

Village of Island Lake Building Schedule of Fees, Fines and Penalties

adopted 4/10/2025



Permit applications must include the following documents where applicable: Plat of Survey/drawing, Homeowners Association Approval Letter, Contractor Registration and Contractor Proposal. Incomplete paperwork will be rejected.		
<u>Description</u> <i>Note: The list of fees for each project includes fees for required inspections.</i>		Cost
Permit Application Fee	nonrefundable	\$ 50.00
Permit Extensions	90 days maximum	\$ 100.00
Replace lost Permit Card		\$ 25.00
Stop Work Order		\$ 100.00
Penalty	Working without a permit	\$ 100.00
Penalty	Working without required inspections	\$ 100.00

Impact Fees: New Construction

Per Title 10

Impact Fees: New Construction, E-1, R1 – R-5	School: 2 bedrooms	\$ 1,066.00
	School: 3 bedrooms	\$ 3,317.00
	School: 4 bedrooms	\$ 5,687.00
	Library: per dwelling unit	\$ 266.00
	Fire District: per dwelling unit	\$ 250.00
	Municipal: per dwelling unit	\$ 2,500.00
	Lake Management: per dwelling unit	\$ 500.00
	Park Land/Open Space: per dwelling unit	\$ 1,000.00
	Fire Protection District, per unit	\$ 250.00
Nonresidential	Fire Protection District, \$250 per unit minimum, or \$250 for each 2,000 sq. ft., whichever is greater	\$ 250.00

Shed	Permit: 12' X 12" X 10' maximum	\$ 100.00
	4 insp: set back/base/framing/final (concrete slab or wood base with post 42" deep)	\$ 160.00
Garage	Permit: 24' X 24' maximum	\$ 200.00
	7 insp: set back/footing/walls and slab/rough carpentry/house wrap/final	\$ 280.00
	If electric, 2 insp: rough electric/final electric (outsourced)	\$ 190.00
Temporary Structure	Permit: 12' X 12' X 10' maximum	\$ 100.00
	3 Insp: base/final construction/take down-removal	\$ 120.00
Deck – Gazebos	Permit	\$ 100.00
	5 insp: post holes/ledger-framing/decking/stairs and railing/final	\$ 200.00
Patio / Pavers	Permit	\$ 100.00
	2 insp: base/final	\$ 80.00



Fence	Permit	\$ 100.00
	3 insp: set back-string line/post hole/final	\$ 120.00
Roofs	Permit	\$ 100.00
	4 insp: substructure/in-progress/ice and water/final	\$ 160.00
Siding	Permit	\$ 100.00
	4 insp: substructure/in progress/lhouse wrap/final	\$ 160.00
Windows – Doors	Permit: 3 or more; 1% of cost or minimum	\$ 100.00
	2 insp: with no opening size change, rough carpentry/final	\$ 80.00
	4 insp: with change in opening size and/or dimension, rough framing/house wrap/in progress/final	\$ 160.00
Driveways	Permit	\$ 100.00
	5 insp: driveway measurement/existing material removal/base thickness/penetrometer/final	\$ 200.00
Sidewalks – Porches	Permit	\$ 100.00
	2 insp: base/final	\$ 160.00
Finished Basements	Permit	\$ 100.00
	4 insp: without bathroom, framing-rough carpentry/insulation/rough electric/final electric	\$ 80.00
	6 insp: with bathroom, framing-rough carpentry/insulation/rough electric (outsourced)/final electric (outsourced)/rough/plumbing (outsourced)/final plumbing (outsourced)	\$ 540.00
Fireplaces	Permit: masonry	\$ 200.00
	2 insp: rough/final	\$ 80.00
	Permit: pre-fab	\$ 100.00
	2 insp: rough/final	\$ 80.00
HVAC	Permit	\$ 100.00
	1 insp: final	\$ 50.00
Electric Service - New/upgrade – 100 Amp	Permit, residential	\$ 100.00
	2 insp: rough/final electric (outsourced)	\$ 190.00
	each additional 100 amps	\$ 100.00
Electric Upgrades – Adding new Outlets/Switches/Lights	Permit, residential	\$ 150.00
	2 insp: rough/final electric (outsourced)	\$ 190.00
	1st outlet	\$ 50.00
	each additional outlet	\$ 25.00
	Permit, commercial	\$ 250.00
	2 insp: rough/final electric (outsourced)	\$ 190.00



