

**Town of North Greenbush Building Permit Fees**  
**(effective January, 2024)**

1. **Permits for residential (single family dwellings):**

- New residential primary structure: \$0.25/sq. ft.
- Additions to existing structures, including attached garages: \$0.20/sq. ft. with a min fee of \$100.00
- Decks & Porches:        - up to 200 sq. ft.: \$60.00        - over 200 sq. ft.; \$120.00
- Renovations/Modifications: \$.20/sq. ft. with a minimum fee of \$100.00
- All HVAC & Gas Fireplaces: \$75.00
- Detached garages, Sheds, Accessory buildings: \$.20/sq. ft. with a min fee of: \$50.00
- Roofing: \$100.00
- Solar Roof: \$300.00
- Ground Mounted Solar – Residential: \$300.00
- EV Charging Station – Residential: \$100.00
- Siding: \$100.00
- Swimming Pools:   - above ground: \$50.00        - in-ground: \$100.00
- Fill: \$200.00 (then \$25.00 every load after)        Earthwork: \$200.00
- Use of Town water/hydrant to fill swimming pool: \$100 plus the metered sale of water
- Filling in of in-ground swimming pool; \$50.00
- Demolitions:        - Accessory structure; \$50.00        - One or two family dwellings; \$200.00  
- Sheds; \$40.00 no asbestos report needed for sheds
- Underground tank removal: \$150.00
- Misc...   - Solar Hot Water System; \$100.00
- Returned Check Fee:        \$35.00

2. **Permits for multi-family occupancies (two or more dwellings per structure):**

- New Building for Multiple Dwelling units such as apartment house, motels, etc.  
Up to the first 1,000 SF: \$1000        Over 1,000 SF:        \$ .50/SF

- Renovations/alterations/modifications; \$.40/sq. ft. with a min fee of \$100.00
- Accessory buildings; \$.20/sq. ft. with a minimum fee of \$100.00
- Decks & porches: - up to 100 sq. ft.; \$60.00 - over 100 sq. ft.; \$120.00
- Swimming pools: \$300.00
- Roofing: \$100.00
- Siding: \$100.00
- Demolitions: Accessory building; \$75.00; Two family dwelling: \$200.00; any dwelling with greater than 2 units; \$300.00

**3. Permits for non-residential occupancies/commercial:**

- New Building for Non-Residential or Mixed Use  
Up to the first 1,000 SF: \$1,000 Over 1,000 SF: \$ .50/SF
- Additions; \$.40/sq. ft. with a min of \$300.00
- Renovations, alterations, modifications; \$.40/sq. ft. with a min of \$300.00
- Commercial Accessory Building; \$.50/sq. ft. with a min of \$250.00
- Solar Roof: \$750.00
- EV Charging Station: Commercial: \$200.00
- Ground Mounted Solar – Commercial: \$800.00
- Large Scale Solar Farms: \$4000.00 (per MWH – Mega Watt Hour)
- Roofing: Shingles; \$250.00 Flat Roof; \$250.00
- Signs: \$5.00/sq. ft
- Demolitions; \$.10/sq. ft. with a min of \$750.00

Telecommunications Tower: New Tower:	\$8000.00
Co-location & new equipment:	\$3000.00
Replacement of existing equipment:	\$1000.00

**4. Operating Permits; \$50.00 Annual Permit**

Miscellaneous Fees:

Inspections made before or after regular workdays/work hours:  
-\$100.00/hour with a 2 hour minimum

Zoning conformance letter for all commercial properties-including multi-family residential: \$50.00

## Planning Board Fees

### Chapter 155 Site Plan Review Fees - replaces 95-2(F):

- 1.) Residential
  - a.) Preliminary review: \$750.00 for the first four units, plus \$100.00 each additional unit.
  - b.) Final review: \$500.00 for the first four units, plus \$100.00 each additional unit.
  - c.) Review and inspection: \$75.00
  - d.) Plus reimbursement of expenses per 95-4
- 2.) Non-Residential
  - a.) New site plan: \$1000.00 per acre or part of an acre, plus reimbursement of expenses per 95-4 with a \$1000.00 minimum fee.
  - b.) Modified or revised site plan: \$500.00 per acre or part of an acre, plus reimbursement of expenses per 95-4.

### Chapter 163 Subdivision Fees – replaces 95-2(H):

#### Minor Subdivision:

Preliminary review: \$400.00/proposed lot  
Final Review: \$300.00/lot  
Reimbursement of engineering and legal expenses per attachment

#### Major Subdivision:

Preliminary review: \$2500.00 for the first 10 lots, \$100 for each additional lot  
Final Review: \$2000.00 for the first 10 lots, \$100 for each additional lot  
Reimbursement of engineering and legal expenses per attachment

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### **Chapter 197 Zoning Board Fees – replaces 95-2(I)**

#### Area Variances:

Residential single family - lot Area Variance: \$100.00  
Non-Residential Area Variance: \$300.00

#### Use Variances:

Single family residential Use Variance: \$200.00  
Non-Residential Use Variance: \$500.00

#### Special Permits:

Residential single lot special permit: \$50.00  
Non-Residential special permit: \$150.00  
Plus reimbursement of legal and engineering expenses per 95-4 for all variance and special permit applications.

