - whichever is greater)	\$120 or .05 per square feet* \$60 or .05 per square feet for scope of work* \$75.00
Plan Reviews, Inspections and Permits	<u>Commercial/Multi-family</u> <i>Fire Suppression Systems Permit</i> New Addition/Alteration Specialized Fire Suppression Systems (in addition to the above fees for the overall system) Underground Flush Test Fire Pump Test Stand Pipe Riser <i>Fire Alarm System</i> New system or full replacement Addition/Alteration to system	\$500.00 minimum or .05 per total square feet* \$250.00 minimum or .05 per total square feet* \$150.00 per system \$75.00 plus cost per gallon of water needed for testing based on pipe size and standard water rate/gallon \$175.00 plus cost per gallon of water needed for testing based on pipe size and standard water rate/gallon \$100.00 per stand pipe \$500.00 or .05 per square foot* \$75.00 or .05 per square foot*
Plan Reviews, Inspections and Permits	<u>Other</u> Hood and Duct Extinguishing System – New Hood and Duct Extinguishing - Alterations Hot Work, Chemical Storage, Other	\$300.00 per system \$100.00 per system \$100.00 per activity
Additional Plan Review Time		<i>For all the above: Plus \$55 per hour fee for reviews requiring more than 2 hours</i>

*The greater of the two calculations applies.



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Bonds

Minimum bond amount is \$50.00

Bonds are refundable in full for projects completed prior to the expiration of the permit and upon verification of no damage to public property or upon the satisfactory repair of public property.

Driveway	Refundable upon final inspection if no restoration is required.	\$250.00 per curb cut or crossing
Permit Renewal	Projects with estimated construction costs of \$200,000 or less . Refundable upon completion of project within one year .	18% of the building permit fee
	Projects with estimated construction costs of more than \$200,000 . Refundable upon completion of project within 18 months	20% of the building permit fee
Public Property	For projects requiring access across public property. Refundable upon final inspection if no restoration is required.	\$500.00
Street Opening	Refundable upon final inspection if no restoration is required.	\$500.00



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Sanitary Sewer System Fees

Sewer System Connection	Single Family Dwelling	\$825.00
	Two-Family Dwelling	\$825.00 per unit
	Multi-Family Dwelling	\$165.00 per population equivalent (\$1,650 minimum)
	Non-Residential Buildings	\$165.00 per population equivalent (\$1,650 minimum)
	Institutional buildings (those with Federal and State tax exempt status)	\$825.00 connection

NOTE: Population equivalent will be determined by EPA standards for non-residential buildings.



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Water System Fees

Connection Fees <i>Water Plant Investment</i>	Single Family Dwelling – new structure	\$2,900.00
	Multi-Family Dwelling – new structure	\$2,652.00
	Residential pools, sprinkler systems	\$459.00
	Nonresidential buildings - - new structures and additions	\$1.02 per sq. ft. of entire interior area of the building
	Institutional buildings - - new structures and additions (only if eligible for Federal and State tax exempt status)	\$.94 per sq. ft. of entire interior area of the building
Water Taps (per tap)	1” tap	\$500.00
	1 1/2 “ tap	\$1,000.00
	2” tap	\$1,300.00
	3”, 4” 6” & 8” taps	\$900.00 each
Water Meters (per meter)	¾ meter	\$470.00
	1” meter	\$540.00
	1 ½” meter	\$910.00
	2” meter	\$1,165.00
	3” meter	\$2,615.00
	4” meter	\$3,950.00
	6” meter	\$6,840.00



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Inspections

Additional Inspections	<p>All inspection types</p> <ul style="list-style-type: none"> • Inspections beyond number allowed with Permit (number of required inspections doubled) • Phased projects • Inspections required by Board or Commission • Site visit at request of owner/contractor <p>This fee is payable prior to the issuance of a permit, prior to the inspection or prior to issuance of Certificate of Occupancy, whichever is sooner.</p>	\$50.00
Re-inspection - - Building Permits	<p>All inspection types</p> <p><i>This fee is payable prior to an inspector returning to the site for a follow up inspection if any of the following apply: The number of allowed inspections is exceeded. The inspector is unable to access the site. Neither the property owner, nor a representative of the property owner is on site to meet with the inspector.</i></p>	\$175.00
Off Hour Inspections	All inspections conducted during non-work hours at the request of the property owner.	\$50.00 plus per hour cost of inspector
Tree Fencing Inspection	Required for all projects for which tree protection fencing is required.	\$240.00
Home Inspections	Inspections required prior to the transfer of water billings from one party to another and issuance of Certificate of Compliance.	\$150.00
Home Inspections - - Re-Inspection	Payable prior to an inspector returning to the site for a follow up inspection if the first inspection identified unauthorized connections to the sanitary sewer system.	\$50.00
Home Inspections – Waiver	Verification of prior inspection within three years and issuance of Certificate of Compliance	\$25.00
Water Service Inspection Fee	Required for all permits involving installation of water services – new or replacement.	\$50.00 per service