Solar Panels	1% of cost or minimum*	\$ 125.00
	2 insp: rough/final electric (outsourced)	\$ 190.00
	Reinspection	\$ 95.00
	Review Fee	\$ 325.00
Whole House Power Generator	Permit	\$ 100.00
	2 insp: rough/final	\$ 190.00
	Review Fee	\$ 275.00
Pole Lights – Antenna – Flag Pole	Permit: includes final inspection	\$ 100.00
Plumbing	Water Line Repair Permit: 1% of cost or minimum	\$ 100.00
	3 insp: tap on (outsourced)/backfill/final	\$ 255.00
Under Ground Irrigation	Permit: 1% of cost or minimum	\$ 100.00
	2 insp: trench/final	\$ 120.00
	2 insp, electrical: rough/final (outsourced)	\$ 190.00
	1 insp: RPZ Backflow Preventer	\$ 40.00
Sinks - tubs - showers - toilets	Permit for remodeling, moving or adding	\$ 100.00
	1st additional fixture	\$ 50.00
	Each additional fixture	\$ 25.00
	2 inspections – rough/final (outsourced)	\$ 190.00
NOTE: If remodeling and only replacing fixtures in the same place, no supply lines or drainage lines are moved, hot water tanks are replaced and the same size in the same space, no permits are required.		
Pool	Permit, In Ground	\$ 250.00
	2 insp: plumbing, rough/final (outsourced)	\$ 190.00
	2 insp: electrical, rough/final (outsourced)	\$ 190.00
	Permit, Above Ground	\$ 100.00
	2 insp: plumbing, rough/final (outsourced)	\$ 190.00
	2 insp: electrical, rough/final (outsourced)	\$ 190.00
	2 insp: fence-safety barricade rough/final	\$ 80.00
Hot Tub	Permit	\$ 75.00
	2 insp: plumbing, rough/final (outsourced)	\$ 190.00
	2 insp: electrical, rough/final (outsourced)	\$ 190.00
NOTE: If applying for a pool, you must have a minimum of a 48” fence around the perimeter of the pool or your yard. If you do not have a fence in place, you must have a contract and a fence permit issued before your pool permit will be approved and issued. Your fence must be in before pool is completed and filled with water.		



Sea Wall	Permit	\$ 150.00
	1 insp: final	\$ 40.00
Dock/Pier	Permit	\$ 150.00
	1 insp: final	\$ 40.00
Landscaping Bond Deposit		\$ 500.00
Retaining Wall		\$ 50.00
Replace lost Permit Card		\$ 25.00

Dumpster	30 days	\$ 50.00
Construction Trailers	per 6 months	\$ 250.00
Projects not specifically covered in this Section	1% or minimum	\$ 100.00

Rental Registration

Residential Inspection	Due with application	\$ 50.00
	Re-inspection	\$ 30.00
	Late application fee	\$ 150.00
	Penalty: Not less than \$100 and not more than \$750 per day per violation	\$ 750.00
<u>Vacant Property</u>	Annual Registration	\$ 200.00
	Inspection	\$ 500.00
	Penalty: Not less than \$100, not more than \$750 per day per violation	\$ 750.00

Single Family New Construction: E1, R1-R3	Permit: base fee	\$ 100.00
	Plan review and site engineering	\$ 500.00
	Carpentry: up to 1,300 sq. ft.; additional \$.65 per sq. ft. over 1,300 sq. ft., includes basements and garages	\$ 1,500.00
	2 insp: rough/final	\$ 80.00
	Plumbing	\$ 300.00
	Additional per fixture	\$ 25.00
	2 insp: rough/final (outsourced)	\$ 190.00
	Additional inspections, each	\$ 50.00
	Electrical: 100 Amp Service	\$ 300.00
	each additional 100 amps	\$ 100.00
	2 insp: rough/final (outsourced)	\$ 190.00
	HVAC: per unit	\$ 300.00
	Fireplace: masonry, each	\$ 250.00
Fireplace: pre-fab, each	\$ 125.00	



