



**LaSalle County
Land Use Department
119 W Madison St., Room 107, Ottawa, IL 61350**

T. 815.434.8666
F. 815.433.9303
E. landuse@lasallecountyil.gov

FEE SCHEDULE

BUILDING CODE (RESIDENTIAL & TWO FAMILY)

NEW CONSTRUCTION, ADDITIONS, ALTERATIONS*	\$0.22 / SQ. FT.
ACCESSORY STRUCTURE**	\$0.17 / SQ. FT.
ELECTRICAL NEW CONSTRUCTION, ADDITIONS, ALTERATIONS **	\$0.12 / SQ. FT.
PLUMBING NEW CONSTRUCTION & ADDITIONS, ALTERATIONS**	\$0.12 / SQ. FT.
HEATING & AC NEW CONSTRUCTION, ADDITIONS, ALTERATIONS **	\$0.12 / SQ. FT.
RE-INSPECTION / EXTRA INSPECTION	\$75.00
EXPIRED PERMIT FINAL INSPECTION	\$200.00

* BUT NOT LESS THAN \$130.00 MINIMUM

** BUT NOT LESS THAN \$70.00 MINIMUM

RESIDENTIAL PLAN REVIEW

1. NEW HOME \$150.00	4. DECK/COVERED PORCH (UNENCLOSED) \$75.00
2. ACCESSORY STRUCTURE \$75.00	5. MISC. PLAN REVIEW \$75.00
3. ADDITIONS/REMODEL \$100.00	

RESIDENTIAL SOLAR INSTALLATIONS:

\$250.00 (INCLUDES BUILDING/ELECTRICAL/PLAN REVIEW)

(COMMERCIAL, INDUSTRIAL, STORAGE, BUSINESS INSTITUTIONAL, PUBLIC & MULTI-FAMILY)

NEW CONSTRUCTION, ADDITIONS, ALTERATIONS, ACCESSORY STRUCTURE*	\$0.25 / SQ. FT.
ELECTRICAL NEW CONSTRUCTION, ADDITIONS, ALTERATIONS**	\$0.12 / SQ. FT.
PLUMBING NEW CONSTRUCTION, ADDITIONS, ALTERATIONS**	\$0.12 / SQ. FT.
HEATING & AC NEW CONSTRUCTION, ADDITIONS, ALTERATIONS**	\$0.12 / SQ. FT.
MOVING, RAISING, SHORING, OR UNDERPINNING	\$125.00
RE-INSPECTION / EXTRA INSPECTION	\$75.00
EARLY START FOR FOOTING/FOUNDATION	\$190.00
EXPIRED PERMIT FINAL INSPECTION	\$200.00

* BUT NOT LESS THAN \$160.00 MINIMUM

** BUT NOT LESS THAN \$75.00 MINIMUM

COMMERCIAL PLAN REVIEW: \$90/HR (\$360 FLAT FEE FOR PROJECTS UNDER 7,500 SF)

In addition to the above fees, an additional 10% of the total fee will be charged to those buildings, accessory structures and structures that are subject to the Building Code provisions of Article 5.

Units of local government are exempt from any administrative fees. Units of local government include but are not limited to: state, county, townships, municipalities, library districts, drainage districts, fire and rescue districts and school districts.

There shall be a late fee/penalty in the amount of double the permit fee in cases where the start of construction of the building, accessory structure, structure, addition or exterior structural alteration has occurred prior to obtaining a building permit.



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Agricultural Use – \$25.00 Exemption from Building Code Fees

Building, accessory structures and structures that are used for bona fide agricultural uses are exempt from the Building Code provisions of Article 5 and related Building Code fees. If the buildings(s), accessory structure(s) or structure(s) is/are exempt as a bona fide agricultural use, a permit will be required pursuant to Section 6.1 at a **\$25.00 fee per building permit application** to determine compliance with the ordinances and statutes set forth in Section 4.3. Bona fide agricultural uses shall mean the growing of crops in the open and the raising and feeding of stock and poultry including farming, truck gardening, flower growing, apiaries, aviaries, mushroom growing, nurseries, orchards, forestry, fur farms, including the necessary structures, including residences, to carry on the farming operation and further including a roadside stand for the sale of products produced on the premises, so long as said bona fide agricultural use **produces gross income of \$5,000.00 or more to the operator**. To qualify for said exemption, the operator must sign an affidavit under oath that the operator's use of the buildings(s), accessory structure(s), and/or structure(s) qualifies for such bona fide agricultural uses

GENERAL PERMIT FEES

POOLS	\$25.00
FENCE	\$50.00
SIGNS	\$50.00
SPECIAL OR TEMPORARY EVENTS	\$75.00
NEW TOWERS*	\$25.00/FOOT
ADDING EQUIPMENT TO EXISTING TOWER*	\$1,200
UNOCCUPIED EQUIPMENT**	\$0.08/SQ FT NOT TO EXCEED \$20,000
COMMERCIAL WIND/SOLAR:	THE LESSER OF \$5,000/MW NAMEPLATE (ROUNDED UP) OR \$75,000
COMMERCIAL ENERGY STORAGE:	THE LESSER OF \$5,000/MW NAMEPLATE (ROUNDED UP) OR \$50,000

* INCLUDES: CELL TOWERS & ALL OTHER COMMERCIAL TOWERS

** INCLUDES BUT NOT LIMITED TO: PIPELINES, RAILROAD TRACKS, AND ELECTRIC STATIONS

There shall be a late fee/penalty in the amount of double the permit fee in cases where the start of construction of the building, accessory structure, structure, addition or exterior structural alteration has occurred prior to obtaining a building permit.

