

Chapter A190. Fees

[HISTORY: Adopted by the Town Board of the Town of Chatham during codification (see Ch. 1, General Provisions, Art. II). Amendments noted where applicable.]

§ A190-1. Building permit fees.

A. Residential structures (add cost of certificate of occupancy to permit application). Note that square footage shall not include cellar, nonhabitable attic, carport or garage. Carport or garage will be figured at separate rate. Square footage shall be based upon outside dimensions of the building (any application requiring a zoning review: \$25):

- (1) One-family dwelling: \$4 per \$1,000 cost of project.
- (2) Two-family dwelling: \$4 per \$1,000 cost of project.
- (3) Multifamily dwelling: \$4 per \$1,000 cost of project.

B. Residential accessory buildings (add cost of certificate of occupancy to permit application):

- (1) Garage, carport, barn, shed, decks, additions to existing structures and other buildings: \$4 per \$1,000 cost of project (\$25 minimum).

C. Residential miscellaneous (add cost of certificate of occupancy/completion to permit application):

- (1) Interior renovations: \$4 per \$1,000 cost of project (\$25 minimum).
- (2) Dormers and additions: \$4 per \$1,000 cost of project (\$25 minimum).
- (3) Fireplace, chimney, wood stove^[1]: \$50.

[1]Maximum of two fees per chimney.

- (4) Fence, patios^[2] \$25 (any application requiring a zoning review: \$25).
- (5) Roof: \$4 per \$1,000 cost of project (\$25 minimum).

[2]Does not require certificate of occupancy; issue certificate of completion.

D. Industrial or business construction. Business is defined as C1, C2, C5, C6 and C7 per NYCRR.

- (1) Industrial or business structures: \$4 per \$1,000 cost of project (\$150 minimum).
- (2) (Reserved)
- (3) Storage building, any accessory structure over 144 square feet: \$4 per \$1,000 cost of project (\$50 minimum).
- (4) Fuel storage tanks.^[3]
 - (a) Aboveground, first tank: \$125.
 - (b) Below-ground, first tank: \$250.
 - (c) Each additional tank: \$50.
- (5) Roof \$4 per \$1,000 cost of project (\$25 minimum).

[3]Does not require certificate of occupancy; issue certificate of completion.

E. Building permit renewal. Renewal costs shall be 50% of the original or a minimum of \$50.

§ A190-2. Certificate of occupancy.

- A. Residential (final, one per project): \$60.
- B. Residential (temporary, three-month maximum): \$30.
- C. Subsequent temporary: \$120.
- D. Municipal Certificate of Occupancy/Compliance search : \$75.00
- E. Business structure: \$175.
- F. Industrial or business structure up to 600 square feet: \$120.
- G. Industrial structure: \$600.

H. (Reserved)

I. Residential one-room alteration: \$30.

J. Residential structure (new and alternate) when minimum permit fee assessed: \$25.

§ A190-3. Swimming pools and ponds.

A certificate of completion shall be issued for swimming pools and ponds. Fees shall be as follows (any application requiring a zoning review: \$25):

A. Pools⁽¹⁾: \$4 per \$1,000 cost of project.

[1] No fee required for pool installation prior to 9-13-1990.

B. (Reserved)

C. (Reserved)

D. Pond: ⁽¹⁾: \$4 per \$1,000 cost of project.

§ A190-4. Demolition permits.

Fees for demolition permits shall be as follows (no new construction/alterations):

A. Residential, industrial, business: \$25 for permit and \$25 for zoning review (certificate of occupancy not required, certificate of completion may be issued).

§ A190-5. Farm buildings.

Fee: \$4 per \$1,000 cost of project; minimum: \$25.

§ A190-6. (Reserved)

§ A190-7. Certificates of completion.

The charge for a certificate of completion: \$50.

§ A190-8. Administrative action on violations.

To correct a violation will require payment of twice the permit fee, with a \$100.00 minimum. Building permit fees are nonrefundable.

§ A190-9. Firesafety inspections.

No fee.

