

# TOWN OF ELLICOTT

## BUILDING/ZONING DEPARTMENT SCHEDULE OF FEES

### BUILDING PERMITS FEE SCHEDULE

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#### **Residential**

##### New Residential

0 – 1499 sq. feet	\$350.00
1,500 – 2,999 sq. feet	\$550.00
3,000 sq. feet and above	\$750.00
*Duplicate/Re-issued Certificate of Occupancy/Compliance	\$25.00

##### Residential Additions/Alterations

0 – 199 sq. feet	\$50.00
200 – 899 sq. feet	\$100.00
900 sq. feet and above	\$150.00

##### Garages/Detached Accessory Buildings

145 – 250 sq. feet	\$40.00
251 – 500 sq. feet	\$75.00
501 – 750 sq. feet	\$100.00
751 – 1000 sq. feet	\$150.00
1001 sq. feet and above	\$250.00

1,000 sq. feet for a attached or detached garage is the maximum cumulative total allowed by the Town of Ellicott zoning code without an area variance.

##### Garden/Storage Shed

Maximum size 144 sq. feet	\$25.00
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##### Residential Decks

0 – 200 sq. feet	\$30.00
201 – 500 sq. feet	\$60.00
501 sq. feet and above	\$90.00

<u>Solid Fuel Burning Appliance</u> (Wood, Coal Stoves, Outdoor Wood Boiler)	\$25.00
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Fences/Retaining Walls \$30.00

Residential Swimming Pools – Defined as: Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designed to contain, or is capable of containing water more than 24” deep at any point. \$30.00 On-Ground

\$50.00 Above Ground

\$100.00 In-Ground

Residential Roof Replacement \$10.00

## Commercial – Industrial

### New Construction / Additions / Alterations – Fee Based on Project Cost/Valuation

Includes all plumbing, mechanical, electrical, water/sewer upgrades and improvements. Also includes any change of occupancy classification and/or change of use. Valuation will be based on the ICC

Building Permit Fee = Minimum charge x square foot charge based on total project valuation

#### Project Cost Calculation to Determine Fee:

New Construction: Gross floor area x square foot construction cost\*\*

Alterations: Construction cost shall be based upon the contract bid price or a sound estimate that includes all fair market labor, material and equipment costs for building, electrical, plumbing, mechanical, fire prevention and energy. *(If a contract bid price or sound estimate is not available, the fee shall be calculated based on the rate for new construction.)*

\*\*Square Foot Construction Cost Calculation:

Total square footage of construction x square foot construction cost from Building Valuation Table published by the ICC (International Code Council) bi-annually as an average construction cost. *(To determine the appropriate square foot construction using the Building Valuation Table, determine the applicable building use group located in the left column and follow that row to the right over to the appropriate construction type column along the top of the table.)*

<u>Valuation</u>	<u>Fee</u>
\$0.00 - \$5000 Within Industrial Parks	\$125.00 \$125.00
\$5001 – \$25,000 Within Industrial Parks	\$150.00 + .20 per sq. foot \$150.00 + .10 per sq. foot
\$25,001 – \$100,000 Within Industrial Parks	\$175.00 + .20 per sq. foot \$175.00 + .10 per sq. foot
\$100,001 - \$250,000 Within Industrial Parks	\$300.00 + .20 per sq. foot \$300.00 + .10 per sq. foot

\$250,001 - \$500,000 Within Industrial Parks	\$500.00 + .25 per sq. foot \$500.00 + .15 per sq. foot
\$500,001 - \$1,000,000 Within Industrial Parks	\$1,000.00 + .25 per sq. foot \$1,000.00 + .15 per sq. foot
\$1,000,001 - \$5,000,000 Within Industrial Parks	\$4,000.00 + .25 per sq. foot \$4,000.00 + .15 per sq. foot
\$5,000,001 - Over Within Industrial Parks	\$8,000.00 + .25 per sq. foot \$8,000.00 + .15 per sq. foot

<u>Commercial/Industrial Roof Replacement</u>	Up to 75,000 sq. ft.	\$35.00 + .02 sq. ft.
	75,001-200,000 sq. ft.	\$25.00 + .01 sq. ft.
	200,001 sq. ft. and above	\$15.00 + .001 sq. ft.

Demolition/Building Removal

Residential	\$100.00
Commercial/Industrial	\$200.00

New York State Required Fire/Safety Inspection

Residential Housing	
3 - 15 units	\$100.00
16 or more units	\$150.00
Commercial/Industrial	
1 – 5,000 sq. feet	\$50.00
5,001 – 14,999 sq. feet	\$100.00
15,000 sq. feet and above	\$200.00

<u>New York State Required Operating Permit</u>	\$50.00
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Signage

Temporary 90-day permit	\$50.00
Permanent Sign 100 sq. feet or less - total both faces	\$100.00
Permanent sign 101 - 200 sq. feet and larger – total both faces	\$200.00
Permanent sign 201 sq. feet and larger	\$250.00

## Planning Board Functions

Site Plan Review	\$250.00
Site Plan Revision	\$100.00

## Zoning Board of Appeals Functions

### Residential

• Area variances	\$75.00
• Special use permit	\$75.00 new, \$25.00 renewal
All other residential matters	\$75.00

### Commercial

• Area variances	\$300.00
• Special use permit	\$300.00 new, \$150.00 renewal
All other commercial matters	\$300.00

Use variances \$300.00

Zoning Compliance Letter \$50.00 + \$25.00 per hour for any  
required file retrieval/research required. Minimum charge 1 hour

## Communication Tower

Fees are defined in the Town of Ellicott Zoning Code Chapter 146-72, Section(s) M, Q

## Highway Department

Highway Right-of-Way Permit \$50.00

\*Permit applications and information can be picked-up at either the highway garage or the code enforcement office or on the Town of Ellicott website [www.townofellicott.com](http://www.townofellicott.com) under Forms

## Driveways

Residential gravel, Asphalt, Concrete Deposit of \$250.00\*

Commercial Parking Entrance \$100/40' Increments

\*Upon inspection and approval of work performed within the Town of Ellicott highway right-of-way by the Town of Ellicott Highway Superintendent the deposit of \$250.00 will be returned. If the work performed does not meet the Town of Ellicott specifications the deposit of \$250.00 will be forfeited to the town.