BUILDING AND PLANNING DEPARTMENT FEE SCHEDULES

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Notes:

- Make all checks payable to the Town of Eastchester. Fees must be paid upon the filing of plans and applications and prior to being placed on an agenda. Fees are not refundable.

- Refer to the Town Website (www.eastchester.gov) for the specific building permit applications. If a specific building permit application is not listed for the scope of work, a standard Building Permit application should be submitted and the standard Building Permit fee will apply.

- For information regarding when Escrow Fees are due for Planning Board, Zoning Board of Appeals or Architectural Review Board reviews, see board application forms.

FEE SCHEDULE

1. BUILDING PERMIT AND RELATED FEES	
Building Permit Application*	
• 1-, and 2-family residences and individual units in a multifamily building	
◦ additions, alterations and repairs	$150
◦ new construction	$250
• Commercial and multifamily structures	
◦ additions, alterations and repairs	$300
◦ new construction	$500
• Resubmission of plans	$50
	*Application fee is not required for fences, driveways, fire sprinkler, sheds, roofs, or siding. Permit fees for these applications are as specified below.
Building Permit Fee: 1- and 2-Family Residences and Individual Units in a Multifamily Building (additions, alterations and new)	$100 first $1000 of estimated construction costs $15 each additional $1000 estimated construction costs up to $3,000,000 $5 each additional $1000 estimated construction cost in excess of $3,000,000
Building Permit Amendments: 1- and 2-Family Residences and Individual Units in a Multifamily Building	
• Minor Amendment- Amendments that increase the estimated construction cost by 10% of the original construction cost or less	$100.00
• Major Amendments- Amendment which increases the construction cost to an extent greater than 10% of the original construction cost	$200 first 10% increase in construction cost $15 each additional $1000 estimated construction costs up to $3,000,000 $5 each additional $1000 estimated construction cost in excess of $3,000,000
Commercial and Multifamily Construction (additions, alterations and new)	$200 first $1000 of estimated construction costs $30 each additional $1000 estimated construction costs up to $3,000,000 $5 each additional $1000 estimated construction cost in excess of $3,000,000
Building Permit Amendments: Commercial and Multifamily Construction	
• Minor Amendment- Amendments that increase the estimated construction cost by 10% of the original construction cost or less	$200
• Major Amendments- Amendments which increases the construction cost to an extent greater than 10% of the original construction cost.	$400 first 10% increase in construction cost $30 each additional $1000 estimated construction costs up to $3,000,000 $5 each additional $1000 estimated construction cost in excess of $3,000,000

Building Permit Extension After 1 Year* and Reissuance • 6 month extension if construction has not begun within 6 months of the date of the building permit • 6 month extension if construction has begun but is not completed within 1 year of the date of the building permit • Reissuance of building permit after expiration *If construction under the original building permit is not begun or completed within the extended time frame, an applicant must reapply for a building permit.	 $100 $100 The lesser of: (i) the building permit fee based on the remaining cost of construction, **or** (ii) 50% of the building permit fee based on original total cost of construction. The scope of work for the reissuance must be the same as the original permit with previously approved amendments. If modifications are required at the time of reissuance, they will be treated as an amendment and the amendment fee shall apply in addition to the reissuance fee.

Demolition
• 1- and 2-family residences and individual units in a multifamily building
  • accessory structure
  • principal structure
• Commercial and multifamily structures
  • accessory structure
  • principal structure
	
	$50
	$200
	
	$100
	$400

Sheds, Walls and Fences	$75 first $1000 of estimated construction costs $10 each additional $1000 of estimated construction costs
To Move a Building	$250 first $1000 of estimated construction costs $10 each additional $1000 of estimated construction costs
Oil Tanks • Removal and/or installation	 $100 per tank
Blasting Permit	$250
Fire Sprinkler Permit Fee	Same as building permit
Generator Permit Fee	Same as building permit
HVAC Condenser Permit Fee	Same as building permit
Pool Permit Fee- above ground and inground	Same as building permit
Roof and/or Siding Permit Fee	Same as building permit
Solar Panels Permit Fee	Same as building permit
Re-Inspection of Failed Inspection	$50
Legalization Fee To obtain a Building Permit for an existing structure	10% of the cost of construction (as of the date of the filing of the application for the building permit). In no event shall the fee be less than $1000
2. PLUMBING PERMITS	
New Construction (Any Type)	$ 200 first 10 fixtures; $10 each additional fixture
Additions and Alterations • 1- and 2-family residences and individual units in a multifamily building. • Commercial and multifamily structures	 $ 100 first 10 fixtures; $10 each additional fixture $ 200 first 10 fixtures; $10 each additional fixture
Gas Tests and Piping • Gas test • Gas piping	 $50 first meter; $10 each additional meter $50