§ A190-10. Mobile home park inspections and licenses.

Fees shall be as follows:

A. Safety violations: \$50 each.

B. Health violations: \$30 each.

C. Appearance violations: \$20 each.

D. (Reserved)

E. Mobile home park license:

(1) Yearly renewable fee: \$100.

(2) Additional cost per mobile home lot: \$5 per lot.

(3) Minimum fee (yearly): \$150.

§ A190-11. Mobile home (outside mobile home park).

Fees shall be as follows:

A. Mobile home permits:

- (1) Mobile home installation (inspection and certificate of occupancy and certificate of occupancy included): \$0.25 per square foot plus \$50 for the certificate of occupancy.
- (2) One-year temporary permit, during home construction: \$50.
- (3) Farm mobile home permit (each): \$50.

B. Construction site trailer permit:

- (1) Trailers, per trailer: \$50.

§ A190-12. Zoning enforcement fees.

Zoning enforcement fees shall be as follows:

A. Permits issued directly by Zoning Enforcement Officer:

- (1) Use permits: \$50.
- (2) Sign permits (when no site plan involved): \$50.
- (3) Home occupation permit, to include site plan by Planning Board for a residential use occupation: \$100.

B. Permits requiring Zoning Board of Appeal action:

- (1) Residential.
 - (a) Use or subdivision variances.
 - [1] Application: \$50.
 - [2] Issuance of permit upon approval: \$25.
 - [3] Variance residential structure less than 200 square feet: no charge.
 - [4] Variance residential structure over 200 square feet: \$0.05 per square foot.
 - [5] One-half application; 1/2 approval: \$25 minimum, \$75 maximum.
 - (b) Home occupation permit.
 - [1] Application: \$100.
 - [2] Issuance of permit upon approval: \$100.
- (2) Business.
 - (a) Variance or use permit (application): \$100.
 - (b) Issuance of permit upon approval: \$100.
- (3) Industrial.
 - (a) Variance or use permit (application): \$300.
 - (b) Issuance of permit upon approval: \$500.

§ A190-13. Subdivision fees.

A. Minor subdivision:

- (1) Application fee: \$100.
- (2) Sketch plan fee: \$50 per lot.
- (3) Approval fee: \$25 per lot.

B. Major subdivision⁽¹⁾:

- (1) Application fee: \$1,000.
- (2) Sketch plan fee: \$200 per lot.
- (3) Approval fee: \$100 per lot.

[1] Fees for a minor subdivision shall apply for a major subdivision with four or fewer lots when a town street or road is not required.

C. Payment in lieu of land for park, playground or other recreation purposes: \$500 per gross acre of land which otherwise would have been acceptable as a recreation site.

§ A190-14. Site plan fees.

A. Nonresidential use or multifamily residential unit.

(1) Application fee: \$150.

(2) Approval fee: \$150.

(3) Application fee (one-person operation): \$75.

(4) Approval fee (one-person operation): \$75.

B. Residential cluster.

(1) Application fee: \$150.

(2) Approval fee: \$150.

C. Planned business development.

(1) Application fee per building: \$250.

(2) Approval fee per building: \$250.

§ A190-15. Floodplain development.

The fee for an application for floodplain development permit shall be \$100.

§ A190-16. Impoundments.

The fee for redemption of impounded dogs shall be \$25 for the first impoundment and \$35 for each offense thereafter.

§ A190-17. Marriage records.

The fee for marriage certificates, transcripts and certified copies of marriage records shall be \$10.

§ A190-18. Amendments.

This fee schedule is subject to change from time to time by Town Board approval.

§ A190-19 Solar Systems.

The charge Solar Systems is \$4 per \$1,000 cost of project (\$25 minimum) and requires a certificate of completion, \$50.00.

§ A190-20 Special Permit Inspection.

The fee of \$100.00 is charged for a special inspection, generally requested by the applicant or a third party, when the status/compliance of NYS Building and/or Town of Chatham Zoning code requires further investigation. The fee is most commonly assessed when a permit has expired or gone dormant for an extended period time.