# Stormwater Pollution Prevention Plan Fees

## SWPPP Fees:

### SWPPP Review & Acceptance:

- Single Family Home Basic SWPPP: \$250.00
- Basic SWPPP: \$1000.00
- Full SWPPP: Minimum fee: \$2,500 plus additional fee as determined by the Planning Board approval process.

Notice of Termination (NOT) review and sign off: \$500.00

### Required monthly SWPPP inspection:

- Single Family basic SWPPP: \$125.00 per inspection
- Basic SWPPP: \$250.00 per inspection
- Full SWPPP: \$400.00 per inspection

Additional fees may be applied for SWPPP modification review; DEC enforcement actions; and reinspection due to site non-compliance with SWPPP practices.

## Large Scale Solar Facilities

- Building permit fees as per the fee schedule
- SWPPP fees noted above
- Engineering and legal fees determined based on the project scope

## Operational Permits – Required

1. Aerosol products – Level 2 or 3 aerosol in excess of 500 pounds - \$50
2. Amusement Buildings - \$75
3. Aviation Facilities - \$50
4. Carbon Dioxide systems used in beverage dispensing applications – having more than 100 pounds -\$50
5. Carnivals and Fairs - \$100
6. Cellulose nitrate film – Group A occupancy - \$50
7. Combustible Dust producing operations – as defined in Ch.2 of IFC - \$50
8. Combustible Fibers – quantities greater than 100 pounds, not required for agricultural storage - \$50
9. Compressed Gases – in excess of Table 105.6.9 of IFC - \$50
10. Covered and Open Malls - \$100
11. Cryogenic Fluids – in excess of Table 105.6.11 IFC - \$50
12. Cutting and Welding - \$50
13. Dry Cleaning - \$50
14. Exhibits and Trade Shows - \$75
15. Explosives – including Fireworks - \$100
16. Fire Hydrants and Valves - \$50
17. Flammable and Combustible Liquids - \$75
18. Floor Finishing – exceeding 350 square feet - \$50
19. Fruit and Crop ripening - \$50
20. Fumigation and Insecticidal Fogging – Operate a Business -\$50
21. Hazardous Materials – in excess of Table 105.6.21 IFC - \$50
22. HPM Facilities (hazardous production material) - \$\$50
23. High Piled Storage – exceeding 500 square feet - \$50
24. Hot Works Operations – Public demonstration, inside of a structure, fixed site, within wildfire risk area, roof coverings, and program within a facility - \$80
25. Industrial Ovens - \$50
26. Lumber Yards and Woodworking plants \$50
27. Liquid or gas fuel vehicles or equipment in assembly buildings - \$50
28. Storage and use of LP Gas - \$100
29. Magnesium – More than 10 pounds - \$50
30. Miscellaneous Combustible Storage – excess of 2500 cubic feet - \$50
31. Motor Fuel dispensing facilities - \$100
32. Open Burning – exception Recreational Fires – See List
33. Open Flames and Torches – Remove paint or in a wildfire area - \$50
34. Open Flames and Candles – in Assembly spaces, restaurants and drinking establishments - \$50
35. Organic Coatings – more than 1 gallon - \$50
36. Places of Assembly - \$50
37. Private Fire Hydrants - \$50
38. Pyrotechnic special effects material - \$50
39. Pyroxylin Plastics – more than 25 pounds - \$50
40. Refrigeration Equipment – Ch.6 IFC - \$50
41. Repair Garages and Motor Fuel-dispensing facilities - \$50

42. Roof Top Heliports - \$50
43. Spraying and Dipping – Ch. 24 IFC - \$75
44. Storage of Scrap Tires and Tire Byproducts – excess of 2500 cubic feet - \$50
45. Temporary Membrane Structures – excess of 400 square feet – See List
46. Tire-rebuilding plants - \$50
47. Waste Handling – wrecking yards, junk yards and waste material-handling facilities - \$50
48. Wood Products – store chips, hogged material, lumber or plywood in excess of 200 cubic feet - \$50
49. Issuing Duplicate Operating Permits - \$10
50. Reinstate Revoked Operational Permit - \$300

