

Town of North Greenbush Building Permit Fees
(effective May 12, 2016)

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 \$75
- Decks & Porches: - up to 200 sq. ft.: \$50.00 - over 200 sq. ft.; \$100.00
- Renovations/Modifications: \$.15/sq. ft. with a minimum fee of \$50.00
- Gas fireplace inserts & heating appliances: \$50.00
- Detached garages, Sheds, Accessory buildings: \$15.00/100 sq. ft. with a min fee of \$35
- Roofing: \$40.00
- Solar Roof: \$200.00
- Ground Mounted Solar – Residential: \$200.00
- Siding: \$40.00
- Solid fuel burning appliances, fireplaces & chimneys: \$50.00
- New furnace, boiler, primary heat source: \$50.00
- Central Air Install: \$50.00
- Swimming Pools: - above ground: \$40.00 - in-ground: \$80.00
- Filling in of in-ground swimming pool; \$50.00
- Demolitions: - Accessory structure; \$40.00 - One or two family dwellings; \$80.00
- Sheds; \$35.00 no asbestos report needed for sheds
- Misc... - Solar Hot Water System; \$50.00

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

- New construction; \$.40 per sq. ft.
- Renovations/alterations/modifications; \$.40/sq. ft. with a min fee of \$100.00
- Accessory buildings; \$.20/sq. ft..
- Decks & porches: - up to 100 sq. ft.; \$50.00 - over 100 sq. ft.; \$100.00

- Swimming pools: \$200.00
- Roofing: \$ 50.00
- Siding: \$100.00
- Demolitions: - accessory building; \$50.00 - primary structure; \$200.00

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

- New construction; \$.40/sq. ft. with a min fee of \$500.00
- Additions; \$.40/sq. ft. with a min of \$250.00
- Renovations, alterations, modifications; \$.40/sq. ft. with a min of \$250.00
- Solar Roof: \$500.00
- Ground Mounted Solar – Commercial: \$500.00
- Roofing: Shingles; \$100.00 Flat Roof; \$200.00
- Signs: \$5.00/sq. ft
- Demolitions; \$.05/sq. ft. with a min of \$500.00
- Certificates of Occupancy
 - new construction (w/assembly space); \$150.00
 - new construction (without assembly space); \$100.00
 - change in tenant (same classification); \$50.00
 - change in use classification; \$100.00
 - all other non-residential Certificates of Occupancy; \$100.0

Telecommunications Tower: New Tower:	\$5000.00
Co-location & new equipment:	\$1500.00
Replacement of existing equipment:	\$ 750.00

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

Temporary Sale of Christmas Trees: \$200.00

Temporary Sale of Fireworks: \$300.00

Returned Check Fee: \$35.00

Planning Board Fees

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

- 1.) Residential
 - a.) Preliminary review: \$500.00 for the first four units, plus \$50.00 each additional unit.
 - b.) Final review: \$200.00 for the first four units, plus \$40.00 each additional unit.
 - c.) Review and inspection: \$75.00
 - d.) Sign review: \$100.00
 - e.) Plus reimbursement of expenses per 95-4
- 2.) Non-Residential
 - a.) New site plan: \$500.00 per acre or part of an acre, plus reimbursement of expenses per 95-4 with a \$500.00 minimum fee.
 - b.) Modified or revised site plan: \$250.00 plus reimbursement of expenses per 95-4.

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

Minor Subdivision:

Preliminary review: \$200.00/proposed lot
Final Review: \$200.00/lot
Reimbursement of expenses per attachment

Major Subdivision:

Preliminary review: \$2000.00 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 expenses per attachment

SWWPP - Review and Acceptance: \$1000.00 plus reimbursement of additional expenses
Notice Of Termination (NOT) review: \$500.00

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

Area Variances:

Residential single family - lot Area Variance: \$80.00
Non-Residential Area Variance: \$250.00

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.