Town of Cortland

BUILDING PERMIT FEES

A. ONE-FAMILY, TWO-FAMILY, AND MULTIPLE SINGLE FAMILY (TOWNHOUSE) RESIDENTIAL USE GROUPS:

1. New Construction (Per Unit for Two-Family and Multiple Single Family Dwellings, i.e. Townhomes) — $700.00 plus $0.25 per square foot (sq. ft.)
2. Additions (Per Unit for Two-Family and Multiple Single Family Dwellings) — $350.00 plus $0.25 per sq. ft.
   a. Specialized Permits (plus 10% plan review fee):
      i. In-Ground Swimming Pools — $350.00
      ii. Permanent Above-Ground Swimming Pools with Electric — $200.00
         1. Simultaneous installation of gas line — $50.00
      iii. Deck or Deck with Gazebo—new structure — $150.00
      iv. Deck/Gazebo—addition or alteration to existing deck structure — $100.00
      v. Detached garage up to 750 sq. ft. w/electrical — $200.00 (per unit)
      vi. Detached garage over 750 sq. ft. w/electrical — $300.00 (per unit)
3. Remodeling (Per Unit) — $175.00 plus $0.20 per sq. ft.
   a. Item-specific, i.e., electrical, furnace, air conditioner, roof, residing, water heater — $100.00
4. Specialized Miscellaneous Permits (Per Unit) (plus 15% plan review)
   a. Temporary to Start Construction — 10% of full permit fee, not to be applied to the full permit fee
   b. Moving of existing one- or two-family structure — $650.00
   c. Demolition
      i. Total interior for reconstruction (per unit) — $75.00
      ii. Total primary structure removal — $200.00
      iii. Total accessory structure — $50.00
   d. Conditional Certificate of Occupancy When Requested by the Builder When Circumstances <u>Do Not</u> Warrant — $200.00 (non-refundable)
5. BASIC MISCELLANEOUS PERMITS *(includes plan review)* — $100.00

   NOTE: Basic miscellaneous permits include fences, small storage sheds, driveways, patios, sidewalks, electrical service upgrade, etc.
6. Zoning Review for Permit Issuance — Hourly rate for time spent; minimum--$40.00

Effective August 1, 2015

B. MULTIPLE-FAMILY RESIDENTIAL USE GROUPS:

1. New Construction	$400.00 per unit plus $0.25 per sq. ft. for total floor area of structure
2. Additions (Per Unit)	$325.00 per unit plus $0.25 per sq. ft.
a. Specialized Permits (plus 15% plan review fee)	
i. In-Ground Swimming Pool	$350.00 plus $0.20 per sq. ft.
ii. Deck or Deck with Gazebo—new structure	$175.00
iii. Deck/Gazebo—addition or alteration to existing deck or gazebo	$130.00
iv. Detached garage up to 750 sq. ft. w/electrical	$200.00 (per unit)
v. Detached garages over 750 sq. ft. with electrical	$350.00 (per unit)
b. Fence (plus 15% plan review fee)	
i. Up to 2000 linear feet	$200.00
ii. Over 2000 linear feet	$200.00 plus $0.25 per linear foot
3. Remodeling	$250.00 (per unit or area remodeled) plus $0.20 per sq. ft. for remodeled floor area
4. Specialized Miscellaneous Permits (plus 15% plan review)	
a. Temporary to Start Construction	25% of full permit fee, not to be applied to the full permit fee
b. Specialized/Item-specific, i.e., electrical, furnace, air conditioner, roof, residing	$150.00 (per unit)
c. Moving of existing multiple-family structure	$650.00
d. Demolition	
ii. Total interior for reconstruction (per unit)	$75.00
iii. Total primary structure removal	$300.00
iv. Total accessory structure	$100.00
e. Conditional Certificate of Occupancy When Requested by the Builder When Circumstances Do Not Warrant	$200.00 per unit (non-refundable)
5. BASIC MISCELLANEOUS PERMITS *(includes plan review)*	$150.00

NOTE: Basic miscellaneous permits include reroof; residing; new mechanical or plumbing for one unit only, new electrical installations and/or electrical service upgrade for one unit only; stoops per unit; enlargement of an existing exterior staircase, driveway, demolition of accessory structure, etc.