	Patios/Decks	\$ 150.00
	19 (minimum) insp: soil report review/site engineering review/foundation walls/back fill-drain tile damp proofing/basement slab/garage slab/front stoop-sidwalks/driveway dimensions/electric meter (outsourced)/rough electric (outsourced)/final electric (outsourced)/rough plumbing (outsourced)/final plumbing (outsourced)/rough HVAC/final HVAC/rough shingle-ice water/insulation/housewrap/final	\$ 1,035.00
	Certificate of Occupancy	\$ 200.00

Single Family Additions: E1, R1-R3	Permit: base fee	\$ 100.00
	Plan review and site engineering	\$ 370.00
	Carpentry: up to 400 sq. ft.; additional .65 per sq. ft. over 400 sq. ft.	\$ 400.00
	2 insp: rough/final	\$ 80.00
	Plumbing where applicable	\$ 100.00
	Additional per fixture	\$ 25.00
	2 insp: rough/final (outsourced)	\$ 190.00
	Electrical: 100 Amp Service	\$ 300.00
	Each additional 100 amps	\$ 100.00
	2 insp: rough/final (outsourced)	\$ 190.00
	HVAC: per unit	\$ 300.00
	Fireplace: masonry, each	\$ 250.00
	Fireplace: pre-fab, each	\$ 125.00
	19 (minimum, where applicable*) insp:soil report review/site engineering review/foundation walls/back fill-drain tile damp proofing/basement slab/garage slab/front stoop-sidwalks/driveway dimensions/electric meter (outsourced)/rough electric (outsourced)/final electric (outsourced)/rough plumbing (outsourced)/final plumbing (outsourced)/rough HVAC/final HVAC/rough shingle-ice water/insulation/housewrap/final	\$ 1,035.00
<i>*Elements not included in the construction will be deducted from inspection cost.</i>		
Certificate of Occupancy	\$ 200.00	

Residential

Multiple Family: New Construction and Additions, R4-R5	Permit: basic fee	\$ 100.00
	Plan review and site engineering escrow (outsourced)	\$ 4,000.00
	Carpentry: up to 1,300 sq. ft.; additional \$.65 per sq. ft. over 1,300 sq. ft., including basements and garages	\$ 1,500.00
	2 insp: rough and final, per unit	\$ 80.00
	Plumbing: base	\$ 300.00
	Additional per fixture	\$ 25.00
	2 insp: rough and final (outsourced) per unit	\$ 190.00
	Electrical: 100 Amp Service, per unit	\$ 300.00
	each additional 100 amps, per unit	\$ 100.00
	2 insp: rough and final (outsourced) per unit	\$ 190.00
	HVAC, per unit	\$ 500.00
	2 insp: rough and final (outsourced) per unit	\$ 190.00
	Fireplace: Masonry, per unit	\$ 250.00
	Fireplace: Pre-fab, per unit	\$ 125.00
	Patios/Decks, per unit	\$ 150.00
1 insp: rough	\$ 90.00	
Certificate of Occupancy	\$ 200.00	



Nonresidential

Commercial / Industrial: New Construction	Permit: base fee	\$ 300.00
	Preliminary plan review	\$ 400.00
	Plan review and site engineering escrow (outsourced)	\$ 4,000.00
	Additional plan review for each 1,000 sq. ft. or fraction thereof over 2,000 sq. ft.	\$ 100.00
	Carpentry: base, \$.65 per sq. ft., minimum	\$ 1,000.00
	2 insp: rough and final, per unit	\$ 160.00
	Plumbing: base	\$ 400.00
	Additional per fixture	\$ 50.00
	2 insp: rough and final (outsourced)	\$ 190.00
	Electrical: 100 amps service	\$ 400.00
	each additional 100 amps	\$ 200.00
	2 insp: rough and final (outsourced)	\$ 190.00
	HVAC, per unit	\$ 400.00
	2 insp: rough and final (outsourced)	\$ 190.00
	Certificate of Occupancy	\$ 200.00