

Building Permit Fee Tables

Effective January 6, 2026

Issued October 1, 2025, pursuant to Section 14A-12-1204.3.1 of the Chicago Construction Codes Administrative Provisions and updated December 23, 2025, to reflect amendments enacted by Ordinance SO2025-0021719.

Table 14A-12-1204.3(1) Construction Factor for All Work Types

Occupancy Classification per Chapter 14B-3 ^a	Construction Type per Chapter 14B-6 ^b				
	I	II	III	IV	V
Group A	\$0.97	\$0.90	\$0.86	\$0.83	\$0.74
Group B	\$0.84	\$0.78	\$0.74	\$0.69	\$0.61
Group E	\$0.87	\$0.80	\$0.79	\$0.73	\$0.64
Group F	\$0.57	\$0.45	\$0.42	\$0.39	\$0.32
Group H	\$0.84	\$0.78	\$0.74	\$0.69	\$0.61
Group I	\$1.06	\$0.98	\$0.97	\$0.86	\$0.78
Group M	\$0.61	\$0.56	\$0.52	\$0.50	\$0.42
Group R-1	\$0.84	\$0.78	\$0.78	\$0.70	\$0.63
Group R-2					
Group R-3					
Group R-4	\$0.52	\$0.50	\$0.49	\$0.47	\$0.44
Group R-5					
Group S	\$0.53	\$0.41	\$0.39	\$0.35	\$0.28
Group U	\$0.35	\$0.30	\$0.29	\$0.27	\$0.23

a. If the scope of work involves more than one occupancy, the construction factor will be weighted based on the gross floor area occupied by each occupancy. Common areas in mixed-occupancy buildings will be assessed fees based on the classification of the predominant occupancy. If a single occupancy occupies 85 percent or more of the area of work, the entire fee will be based on that occupancy classification.

b. A *building* may only be classified as a single construction type.

Table 14A-12-1204.3(3) Scope of Review Factor for New Construction ^a

Occupancy Classification per Chapter 14B-3	Factor ^b	Description of Work	Minimum Fee ^c
Group A	0.25	Not applicable	
	0.5		
	0.75		
	1	All new construction, including first buildout of tenant space	\$3,650
Group B	0.25	Not applicable	
	0.5	Initial buildout of a tenant space, including sales centers and model units, excluding <i>telecommunication equipment areas</i> and ambulatory care facilities	\$900 per story
	0.75	Construction of a single-story building, excluding <i>telecommunications equipment areas</i> and ambulatory care facilities	\$3,650
	1	Construction or initial buildout including a <i>telecommunication equipment area</i>	\$2,450
		Construction or initial buildout of an ambulatory care facility	\$3,650
		Construction of a multi-story building	\$3,650
Group E	0.25	Not applicable	
	0.5	Initial buildout of a tenant space	\$900 per story
	0.75	Not applicable	
	1	All other new construction	\$3,650
Group F	0.25	Not applicable	
	0.5		
	0.75	Single-story building without <i>regulated equipment</i>	\$2,450
	1	Multi-story building without <i>regulated equipment</i>	\$3,650
	1.25	Facility with <i>regulated equipment</i>	\$3,650
Group H	0.25	Not applicable	
	0.5		
	0.75		
	1	Facility without <i>regulated equipment</i>	\$3,650
	1.25	Facility with <i>regulated equipment</i>	\$3,650
Group I	0.25	Not applicable	
	0.5		
	0.75		
	1	Facility without <i>regulated equipment</i>	\$2,450
	1.25	Facility with <i>regulated equipment</i>	\$3,650

(Table continues on next page)