6. Zoning Review for Permit Issuance	Hourly rate for time spent; minimum--$60.00

C. ALL OTHER USE GROUPS:

1. New Construction (complete structure)	$850.00 plus $0.35 per sq. ft.
2. Building Shell, meeting building code and accessibility requirements—no electrical, energy, mechanical, or plumbing	$850.00 plus $0.30 per sq. ft.
3. New construction component: 1) electrical, 2) energy, 3) mechanical, or 4) plumbing (each component)	25% of permit fee (C)(1) above (per component)
4. Buildout of Building Shell (all components)	$850.00 plus $0.30 per sq. ft.
5. Additions	$700.00 plus $0.35 per sq. ft.
6. Remodeling	$400.00 plus $0.25 per sq. ft.
7. Specialized Permits (plus 15% plan review)	
a. Deck or Deck with Gazebo—per new structure	$200.00
b. Deck/Gazebo—addition or alteration to existing deck	$150.00
c. Temporary to Start Construction	25% of full permit fee, not to be applied to full permit fee
d. Moving of existing primary structure	$650.00
e. In-Ground Swimming Pools	$350.00 plus $0.20 per square foot
f. Fence	
i. Up to 2,000 linear feet	$200.00
ii. Over 2,000 linear feet	$200.00 plus $0.25 per linear foot
g. Demolition	
i. Total interior for reconstruction (per unit)	$75.00
ii. Total structure removal	
a. Primary Building	
i. Up to 100,000 sq. ft.	$300.00
ii. 100,000 sq. ft. or larger	$0.003 per sq. ft.
b. Accessory-type structure	$150.00
h. Conditional Certificate of Occupancy When Requested by the Builder When Circumstances Do Not Warrant (Per unit)	$200.00 per unit (non-refundable)
8. BASIC MISCELLANEOUS PERMITS *(includes plan review)*	$150.00

NOTE: Basic miscellaneous permits include reroof; residing; a new electrical, mechanical, or plumbing item and/or electrical service upgrade for one unit only; stoops; enlargement of an existing exterior staircase, etc.

9. Zoning Review for Permit Issuance	Hourly rate for time spent; minimum--$75.00

D. SPECIALIZED MISCELLANEOUS PERMITS

1. Backflow Prevention Devices (per device)	$100.00 plus $25.00 per inch pipe diameter
a. Plan Review	$60.00
2. Wall Signs	$125.00
a. Electrical for sign	$100.00
b. Sign face change only	$50.00

c. Plan review (includes zoning review)	$60.00
3. Ground-Based Signs	
a. Pole or post-base sign up to and including 6 feet in height*	$150.00
i. Electrical for sign	$100.00
ii. Sign face change only	$50.00
iii. Plan review (includes zoning review)	$60.00
b. Pole or post-base sign more than 6 feet in height*	$300.00
i. Additional sign on existing pole/post	$125.00
ii. Electrical for sign or additional sign as in i. above	$100.00
iii. Sign face change only	$50.00
iv. Plan review (includes zoning review)	$60.00
c. Monument sign	$600.00
i. Electrical for sign	$100.00
ii. Sign face change only	$50.00
iii. Plan review (plus zoning review—see 9. above)	$60.00
d. Temporary (per sign code) sign	$25.00
i. Each additional allowance	$25.00
ii. Plan review (includes zoning review)	$50.00
iii. Temporary sign for special event for non-profit organization	No Charge

* Height is from the ground surface immediately below the sign to the uppermost top of the sign frame.

E. HOURLY RATE:

1. Inspector, Plan Reviewer, or Administrative Assistant: $100.00
2. Planner/Manager: $130.00
3. Code Official/Principal: $140.00
4. Court/Hearing (Inspection/Preparation/Travel/Court Time): $200.00

F. REINSPECTION FEES: A reinspection fee shall be incurred no later than the third (3rd) inspection for the same identical item. The minimum reinspection fee is $100.00 (one- and two-family and residential miscellaneous permits) and $200.00 for multiple family or other use group permits.

