

TOWN OF ELLICOTT

BUILDING/ZONING DEPARTMENT SCHEDULE OF FEES

BUILDING PERMITS FEE SCHEDULE

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

Additions/Alterations

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

Garages (non-agricultural use)

0 – 500 sq. feet	\$100.00
501 – 1000 sq. feet	\$200.00

1,000 sq. feet is the maximum cumulative total allowed by the Town of Ellicott zoning code without an area variance.

Barns (non-agricultural use)

145 – 250 sq. feet	\$50.00
251 – 1499 sq. feet	\$150.00
1,500 sq. feet and above	\$200.00

Sheds/Storage Building

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

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 No Charge

Solar Panel Installation (Residential/Commercial) \$50 per KW

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	\$125.00
Within Industrial Parks	\$125.00
\$5001 – \$25,000	\$150.00 + .20 per sq. foot
Within Industrial Parks	\$150.00 + .10 per sq. foot
\$25,001 – \$100,000	\$175.00 + .20 per sq. foot
Within Industrial Parks	\$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

Commercial/Industrial Roof Replacement

\$35.00 + .02 sq. ft.

Demolition/Building Removal

Residential	\$100.00
Commercial/Industrial	\$200.00

New York State Required Fire/Safety Inspection

Residential Housing	
Up to 15 units	\$100.00
16 or more units	\$150.00
Commercial/Industrial	
0 – 5,000 sq. feet	\$50.00
5,001 – 14,999 sq. feet	\$100.00
15,000 sq. feet and above	\$200.00

New York State Required Operating Permit

\$50.00

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
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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

- Variance and/or special use permit \$2,000.00 new, \$200.00 renewal

Highway Department

Highway Right-of-Way Permit

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.

NOTE – THERE IS *NO CHARGE* FOR GARAGE/YARD SALES. HOWEVER YOU *MUST* OBTAIN A PERMIT FROM THE TOWN CLERK’S OFFICE. YOU ARE ALLOWED TO HAVE 2 SUCH SALES A YEAR FOR 3 DAYS EACH. FORMS MAY ALSO BE OBTAINED ON THE TOWN OF ELLICOTT WEBSITE: WWW.TOWNOFELLCOTT.COM.

UPDATED 11/19/18