Occupancy Classification per Chapter 14B-3	Factor ^b	Description of Work	Minimum Fee ^c
Group M	0.25	Not applicable	
	0.5	Initial buildout of a tenant space, including sales centers and model units	\$900 per story
	0.75	Construction of a single-story building	\$3,650
	1	Construction of a multi-story building	\$3,650
Group R	0.25	Not applicable	
	0.5	Detached private garage or carport (fee in addition to primary residence fee)	\$600
	0.75	Residential construction with maximum of 4 stories and maximum of 3 dwelling units	\$2,450
	1	Residential construction with 5 or more stories or 4 or more dwelling units	\$3,650
		Residential construction with any number of sleeping units	\$3,650
Group S	0.25	Not applicable	
	0.5		
	0.75	Single-story facility without regulated equipment	\$2,450
	1	Multi-story facility without regulated equipment	\$3,650
	1.25	Facility with regulated equipment	\$3,650
Group U	0.25	Not applicable	
	0.5	Detached private garage or carport (fee in addition to fee for main building)	\$600
		Temporary structures not covered in Table 14A-12-1204.2	\$300
	0.75	Single-story building or structure not more than 15 feet above the ground, such as a parking lot, bridge, bus shelter, or retaining wall, not covered in Table 14A-12-1204.2	\$300
	1	Multi-story building or structure more than 15 feet above the ground, such as a utility plant, cell phone tower, or rail station	\$3,650
Mixed Occupancy	0.25	Not applicable	
	0.5		
	0.75		
	1	Facility without regulated equipment	\$3,650
	1.25	Facility with regulated equipment	\$3,650

For SI: 1 foot = 304.8 mm.

- Stop work order penalties provided for in Section 14A-4-412.4 are in addition to these *permit* fees.
- Where more than one scope of review factor applies because of the diverse scope of work, the highest applicable multiplier applies to all areas.
- A minimum fee of \$302 applies to all *permits* for *temporary structures*. A minimum fee of \$602 applies to all other permits.

Table 14A-12-1204.3(4) Scope of Review Factor for Rehabilitation ^a

Occupancy Classification per Chapter 14B-3	Factor ^b	Description of Work	Minimum Fee ^c
All	0.0 ^d	<i>Ordinary demolition</i> (Section 14A-4-407)	\$600
		<i>Complex demolition</i> (Section 14A-4-407)	\$2,450
		For interior demolition use Table 14A-12-1204.3(6)	
	0.25	<i>Repair</i> (nonstructural)	\$600
		<i>In-kind replacement</i> of a single MEP system	\$600
		<i>Alteration</i> without the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of additional equipment (Level 1 <i>alteration</i>)	\$600
		Roof <i>repair</i> , roof recover, or roof replacement with structural <i>repair</i>	\$900
		For any scope under this multiplier: no structural work except as noted, no installation or <i>alteration</i> of <i>regulated equipment</i>	
	0.5	Structural <i>repair</i> as entire scope of work (except in residential buildings with 1 - 3 dwelling units and no mixed occupancy)	\$900
	0.75	Relocated building	\$1,800
		<i>Change of occupancy</i> without an increase in any hazard category (per Chapter 10 of the <i>Chicago Building Rehabilitation Code</i>) and without creation of food-related facilities requiring a public health inspection	\$2,450
	1	<i>Change of occupancy</i> or change of use involving creation of food-related facilities requiring a public health inspection	\$1,800
		<i>Change of occupancy</i> with an increase in any hazard category (per Chapter 10 of the <i>Chicago Building Rehabilitation Code</i>)	\$3,650
Group A	0.25	Not applicable	
	0.5	<i>Repair</i> or <i>in-kind replacement</i> of more than one MEP system (no reconfiguration)	\$1,800
		For any scope under this multiplier: no structural work, no changes to mixed occupancy or tenant separations	
	0.75	Level 2 or Level 3 <i>alteration</i> , occupant load less than 300	\$1,800
		For any scope under this multiplier: no changes to mixed occupancy or tenant separations	
	1	<i>Addition</i>	\$2,450
		Creation or reconfiguration of mixed-occupancy or tenant separations	\$3,650
		Level 2 or Level 3 <i>alteration</i> , occupant load 300 or more	\$3,650