3. ELECTRICAL PERMITS	
New Construction • 1- and 2-family residences and individual units in a multifamily building • Commercial and multifamily structures	 $ 200 $ 500
Additions and Alterations • 1- and 2-family residences and individual units in a multifamily building • Commercial and multifamily structures	 $50 $100 for up to 10 outlets/fixtures $200 for more than10 outlets/fixtures
AC/HVAC (Commercial)	$100 plus $10 per ton over 10 tons
4. SIGN PERMITS	
Sign Review Board Application **Sign Permit Fee**	$100 $250
5. CERTIFICATES	
Certificate of Occupancy (CO) • 1-family residence and individual units in a multifamily building • 2-family residence • Multifamily building • Commercial structure	 $150 $300 $300 plus $50 per unit $300 plus $200 per floor
Certificate of Compliance (CC)* • 1- and 2-family residences and individual units in a multifamily building • Commercial and multifamily structures	 $100 $200 *CC fee is not required for fences, driveways, roofs or siding

Temporary Certificate of Occupancy (TCO)*
• One- and two-family residences
  • 1-30 days
  • 31-60 days
  • 61-90 days
  • 91-120 days
  • each additional 30 days
• Multifamily and commercial
  • 1-30 days
  • 31-60 days
  • 61-90 days
  • 91-120 days
  • each additional 30 days
	
	$100
	$150
	$200
	$250
	$250
	
	$200
	$250
	$500
	$1000
	$1500
	*Each TCO is valid for 30 days only, without exception

6. PLANNING BOARD Fees are cumulative (i.e., applicants requiring both a special permit and site plan approval must pay both fees)	
Subdivisions	
• All applications	$250 plus $500 per proposed new building lot
Redivisions	
• All applications	$250 plus $500 per proposed new building lot
Site Plans	
• 1- and 2-family: additions, alterations	$150
• 1- and 2-family: new construction	$250
• Multifamily: additions, alterations	$250
• Multifamily: new construction 15 units or fewer	$750
• Multifamily: new construction more than 15 units	$1000
• Commercial: additions, alterations	$250
• Commercial/new construction: 4000 sq. ft. or less	$750
• Commercial/new construction: greater than 4000 sq. ft.	$1000
• 6 month extension of Site Plan Approval a building permit has not been obtained within 6 months of the date of the site plan approval	$100
Special Permits	
• New applications for special permit uses	$500
• Amendment to an existing special permit use	$250
7. ZONING BOARD OF APPEALS Fees are cumulative (i.e., applicant's requiring both a variance and a special permit must pay both fees)	
Area Variances	
• 1- and 2-family: additions, alterations	$200
• 1- and 2-family: new construction	$250
• Multifamily: additions, alterations	$300
• Multifamily: new construction	$500
• Commercial: additions, alterations	$300
• Commercial: new construction	$500
• For unimproved lots (e.g. lot area, lot frontage, etc.)	$500
Use Variances	
• All applications	$500
Special Permits	
• New applications for special permit uses	$500
• Amendment to an existing special permit use	$250
Interpretations	
• All applications	$250
8. ARCHITECTURAL REVIEW BOARD	
• 1- and 2-family:additions and alterations	$50
• 1- and 2-family:new construction	$200
• Multifamily: additions, alterations	$200
• Multifamily: new construction	$500
• Commercial: additions, alterations	$200
• Commercial/new construction: 4000 sq. ft. or less	$750
• Commercial/new construction: greater than 4000 sq. ft.	$1000

9. ESCROW FEES for professional consultation services*	
Subdivisions, 1- and 2-Family Residences and Multifamily Buildings (new construction only) • 1-4 dwelling units or lots • 5-10 dwelling units or lots • 11-20 dwelling units or lots • 21-30 dwelling units or lots • 31-40 dwelling units or lots • 41-50 dwelling units or lots • More than 50 dwelling units or lots	 $2500 $7500 $15,000 $25,000 $35,000 $40,000 $50,000 plus $50 per unit
Commercial Structures • Up to 1,250 gross square feet • 1,250-20,000 gross square feet • 20,001-50,000 gross square feet • More than 50,000 gross square feet	 $2500 $2 per square foot $20,000 plus $1 per square foot $45,000 plus $0.50 per square foot

Notes:

1. On all other types of applications, the Planning Board, Zoning Board of Appeals, Architectural Review Board, or Building and Planning Department may determine that professional consulting services are required and may require an applicant to make an initial deposit of $2,500 into an escrow account to be maintained by the Town.

2. All applicants required to deposit funds into an escrow account must complete and sign the Escrow Agreement for Professional Consultation Fees available in the Building and Planning Department.

3. Make Checks payable to the Town of Eastchester.

Adopted by Resolution of the Town Board of the Town of Eastchester on _____.