

PLAN REVIEW FEES

RESIDENTIAL	
Type of Use/Dwelling	Fee
Single story new residential	\$100.00
Two story new residential	\$150.00
SF – Attached	\$50.00/unit
MF - Attached	\$50.00/unit
Remodeling/Alteration/Addition 150 sf or more	\$25.00

COMMERCIAL	
New construction/remodeling	Valuation x .0005

BUILDING PERMIT FEES

\$30.00 minimum fee for any building permit

RESIDENTIAL	
Single-family; Two-family; Apartment buildings; Townhouses; Quadra homes and any additions to residential buildings	\$.15/sf total living area of all floors, based on exterior dimensions
Alteration/Remodeling (maximum \$150/building)	\$5/each \$1,000 of estimated cost of improvement
Accessory Buildings and additions	\$25.00
Garage – (includes electricity) (excludes new SF construction)	
Single stall	\$40.00
Each additional stall	\$15.00
Garage Demolition	\$25.00

COMMERCIAL	
Commercial, Industrial, Public or Miscellaneous Buildings	\$.05/sf of total floor area, based on exterior dimensions
Alterations/Remodeling	\$5/each \$1,000 of estimated cost of improvement

ELECTRICAL INSPECTION FEES

RESIDENTIAL	
New Service	\$75.00/unit
Upgrade of Service	\$60.00/unit

Electrical Revisions	\$50.00/unit
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COMMERCIAL

New Service	\$75.00/unit, plus \$3.75/1,000sf
Upgrade of Service	\$60.00/unit
Electrical Revisions	\$50.00/unit plus \$3.75/1,000sf
Hotel and Motel	\$75.00, plus \$30.00/guest room

PLUMBING INSPECTION FEES

RESIDENTIAL AND COMMERCIAL

Plumbing	\$5.00/fixture (\$30.00 min.)
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WATER (City Code 8-2-8E2)

From Curb stop	\$50.00
From Corp. stop	\$75.00
Replacement	\$50.00
Outside Corporate Limits	\$75.00

WATER SERVICE TAP (City Code 8-2-8E1)

¾" or 1" Tap	\$100 w/in City Limits
¾" or 1" Tap	\$150 outside Corporate Limits
¾" or 1" Re-Tap	\$100 w/in City Limits
¾" or 1" Re-Tap	\$150 outside Corporate Limits
¾" Water Meter	\$295.00

SEWER AND STORM (City Code 8-4-2E)

Sewer - New connection	\$75.00
Sewer stub at property line	\$50.00
Replacement	\$50.00
Storm Sewer	\$30.00

Water Connection Fees (City Code 8-2-2)

\$485/person/unit, \$1,698/residence

Type of Use/Dwelling	# of Persons	@ \$485/person
Single Family & Mobile Home	3.5	\$1,698
1-Bedroom Apt.	2	\$970
2 or more Bedroom Apt.	3.5	\$1,698

SEWER CONNECTION FEES (City Code 8-4-2)

\$733/person/unit, \$2,565/residence

Type of Use/Dwelling	# of Persons	@ \$733/person
Single Family & Mobile Home	3.5	\$2,565
1-Bedroom Apt.	2	\$1,466
2 or more Bedroom Apt.	3.5	\$2,565

MISCELLANEOUS FEES

Deck	\$35.00
Fence	\$25.00
Sign – new	\$30.00
Sign - replacement	\$0.00
Street/Alley-excavation	\$75.00
Parkway	\$150.00 deposit
Street/Alley	\$500.00 deposit
Swimming Pool	\$60.00

IMPACT FEES

PAYMENT VERIFICATION REQUIRED
PRIOR TO SCHEDULING FINAL INSPECTION

SCHOOL DISTRICT (City Code 10-3-4)

	2 BR	3 BR	4 BR	5 BR
SF-Detached	\$567	\$2,291	\$3,892	\$2,998
SF-Attached	\$535	\$1,034	\$2,069	
Apartments	\$554	\$1,494		

PARK DISTRICT (City Code 10-3-5)

	1BR	2BR	3 BR	4 BR	5 BR
SF-Detached	\$1,054	\$1,054	\$1,340	\$1,626	\$1,988
SF-Attached	\$502	\$879	\$1,285	\$1,145	

Multi-Family	Eff	1BR	2BR	3 or more BR
	\$883	\$961	\$1,533	\$1,533

Mobile Home	1-2BR	3 or more BR
	\$1,004	\$1,606

LIBRARY (City Code 10-3-6)

	2BR	3 BR	4 BR	5 BR
SF-Detached	\$193	\$246	\$298	\$346
SF-Attached	\$92	\$161	\$236	\$210

ENGINEERING FEES

Plan Review (Nonrefundable deposit to be credited to final accounting upon approval)	\$350.00
Plan Review and inspection of all required public and private land improvements, excluding buildings and other structures	2.5% of total estimated costs

ANNEXATION FEES (City Code 8-4-2F)

All annexation fees payable at time of final plat

Industrial and Commercial Subdivisions	\$2,000/gross acres
Single-family or multiple-family developments	\$3,000/acre
If above development has an allowance for park, school or retention space	\$1,000/unit

Residential Growth Control Regulation for P.U.D.'s

Number of Dwelling Units on the Preliminary Plan	Dwelling Units Permitted Per Year as a Percentage of the Total Lots on the Preliminary Plan	Time Limit Before New Building Permits Are Issued Following Annexation
0 to 50 dwelling units	No Limit	No Time Limit
51 to 100 dwelling units	No More Than 35 per Year	One Year
101-200 dwelling units	25% or 40, whichever is lower	Two Years
201-300 dwelling units	20% or 50, whichever is lower	Three Years
301 to 400 dwelling units	18% or 60, whichever is lower	Four Years
401-500 dwelling units	15% or 70, whichever is lower	Five Years
Over 500 dwelling units	10% or 75, whichever is lower	Six Years

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BUILDING PERMIT FEES ENGINEERING FEES IMPACT FEES



MISSION STATEMENT

The City of Sycamore's Community Development Department strives to provide professional assistance in planning, development, and construction by adopting and enforcing current codes and standards in a uniform and unbiased manner in order to establish and maintain a safe, healthy and attractive community for all residents and business owners.

Community Development Department
 541 DeKalb Avenue
 Sycamore, IL 60178
www.cityofsycamore.com
 O# (815) 895-4434
 F# (815) 895-7572

John Sauter Ext. 1481
 Director of Community Development

Mark Bushnell Ext. 1485