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Occupancy Classification per Chapter 14B-3	Factor ^b	Description of Work	Minimum Fee ^c
Group B	0.25	Not applicable	
	0.5	Level 2 or Level 3 <i>alteration</i> to a single tenant space on a single <i>story</i> , including existing <i>telecommunication equipment area</i>	\$900
		Level 2 or Level 3 <i>alteration</i> to common areas on a single <i>story</i>	\$900
		<i>Repair</i> or <i>in-kind replacement</i> of more than one MEP system (no reconfiguration)	\$900
		For any scope under this multiplier: no structural work, no changes to mixed occupancy or tenant separations, no food-related facilities requiring public health inspection	
	0.75	Level 2 or Level 3 <i>alteration</i> to common areas on multiple <i>stories</i>	\$1,800
		Level 2 or Level 3 <i>alteration</i> to multiple tenant spaces or multiple <i>stories</i>	\$1,800
		Level 2 or Level 3 <i>alteration</i> to restaurant or other food-related facility requiring public health inspection	\$1,800
		For any scope under this multiplier: no changes to mixed occupancy or tenant separations	
	1	<i>Addition</i>	\$2,450
		Installation of new <i>telecommunication equipment area</i> where none previously existed	\$2,450
		Creation or reconfiguration of mixed-occupancy or tenant separations	\$3,650
Group E	0.25	Not applicable	
	0.5	<i>Repair</i> or <i>in-kind replacement</i> of more than one MEP system (no reconfiguration)	\$1,800
		For any scope under this multiplier: no structural work, no changes to mixed occupancy or tenant separations	
	0.75	Level 2 or Level 3 <i>alteration</i>	\$1,800
		For any scope under this multiplier: no changes to mixed occupancy or tenant separations	
	1	<i>Addition</i>	\$2,450
		Creation or reconfiguration of mixed occupancy or tenant separations	\$3,650

(Table continues on next page)

Occupancy Classification per Chapter 14B-3	Factor ^b	Description of Work	Minimum Fee ^c
Group F	0.25	Not applicable	
	0.5	Repair or in-kind replacement of more than one MEP system (no reconfiguration)	\$1,800
		For any scope under this multiplier: no structural work, no changes to mixed occupancy or tenant separations, no installation or <i>alteration</i> of regulated equipment	
	0.75	Level 2 or Level 3 <i>alteration</i> to single-story building	\$900
		For any scope under this multiplier: no changes to mixed occupancy or tenant separations, no installation or <i>alteration</i> of regulated equipment	
	1	Level 2 or Level 3 <i>alteration</i> to multi-story building	\$1,800
		Addition	\$2,450
		Creation or reconfiguration of mixed occupancy or tenant separations	\$3,650
		For any scope under this multiplier: no installation or <i>alteration</i> of regulated equipment	
	1.25	Any work including installation or <i>alteration</i> of regulated equipment	\$1,800
Group H	0.25	Not applicable	
	0.5	Repair or in-kind replacement of more than one MEP system (no reconfiguration)	\$1,800
		For any scope under this multiplier: no structural work, no changes to mixed occupancy or tenant separations, no installation or <i>alteration</i> of regulated equipment	
	0.75	Level 2 or Level 3 <i>alteration</i> to single-story building	\$2,450
		For any scope under this multiplier: no changes to mixed occupancy or tenant separations, no installation or <i>alteration</i> of regulated equipment	
	1	Addition	\$3,650
		Creation or reconfiguration of mixed occupancy or tenant separations	\$3,650
		Level 2 or Level 3 <i>alteration</i> to multi-story building	\$3,650
		For any scope under this multiplier: no installation or <i>alteration</i> of regulated equipment	
	1.25	Any work including installation or <i>alteration</i> of regulated equipment	\$1,800

