

**2025 Inclusionary Housing In-Lieu Fees (2019 IHO)
City of Evanston**

Zoning District	Tenure	On-Site Inclusionary Housing Units	Per Unit
Downtown (D1, D2, D3, D4) Research Park (RP)	Rental	NA	\$217,144
	For-sale	1+	\$217,144
		0	\$325,716
All other districts	Rental	NA	\$186,123
	For-sale	1+	\$186,123
		0	\$279,185

Effective 1/1/25 - 3/31/25 (through 12/31/25 for legacy projects)

In-lieu fees calculated based on date of building permit application submission

Payment required prior to building permit issuance

Note: Inclusionary Housing in-lieu fees fund the City of Evanston's Affordable Housing Fund