PLAN REVIEW FEES

A. ONE- AND TWO-FAMILY RESIDENTIAL:

1. New construction or additions: 15 percent (15%) of building permit fee. For developments utilizing a master set of buildings plans, this fee shall be assessed to the first structure built using an approved master plan and the first structure using each variation of the same approved master plan. Any deviation from the master plan or its approved variation will require a separate plan review.

   Minimum plan review fee: $300.00/dwelling unit for new structure and $100.00 for addition/dwelling unit

2. Remodeling: 20 percent (20%) of the building permit fee

   Minimum plan review fee: $75.00/dwelling unit.

In the event a permit application is withdrawn, the applicant shall pay the complete plan review fee.

B. MULTIPLE-FAMILY RESIDENTIAL: Same as "C" below.

C. ALL OTHER USE GROUPS

1. BUILDING CODE (WITH ACCESSIBILITY CODE) PLAN REVIEW FEES FOR NEW CONSTRUCTION:

Building Size	*Fee*
1 to 60,000 cubic feet	$375.00
60,001 to 80,000 cubic feet	$425.00
80,001 to 100,000 cubic feet	$525.00
100,001 to 150,000 cubic feet	$575.00
150,001 to 200,000 cubic feet	$675.00
over 200,000 cubic feet	$675.00 plus $6.75 per 10,000 cubic feet over 200,000

2. ELECTRICAL, MECHANICAL, AND PLUMBING PLAN REVIEW FEES FOR NEW CONSTRUCTION

   a. Each of the three plan reviews is 25 percent (25%) of Building Code Plan Review Fee for New Construction

      Minimum Plan Review Fee Per Type: $95.00

3. ENERGY CONSERVATION PLAN REVIEW FEES

   a. Each review is 25 percent (25%) of Building Code Plan Review Fee for New Construction

      Minimum Plan Review Fee: $95.00

4. Building Shell: For any speculative structure with unfinished tenant areas, the plan review fees are calculated as for new construction, above.

5. Tenant Build-out: Fee calculations are the same as for "New Construction" for a new tenant area designed for placement in a building shell. Fees for tenant areas fully-designed and shown with

the main building are included in the review fees for the main building. Minimum fees are as stated above.

6. Tenant Remodels: For plan review for remodeling an existing tenant area, the fee shall be calculated in accordance with Subsection C.7., below.

7. REMODELLING PLAN REVIEW: 50 percent (50%) of the New Construction Plan Review Fees Listed Above

   a. *Minimum Plan Review (All Codes): $250.00*

   b. *Minimum Plan Review for Each Type of Code Remodel: $95.00*

NOTE: In the event a permit application is withdrawn, the applicant shall pay the complete plan review fee.

8. FIRE DETECTION/ALARM SYSTEMS:

   a. $125.00 per 10,000 sq. ft. of floor area: Minimum fee—$ 125.00

9. FIRE SPRINKLER SYSTEM PLAN REVIEW FEES:

Number of Sprinklers	*Scheduled or Calculated*
1 to 25	$75.00
26 to 100	$250.00
101-200	$500.00
201-300	$550.00
301-400	$600.00
401-500	$650.00
Over 500	$700.00
PLUS, for each Sprinkler over 500:	$0.95/each

10. ALTERNATE FIRE SUPPRESSION SYSTEMS:

a. Standpipe (No charge with Sprinkler Review)	$175.00 per standpipe riser
b. Specialized Extinguisher Agent (Dry or Other Chemical Agent)	$125.00 per 50 pounds agent
c. Hood & Duct Cooking Extinguisher Agent	$150.00 flat rate per system

11. GENERAL PROVISIONS REGARDING PLAN REVIEW:

   a. Plan review will commence upon submission of a completed application, including all necessary information and required plans, and the payment of the estimated plan review fee.

   b. If special handling is required, such as rush reviews or a preliminary review, they will be charged at the hourly rate per plan reviewer, plus the plan review fee specified in this section.

   c. Second reviews are included at no extra charge in the fees of this section.

   d. Additional (third or more) reviews are not included in the fee schedule of this section and shall be paid at the hourly rate of $100.00 per hour per plan reviewer for time expended.

   e. If a completely new design plan is submitted for a specific structure at a specific address after a previous design plan has been reviewed, a new plan review fee will be charged in accordance with this section.