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Occupancy Classification per Chapter 14B-3	Factor ^b	Description of Work	Minimum Fee ^c
Group I	0.25	Not applicable	
	0.5		
	0.75	Level 2 or Level 3 <i>alteration</i> to single-story building	\$1,800
		For any scope under this multiplier: no changes to mixed occupancy or tenant separations, no <i>alteration</i> or creation of machine room, no installation or <i>alteration</i> of <i>regulated equipment</i>	
	1	Creation or <i>alteration</i> of machine room	\$2,450
		<i>Addition</i>	\$3,650
		Creation or reconfiguration of mixed occupancy or tenant separations	\$3,650
		Level 2 or Level 3 <i>alteration</i> to multi-story building	\$3,650
		For any scope under this multiplier: no installation or <i>alteration</i> of <i>regulated equipment</i>	
	1.25	Any work including installation or <i>alteration</i> of <i>regulated equipment</i>	\$1,800
Group M	0.25	Not applicable	
	0.5	Level 2 or Level 3 <i>alteration</i> to a single tenant space on a single story, including existing <i>telecommunication equipment area</i>	\$900
		Level 2 or Level 3 <i>alteration</i> to common areas on a single story	\$900
		<i>Repair</i> or <i>in-kind replacement</i> of more than one MEP system (no reconfiguration)	\$900
		For any scope under this multiplier: no structural work, no changes to mixed occupancy or tenant separations	
	0.75	Level 2 or Level 3 <i>alteration</i> involving structural work	\$1,800
		Level 2 or Level 3 <i>alteration</i> to common areas on multiple stories	\$1,800
		Level 2 or Level 3 <i>alteration</i> to multiple tenant spaces or multiple stories	\$1,800
		For any scope under this multiplier: no changes to mixed occupancy or tenant separations	
	1	<i>Addition</i>	\$2,450
		Installation of new <i>telecommunication equipment area</i> where none previously existed	\$2,450
		Creation or reconfiguration of mixed occupancy or tenant separations	\$2,450

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Occupancy Classification per Chapter 14B-3	Factor ^b	Description of Work	Minimum Fee ^c
Group R	0.25	Structural <i>repair</i> as entire scope of work, building with 1 - 3 dwelling units and no mixed occupancy	\$600
	0.5	Installation or <i>alteration</i> of porch, balcony, deck, exterior stair, or occupiable rooftop	\$250 per unit served
		Level 2 or Level 3 <i>alteration</i> , building with 1 - 3 dwelling units and no mixed occupancy	\$600
		Level 2 or Level 3 <i>alteration</i> to single dwelling unit	\$600
		<i>Repair</i> or <i>in-kind replacement</i> of more than one shared MEP system (no reconfiguration)	\$1,800
		For any scope under this multiplier: no changes to mixed occupancy or tenant separations, no change in number of dwelling units or sleeping units	
	0.75	Level 2 or Level 3 <i>alteration</i> to 4 - 29 dwelling units or sleeping units and common areas in same <i>building</i>	\$300 per unit
		<i>Addition</i> to building with 1 - 3 dwelling units and no mixed occupancy	\$900
		Level 2 <i>alteration</i> to common areas only in a building with 4 or more dwelling units or any number of sleeping units	\$1,800
		For any scope under this multiplier: no non-residential occupancy in scope, no changes to mixed occupancy or tenant separations, no change in number of dwelling units or sleeping units	
	1	Level 2 or Level 3 <i>alteration</i> to 30 or more dwelling units or sleeping units and common areas in same <i>building</i>	\$300 per unit
		Decrease in number of dwelling units or sleeping units	\$1,800
		Increase in number of dwelling units or sleeping units	\$1,800
		<i>Addition</i> to <i>building</i> with 4 or more dwelling units or any number of sleeping units	\$2,450
		<i>Alteration</i> to mixed occupancy or tenant separation	\$2,450

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Occupancy Classification per Chapter 14B-3	Factor ^b	Description of Work	Minimum Fee ^c
Group S	0.25	Not applicable	
	0.5	Repair or in-kind replacement of more than one MEP system (no reconfiguration)	\$1,800
		For any scope under this multiplier: no structural work, no changes to mixed occupancy or tenant separations, no installation or <i>alteration</i> of <i>regulated equipment</i>	
	0.75	Level 2 or Level 3 <i>alteration</i> to single-story building	\$900
		For any scope under this multiplier: no changes to mixed occupancy or tenant separations, no installation or <i>alteration</i> of <i>regulated equipment</i>	
	1	Level 2 or Level 3 <i>alteration</i> to multi-story building	\$1,800
		<i>Addition</i>	\$2,450
		Creation or reconfiguration of mixed occupancy or tenant separations	\$3,650
		For any scope under this multiplier: no installation or <i>alteration</i> of <i>regulated equipment</i>	
	1.25	Any work including installation or <i>alteration</i> of <i>regulated equipment</i>	\$1,800
Group U	0.25	Not applicable	
	0.5		
	0.75	Level 2 or 3 <i>alteration</i> to a single-story <i>building</i> or <i>structure</i> not more than 15 feet above the ground, such as a parking lot, bridge, bus shelter, or retaining wall not covered in Table 14A-12-1204.2	\$300
	1	Level 2 or 3 <i>alteration</i> to a multi-story <i>building</i> or <i>structure</i> more than 15 feet above the ground, such as a utility plant, cell phone towers, or rail station	\$600
		<i>Addition</i> to building	\$600