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Fines and Penalties

Violation	Notice of Violation of City Code	Maximum of \$300.00 per violation, per day. Minimum of \$150.00 for first offense and if only limited scope of work involved.
Stop Work Order	Order to cease work at the site due to violation of City Code	Maximum of \$750.00 payable prior to work resuming on the site. Minimum \$250.00 for first offense, and if only limited scope of work involved.
Tree and Vegetation Removal without Required Permits and Approvals	Trees Conservation Areas	\$750.00 per tree inch diameter plus replacement plantings \$750.00 per 100 square feet of area cleared



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Impact Fees

Impact fees are due prior to the recording of a subdivision plat for new subdivisions or consistent with the requirements of a Special Use Permit and for lots in older subdivisions for which impact fees were not paid at the time of subdivision or at any subsequent time, prior to the issuance of building permits.

Park Development	\$15,667.65 per unit
Library	\$ 859.24 per unit
Police	\$ 2,030.10 per unit
Fire and Emergency	\$ 1,309.55 per unit
Public Works	\$ 1,102.33 per unit
<p>To be paid to the School District directly. Receipt of payment must be submitted to the City prior to recording of the plat of subdivision or issuance of building permit.</p>	
High School District #115	\$ 9,990.00 per unit
Elementary District #67	\$ 9,157.50 per unit



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Licenses

Electrical Contractor	<i>Renewable on an annual basis on or before December 31st.</i>	\$60.00
Heating & Air Conditioning Contractor	<i>Renewable on an annual basis on or before December 31st.</i>	\$60.00
Health Fees	<i>Renewable on an annual basis on or before May 1st</i>	
	Restaurant seating 20 persons or less	\$250.00
	Restaurant seating 21 thru 99 persons	\$350.00
	Restaurant seating 100 or more people	\$600.00
	Itinerant Restaurant	\$250.00
	Food Store	\$100.00
	Limited Food Store (Selling candy)	\$50.00
	Milk Store Only	\$100.00
	Food Vendor - - Delivery	\$150.00 per vehicle
	Milk Vendor - - Delivery	\$100.00 per vehicle
	Scavenger	
	<ul style="list-style-type: none"> • Collects and disposes of multi-family and commercial waste • Collects and disposes of residential and commercial roll-offs • Collection and cleaning of portable toilets 	\$1,500 per company \$750 per company \$200 per company



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Licenses

Vending License Fees	<i>Renewable on an annual basis on or before May 1st</i>	
	Ice Vending Machine	\$110.00 per machine
	Food Vending Machine	\$55.00 per machine
	Candy Vending Machine	\$55.00 per machine
	Soft Drink Machine	\$55.00 per machine
	Milk Vending Machine	\$55.00 per machine
	Tobacco Vending Machine	\$50.00 per machine
	Card/Trinket Vending Machine	\$55.00 per machine
	Amusement Machine	\$110.00 per machine
	DVD Vending Machine	\$110.00 per machine
	Juke Box	\$ 25.00 per machine
	Pool Table	\$ 25.00 per table



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Board and Commission Application Fees

Historic Preservation Commission <i>*Building Scale Fee Also Applicable</i>	New Residence on Vacant Property	\$1,050.00*
	Additions and Alterations to Existing Residence	\$500.00*
	Above w/Variance from Building Scale Ordinance add:	\$367.00*
	Demolition and Replacement Structure (50% or more of total structure impacted or addition of more than 25% of existing square footage)	\$2,450.00*
	Demolition (partial) and Replacement Structure (Impact on less than 50% of total structure or addition of no more than 25% of existing square footage.)	\$1,529.00*
	Demolition (life safety requirement/no replacement proposed for 5 years)	\$1,310.00
	Replacement structure (life safety demo previously approved)	\$1,310.00*
	New commercial building, school, hospital or multi-family building	\$700.00 single building
	Alterations or major additions to commercial buildings, schools, hospitals, or multi-family housing buildings	\$323.00 per building
	New multi-building projects – concurrent reviews Commercial buildings, schools, hospitals or multi-family	\$850.00 plus \$175 per building over four buildings
	Alterations to store fronts	\$100.00
	Signs, awnings, landscaping, lighting	\$75.00
	Combination of any of above	\$125.00
	Changes to approved building materials	\$60.00
Revisions to Approved Plans	\$225.00*	
Rescission of local landmark designation, amendment of local landmark designation or historic map amendment	\$2500.00	



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Board and Commission Application Fees

