

RETURN TO:

**CITY CLERK
116 E. MARKET STREET
TROY, IL 62294**

**RECORDING
NOT REQUIRED**

**CITY OF TROY
ORDINANCE 2026-33**

**AN ORDINANCE AMENDING THE CITY OF TROY MUNICIPAL CODE
AND REVISING THE SCHEDULE OF FEES**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, LLINOIS,
ON THIS 18TH DAY OF MAY 2026**

ORDINANCE NO. 2026-33

**AN ORDINANCE AMENDING THE CITY OF TROY MUNICIPAL CODE AND
REVISING THE SCHEDULE OF FEES**

WHEREAS, the Mayor and the City Council of the City of Troy, Illinois, have the authority to establish and periodically amend a schedule of fees for the various permits, services, and rates charged by the City; and

WHEREAS, the City Council of the City of Troy, Illinois, has reviewed the provisions of the current fees and determined that it requires certain amendments to conform with current legal standards and operational practices; and

WHEREAS, the City Council of the City of Troy, Illinois, has reviewed the fees set forth in the proposed amendment, and believes they are both reasonable and necessary to defray the administrative costs connected with the services being provided, and that such fees do not constitute a tax or other revenue-raising device; and

WHEREAS, the corporate authorities find that the increase in the number of users of municipal services has resulted in an increase in the manpower necessary to meet the demand, and

WHEREAS, the costs and expenses of providing municipal services have increased substantially and will continue to increase due to increases in the cost of labor, materials, equipment, fuel, and supplies.

WHEREAS, the Planning Commission has complied with the provisions of Section 154.143 Amendments of the Zoning Ordinance by holding a public hearing on May 14, 2026, to consider amendments to Chapter 37, APPENDIX A: FEE SCHEDULE and applicable provisions of the Municipal Code.

WHEREAS, as a result of said hearing, the Planning Commission issued Recommendation No. PCRec2026-14 to the City Council that they enact said amendments to Chapter 37, APPENDIX A: FEE SCHEDULE.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF TROY, ILLINOIS, AS FOLLOWS:**

1. Exhibit A hereby establishes Chapter 37, APPENDIX A: FEE SCHEDULE, and any ordinance or portion thereof in conflict with this Ordinance is hereby repealed to the extent of such conflict.
2. All such fees shall be paid by the applicant to the City and are non-refundable unless otherwise stated.
3. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

4. Should any section, paragraph, sentence, clause, or provision of this Ordinance be declared invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so declared invalid.

PASSED by the City Council of the City of Troy, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 18th day of May, 2026.

Aldermen Vote:

Dan Dawson	<u>ABSENT</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>6</u>
Tim Flint	<u>✓</u>	Debbie Knoll	<u>✓</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Absent:	<u>2</u>
Nathan Henderson	<u>ABSENT</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>



APPROVED:

David Nonn
 DAVID NONN, Mayor
 City of Troy, Illinois

ATTEST:

Kimberly Thomas
 KIMBERLY THOMAS, Clerk
 City of Troy, Illinois

Appendix A: Schedule of Fees

-- Item	
Photocopies - letter or legal size (Ord. 2006-13; 2021-05; 2022-01)	No Charge
Raffle License -Ord. 2019-06)	\$50 = Class A; \$5 = Class B; \$100 = Class C
Video Gaming License - Annual (Ord. 2012-14; 2022-11)	\$125 per terminal
Small Wireless Facilities (Ord. 2018-18)	\$650 = 1 facility on existing pole/structure \$350 = 2 or more facilities on existing pole/structure \$1,000 = each facility on new pole \$200 or actual costs = annual recurring rate
Solicitor's Permit - Per person for 6 days (Ord. 2006-13; 2021-07)	\$20
Returned Check Service Fee (Ord. 1999-02; 2021-05; 2022-01; 2022-01)	\$25

Police Department	Fee
Bail Processing (Ord. 2012-02)	\$20
Dog Release (Ord. 2017-01)	\$20
False Alarm - (Ord. 2021-02)	\$25 per call
Fingerprinting - Nonresident (Ord. 2008-21)	\$20
Non-highway Vehicle Permit (Ord. 2022-03; 2022-11)	\$50
Ordinance Violation Ticket (Ord. 2012-08)	\$50
Ordinance Violation Ticket Non-Payment Fine (Ord. 2012-08)	\$60
Police Reports (Ord. 2008-21)	\$5
Record Checks (Ord. 2008-21)	\$10
Sex Offender Registration (Initial registration/ renewal - 730 LCS 150/3(c)(6))	\$100
Tow Release (Ord. 2011-22)	\$200