## Fire Safety Inspections and related Permits and Inspections:

<b>Fireworks Permit:</b>	\$ 100.00
<b>Public School Fire Inspection:</b>	\$ 100.00 per booklet
<b>Private School Inspection:</b>	\$ 100.00 per booklet
<b><u>Multiple Dwelling: Group R Occupancies:</u></b>	
Change in tenant – C.O.	\$ 50.00
0 – 10 units:	\$ 30.00
11 – 20 units:	\$ 60.00
21 – 30 units:	\$ 90.00
31 – 50 units:	\$ 2.00 per unit/\$150.00
51 – 100 units:	\$ 1.75 per unit/\$300.00
100+ units:	\$ 3.00 per unit/\$200.00
<b><u>Business &amp; Mercantile</u></b>	
Per tenant up to 2,500 sf	\$ 50.00
2500 – 10,000 sf	\$ 100.00
Not to exceed over 10,000 sf	\$ 300.00
<b><u>Industrial &amp; Storage</u></b>	
Per tenant up to 5,000 sf	\$ 50.00
Per each additional 500 sf – 1,000 sf	\$ 100.00
Not to exceed over 10,000 sf	\$ 300.00
<b><u>Assembly Spaces</u></b>	
1 to 50 occupants per tenant	\$ 50.00
51 – 99	\$ 80.00
100-300	\$ 100.00 + \$ 75.00
301 – 1000	\$ 120.00 + \$ 75.00
1000 plus	\$ 150.00 + \$ 75.00
Total Inspection fee not to exceed	\$ 300.00
<b><u>Institutional</u></b>	
Per tenant up to 2,500 sf	\$ 100.00
Per each additional 2,500 sf – 10,000sf	\$ 150.00
Over 10,000 sf	\$ 200.00
<b><u>Miscellaneous</u></b>	
Per tenant up to 2,500 sf	\$ 120.00
Per each additional 2,500 sf – 10,000sf	\$ 120.00
<b><u>Hazardous Group H Occupancies:</u></b>	
Per tenant up to 5,000 sf	\$ 100.00 + \$75.00
Per each additional 1,000 sf over 5,000 sf	\$ 200.00 +\$75.00
Total inspection fee not to exceed	\$ 300.00 +\$75.00
<b>Family Day Care</b>	\$ 60.00

<b>Adult Care</b>	\$ 60.00	
<b>Group Family Day Care</b>	\$ 60.00	
<b>Operational Permit (New)</b>	\$ 75.00	
<b>Reinstate revoked Operational Permit (New)</b>	\$ 300.00	
<b>Re-Inspections</b>	\$ 100.00	
<b>Truss Placarding (New)</b>	\$ 80.00 + cost of placecard	
<b>Hazardous Materials Technical Assistance Fees</b>	\$ 150.00	(Hourly rate and/or overtime rate of personnel)
<b>Off Hour Inspections</b>	\$ 150.00 per hour/2 hour minimum	
<b>Miscellaneous Inspections</b>	\$ 100.00	
Home Day Care Inspections	\$ 60.00	
Late Fee:	\$ 100.00	
Blasting/Per Day:	\$ 250.00	

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Fire Protection Plan Review to replace existing system	\$ 75.00 Per Hour
Witness Final Acceptance Test:	\$ 50.00
Tent Fees up to 400 sq. ft.	\$ 75.00
Tent Fees over 400 sq. ft.- 2500 sq. ft.	\$ 150.00
Over 2500 sq. ft. to Circus Tent	\$ 250.00

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Food Truck Inspections:	
Private event at residence/1 day	\$ 100.00
Special Events (ex: fairs, food truck fairs)	\$ 150.00
Yearly	\$ 250.00

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Fire Flow Test	\$ 150.00
Courtesy/Requested	\$ 75.00
Open burning at private residence/yearly	\$ 25.00
Agriculture Fire Permit:	
Commercial 20 Acres	\$ 250.00
Greater than 20 Acres	\$ 500.00
Special open burning-bonfire/commercial	\$ 25.00
Certificate of Occupancy (CO)	\$ 100.00
Mass Gatherings with Assignment of Personnel	\$ 300.00 + stand by fees
Fire watch:	\$ 100.00 per hour



## Required Construction Permits ( \$150.00 each)

1. Automatic Fire-Extinguishing Systems
2. Battery Systems – More than 50 gallons
3. Compressed Gases – Excess Table 205.6.9 IFC
4. Cryogenic Fluids – exceeds amounts Table 105.6.11
5. Emergency Responder radio coverage systems
6. Fire Alarm and Detection Systems and related equipment
7. Fire Pumps and related equipment
8. Flammable and Combustible Liquids
9. Gates and Barricades across fire apparatus access roads
10. Hazardous Materials – exceeding Table 105.6.21 IFC
11. Industrial Ovens – Ch. 30 IFC
12. LP gas – installation or modification of LP gas system
13. Private Fire Hydrants
14. Smoke control or smoke exhaust systems
15. Solar power systems
16. Spraying or dipping
17. Standpipe systems
18. Temporary Membrane structures and tents – exceptions camping, funeral, open all sides max. 700 square feet, aggregate area of multiple tents without fire break clearance of not less than 12 feet shall not exceed 700 square feet, maximum clearance to structures 12 feet