Plan Commission	Minor Subdivisions 2, 3 or 4 lots Tentative plat approval - - payable at time of application	\$2,184.00
	Final plat approval - - payable prior to recording of plat	\$250.00 + \$35/lot plus engineering and recording fees
	Major Subdivisions (5 or more lots) Tentative approval	\$3,822.00 plus \$35.00 for each additional lot over 5 lots
	Final approval - - payable prior to recording of plat	\$400.00 plus \$35.00 for each of the first 10 lots, plus \$5 for each additional lot, plus engineering and recording fees.
	Planned Preservation Subdivision Special Use Permit <i>Plus Minor or Major Subdivision Fee as noted above</i>	\$2,500.00
	Tentative Plat Approval – Application for extension	\$150.00
	Special Use Permit	\$1,035.00
	Special Use Permit – Restaurant w/i 150’	\$ 600.00
	Zone Change/Code Amendment	\$3,328.00
	Filing fee for all other developments	\$ 788.00
	Escrow Deposit – Legal, engineering, technical evaluations <i>Payable at the time of filing for all petitions. Refundable, after final approval, if not required to cover city 3rd party expenses related to the petition.</i>	\$5,000.00
	Legal Ad Publication	\$65.00 per published ad



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Board and Commission Application Fees

Zoning Board of Appeals	Variances from Zoning Code	\$287.00*
	Administrative Appeals	\$150.00
	Special Use Permit – Existing Developments	\$755.00
	Legal Ad Publication	\$65.00 per published ad
Construction Codes Commission	Variances from Construction Code	\$250.00
	Administrative Appeals	\$150.00
	New Material/Product/Method Evaluation	\$350.00



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Engineering Fees

Related to Subdivisions and Major Developments

Final Plan Review	Fee is based on a rate of .20% of the preliminary construction cost, but in no case shall the fee be less than	\$500.00
Inspection Fee	<p>Fee is based on a percent of final estimated construction costs.</p> <p><i>Fee shall be non-refundable and collected prior to recording of subdivision plat.</i></p>	<p>Total cost < \$50,000 5% of total cost</p> <p>Total cost from \$50,000 to \$250,000 the percentage shall increase to 5%.</p> <p>Total cost > \$250,000 2.5% of total cost</p>
Alternative Letter of Credit Review		\$100.00 per Review
Pavement Testing Fee	Costs associated with the testing of roadway pavements (Dynalect Pavement Evaluation Program), as described in Section 2.00 in The City of Lake Forest Engineering and Construction Standards, will be the responsibility of the developer to incur. The fee shall be based on the current rate of the industry as determined by the City Surveyor and Engineer	TBD
High Impact Traffic	<p>Fee assessed based on construction traffic generated by the project.</p> <p>Cranes</p>	<p>Calculated per job based on number of vehicles/trips and other factors</p> <p>\$100.00 per occurrence</p>
Flood Plain Analysis Report	Upon submittal of a written request, staff will prepare an analysis for individual properties.	\$35.00 per zoning lot



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Site Grading Permits and Bonds

New Construction Additions Miscellaneous Site Alterations	Site grading plans - required for all new construction, substantial additions, or alterations on developed sites.	\$640.00
	<i>If no grading is proposed, a request may be submitted for a waiver of the requirement for a grading permit</i>	\$240.00
	Resubmittal	\$165.00
	Revisions to approved grading plan	\$125.00
	Erosion and sediment control measures	\$125.00
Site Grading Bonds	<i>Financial guarantee in the form of cash, certified check, bond or letter of credit-refundable upon satisfactory completion.</i>	\$3,000 per acre of development
Site grading bond not associated with new building construction	Minimum and shall increase commensurate with the estimated cost of minimum restoration and landscaping of the project site, as determined by the City Surveyor and Engineer.	\$200.00



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Documents and Maps

Construction Code		\$35.00 (Add \$8.00 if mailed)
Zoning Code and Zoning District Map		\$35.00 (Add \$8.00 if mailed)
Engineering Construction Code Standards		\$35.00
Historic District Map		\$5.00 (Add \$1.00 if mailed)
Comprehensive Plan		\$35.00 (Add \$5.00 if mailed)
Zoning District Map		\$5.00 (Add \$1.00 if mailed)
Property Map		\$5.00 (Add \$1.00 if mailed)
Street Map		\$2.00 (Add \$.50 if mailed)
Air Photos (Requires min. 48 hours' notice)	8 ½ x 11 sheet of selected area: Plat book size: CD Rom – Section CD Rom – Quarter Section	\$20.00 \$100.00 per page \$300.00 \$100.00
House Book Page Reproductions (Requires min. 48 hour notice)		\$5.00 per page Aerial with topography is \$150.00 per page
Subdivision Plats		\$5.00 per page
Photocopy of Surveys	8 ½ X 11	\$2.00
Photocopies		\$.25 per page or minimum of \$1.00