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Occupancy Classification per Chapter 14B-3	Factor ^b	Description of Work	Minimum Fee ^c
Mixed Occupancy	0.25	Not applicable	
	0.5		
	0.75		
	1	Facility without <i>regulated equipment</i> , no changes to mixed occupancy or tenant separations	\$1,800
		Facility without <i>regulated equipment</i> , creation or reconfiguration of mixed occupancy or tenant separations	\$3,650
	1.25	Facility with <i>regulated equipment</i>	\$3,650

For SI: 1 foot = 304.8 mm.

- a. Stop work order penalties provided for in Section 14A-4-412.4 are in addition to these *permit* fees.
- b. Where more than one scope of review factor applies because of the diverse scope of work, the highest applicable multiplier applies to all areas.
- c. A minimum fee of \$602 applies to all *permits* .
- d. Demolition *permits* issued under Section 14A-4-407 are not subject to the area- and construction-factor-based fee formula and are only subject to the minimum fees in this table and inspection fees per Section 14A-5-503.

Table 14A-12-1204.3(5) Scope of Review Factor for Exterior Wall Rehabilitation ^a

Factor ^b	Description of Work	Minimum Fee ^c
0.05	Tuckpointing and <i>repair</i> to unit masonry	\$350
	Siding <i>repair</i> or <i>in-kind replacement</i>	\$350
0.1	Window wall and curtain wall <i>repair</i> or <i>in-kind replacement</i>	\$600
0.5	Lintel <i>repair</i> (based on contributing area supported by lintel)	\$300
	Concrete <i>repair</i>	\$600
1	Parapet rebuilding	\$300
	<i>Repair</i> to decorative projecting elements, such as cornices	\$300

a. Stop work order penalties provided for in Section 14A-4-412.4 are in addition to these *permit* fees.

b. Where more than one scope of review factor applies to the proposed work, the permit application must indicate the area of each type of work, and the applicable factor will be applied to each area.

c. A minimum fee of \$602 applies to all *permits* .

Table 14A-12-1204.3(6) Scope of Review Factor for Phased Permitting ^a

Factor ^b	Description of Work	Minimum Fee ^c
0.25	Caissons only, or slurry wall only, or grade beams only (no area)	\$7,300
	Interior demolition work, including the removal of mechanical, electrical, and plumbing systems, with no structural work and no <i>alteration</i> of fire separations, in preparation for <i>rehabilitation</i> work	\$350
0.5	All other below-grade construction (foundation, below grade floors)	\$3,650
0.75	Above-grade new construction or <i>addition</i> work where same <i>building area</i> will be permitted in more than one phase of construction	\$3,650
	Interior demolition work, with structural work or <i>alteration</i> of fire separations, in preparation for <i>rehabilitation</i> work	\$1,200
	<i>Rehabilitation</i> work with interior demolition work for same <i>building area</i> permitted as a separate phase	per Table 14A-12-1204.3(4)
1	Above-grade new construction or <i>addition</i> with only below-grade work as a separate phase	\$3,650

- a. Stop work order penalties provided for in Section 14A-4-412.4 are in addition to these *permit* fees.
- b. Where more than one scope of review factor applies because of the diverse scope of work, the highest applicable multiplier applies to all areas.
- c. A minimum fee of \$602 applies to all *permits*.