Public Works Department	Fee
Delinquent charge on water and sewer bills 30 days from due date (Ord. 1999-02; 2022-01)	
Hydrant Rental - Annual (Ord. 1999-02)	\$40 per hydrant
Water service delinquency shut off (Ord. 2006-13; 2021-05; 2022-01)	\$25 = Restore during normal business hours \$50 - - Restore after normal business hours
Temporary water meter (Ord. 1999-02)	\$100 (refundable)
Water Deposit - Residential renters (Ord. 1999-02; 2022-11)	\$100
Water Deposit - Commercial renters (Ord. 1999-02)	\$100

Building & Zoning	Fee
--- Residential	
Residential Building Permit- 6 months (Ord. 2021-18; 2022-11; 2026-33)	Sq. ft. of each I.B.C. use group x cost of construction-Total of values x Troy multiplier of .0036. BVD costs in Table 1
Limited Use Permit - 6 months (Ord. 2006-13; 2022-11)	\$50 - Pre-Fab carport, demolition, electric service, pool-above ground, shed, (requiring 2 or fewer inspections) \$100 - Framed carport, deck, pool-in-ground, roof covering, season room, solar (requiring >2 inspections)

Addition/Garage/Remodel/Repair Permit -6 months (Ord 2022-11; 2026-33)	\$150 or estimated cost of project x Troy multiplier of .0045, whichever is greater. BVD costs in Table 1.
Rental Inspection (Ord. 2007-20)	\$25
Mobile Home Permit - 6 months (Ord. 2006-13)	\$100
Failed Inspection / Repeat Noncompliance / Lock Out Fee (Ord. 2026-33)	Additional \$25 per additional inspection
--- Commercial ---	
Commercial Building Permit-6 months (Ord. 1999-02; 2022-11; 2026-33)	Sq. ft. of each I.B.C. use group x cost of construction. Total of values x Troy multiplier of .0036 BVD costs in Table 1
Commercial Remodel/Repair Permit -6 months (Ord 2022-11; 2026-33)	Estimated cost of project x Troy multiplier of .0045, whichever is greater. BVD costs in Table 1
Business Registration (Ord. 1987-01)	\$50
Business Inspection (Ord. 2006-13)	\$50
Outdoor Seating in Rights-of-Way (Ord. 2026-33)	\$25 one-time non-transferable
Home Occupation Business Registration (Ord. 2006-13; 2022-11)	\$50 = Initial fee; \$10 = Annual renewal, \$300 = Initial fee for Conditional use permit, \$200 = First renewal; \$100 = Annual renewal
Sign/Graphic Permit (Ord. 2016-05)	\$100
Sign Replacement Permit (Ord. 2026-33)	\$50 Redesign or panel change in the same casing
Sign Appeal or Variance (Ord. 2016-05; 2022-11)	\$500
Failed Inspection / Repeat Noncompliance / Lock Out Fee (Ord. 2026-33)	Additional \$25 per additional inspection
--- Subdivision Ordinance Fees ---	
Planned Development Overlay Application (Ord.2026-33)	\$300 up to 15 acres / \$500 over 15 acres
Planned Development Overlay- Allocation Fees (Ord. 2006-29)	\$500 per unit
Filing of Preliminary Plat – 3 or fewer lots (Ord. 2017-03; 2026-33)	\$500 for up to 3 plan reviews, plus \$150 for each review thereafter
Filing of Preliminary Plat – 4-20 lots (Ord. 2017-03;2026-33)	\$700 for up to 3 plan reviews, plus \$150 for each review thereafter
Filing of Preliminary Plat – More than 20 lots (Ord. 2017-03; 2026-33)	\$900 for up to 3 plan reviews, plus \$150 for each review thereafter
Filing of Improvement Plan (Ord. 2017-03; 2026-33)	\$40 per lot or building
Filing of Final Plat (Ord. 2017-03)	\$250
Inspection of Improvements (Ord. 2017-03; 2026-33)	3% of the estimated cost of improvements
Nonresidential Subdivision/Site Development Plan Review (Ord. 2017-03; 2026-33)	\$500 for up to 3 plan reviews plus \$150 for each review thereafter
Minor Boundary Adjustment/Consolidation (Ord.2026-33)	\$100 Residential / \$150 Commercial
Street or Easement Vacation (Ord.2026-33)	\$300
--- Zoning Ordinance Public Hearings ---	
Rezoning - Zoning Map Amendment (Ord. 1999-02; 2022-11)	\$300
Special Use Permit / Temporary Use Permit (Ord. 1999-02;2022-11)	\$300
Amendment (Ord. 2017-03; 2022-11)	\$300
Variance Use or Bulk/Area (Ord. 2017-03; 2022-11)	\$500
--- Penalties and Fines ---	
Ordinance Violation, Building Code Violation, Encroachment Violations (Ord.2026-33)	Not less than \$100 and no more than \$750 per day

NOTES: Attached: Table 1 Building Valuation Data February 2026

Table 1: ICC Building Valuation Data-February 2026

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family ^d	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.