ZONING

VARIANCES	\$100.00
SPECIAL USE*	\$300.00*
- SOLAR ENERGY (PER MEGAWATT)	\$1,000.00
- WIND POWER (PER TURBINE)	\$750.00
MAP AMENDMENT (REZONING)*	\$500.00*
TEXT AMENDMENT	\$1,500.00
APPEAL	\$300.00
PLANNED UNIT DEVELOPMENT**	\$2,000.00
SPECIAL USE EXTENSION	\$300.00
SPLIT COMPLIANCE REVIEW AND LETTER	\$75.00

* PER FIRST TWO ACRES **PLUS \$100.00 FOR EACH ADDITIONAL ACRE**

** PER FIRST TWO ACRES **PLUS \$100.00 FOR EACH ADDITIONAL ACRE PLUS \$100.00 PER DWELLING UNIT**

SPECIAL USES FOR SFH OR AG BUILDING ON LESS THAN 35 ACRES IS \$300

SPECIAL USES FOR ACCESSORY DWELLING UNIT (ECHO HOUSING) IS \$100



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In addition to the above ZONING fees, the applicant shall be required to pay the actual cost of any certified mailings and publication of legal notices. LaSalle County Land Use Department will complete mailings and publish the legal notice and the applicant will be billed for the actual costs of these expenses. (For Large Projects: LaSalle County reserves the right to require the applicant to complete mailings and publication) Applicants are also required to pay for and submit with their application for any other required applicable local, state, or federal permit or consultation reports necessary for their project (i.e. Illinois Endangered Species Protection Act/Illinois Natural Areas Preservation Act-EcoCAT, Soil and Water Conservation District-Natural Resource Inventory/Land Evaluation and Site Assessment, IEPA-Notice of Intent and Industrial Site/General Construction Activity Permits).

If the applicant requires the Zoning Board of Appeals to hold a special hearing to consider their request the above listed fees shall be doubled. If the applicant fails to file for any of the above hearings where they are necessary and files for approval after construction or use has started the above listed fees shall be tripled.

The Zoning Board of Appeals or County Board may also request the services of a third-party expert to review technological evidence presented by the applicant and the applicant shall be liable for the costs of such third-party expert. The Zoning Board of Appeals or County Board may secure the services of an independent safety consultant to conduct periodic inspections and the applicant or current owner/operator shall be liable for the costs of such inspections.

All of the above fees shall be non-refundable, except where noted. There shall be no fees in the case of applications filed in the public interest by the LaSalle County Board, the LaSalle County Zoning Board of Appeals, or LaSalle County units of local government.

FLOOD DAMAGE CONTROL ORDINANCE

CONSTRUCTION OF BUILDING VALUED AT MORE THAN \$100,000	\$100.00
CONSTRUCTION OR RECONSTRUCTION VALUED LESS THAN \$100,000	\$75.00
ANY DEVELOPMENT REQUIRING THREE SITE INSPECTIONS	\$75.00
IMPROVEMENT MADE TO EXISTING BUILDING	\$50.00
INSTALLING MANUFACTURED HOME ON PERMANENT SITE	\$50.00
ALL OTHER DEVELOPMENT PROJECTS	\$50.00

SUBDIVISION ORDINANCE

FEE FOR FILING PRELIMINARY PLAT

- LASALLE COUNTY FOR SUBMITTAL OR RESUBMISSION*	\$100.00/LOT
- LASALLE CO. HEALTH DEPARTMENT	\$200.00 PLUS \$50.00/LOT
- LASALLE CO. SOIL & WATER	\$350.00/5 ACRES AND \$20.00/ACRE OVER 5 ACRES
- COUNTY ENGINEER	THE GREATER OF \$100.00 OR 1.5% OF IMPROVEMENT COST

* MINIMUM FEE OF \$1,000.00

FEES DO NOT INCLUDE ADDITIONAL SCHOOL IMPACT FEES

SUBDIVISION VARIANCE	\$100.00
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MOBILE HOME PARKS

APPLICATION	\$50.00
ANNUAL LICENSE ON OR BEFORE APRIL 1ST	\$75.00
- ADDITIONAL FEE PER MOBILE HOME SITE	\$5.00

ALL FEES IN THIS SCHEDULE ARE DERIVED FROM THE FOLLOWING ADOPTED LASALLE COUNTY ORDINANCES: BUILDING PERMIT ORDINANCE, ZONING ORDINANCE, FLOOD DAMAGE CONTROL ORDINANCE, SUBDIVISION ORDINANCE, AND ORDINANCE GOVERNING THE LICENSING AND REGULATION OF MOBILE HOME PARKS