



# VILLAGE OF HUNTINGTON BAY

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## Building Permit Fee Schedule

June 2016

Building permit fees shall be calculated by the Building Inspector on a square foot or flat fee basis as outlined in this schedule, with a minimum of \$50 per permit.

The square foot fees or flat fees as outlined in this schedule are not practical or appropriate for any structure, either in whole or in part, then the fee shall be based on a reasonable market value at a rate of \$5/\$1000 cost of construction...i.e. major retaining wall systems, fill and grading, miscellaneous alterations, docks, piers, bulkheads, etc. In such cases, prior to issuance of a building permit, the owner shall submit to the Building Inspector "Cost of Construction Affidavit" certifying the estimated cost of construction. If, by applying a rate of \$5/\$1000 cost of construction as certified, the result is a permit fee which is greater than that resulting from the permit fee schedule as set forth herein, then the permit fee shall be the greater fee. Also, prior to issuance of a certificate of occupancy, the owner shall submit a "Final Cost Affidavit" and the permit fee shall be adjusted accordingly. (Refer to the Cost Affidavit Form and Guidelines).

### Legalization Fee

If legalizing a building or structure which is either under construction or has been completed without a permit, the permit fee shall be three time (3x) the normal fee.

### Certificate of Occupancy or Completion

The Certificate of Occupancy or Completion fee of \$50 shall be paid along with the permit fee. A Certificate of Occupancy search is a fee of \$25.

### Permit Renewal Fee

Building permits expire one year from the date of issuance and are renewable yearly until a Certificate of Occupancy or Completion has been issued. Yearly renewals are as follows and, where applicable, shall be prorated monthly:

**1<sup>st</sup> Year...** 25% of original permit fee

**2<sup>nd</sup> Year...** 50% of the original permit fee

**3<sup>rd</sup> Year...** 75% of original permit fee

*After year 3, permits expire and must re-apply for new.*

### Building Permits ARE NOT REQUIRED for:

Roofing (reshingling where structural work is not involved), gutters and leaders, siding, or replacement of windows and doors that fit existing openings without requiring new structural framing (headers and studs) and where replacement of windows does not cause them to be in noncompliance with the fire egress codes.

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## SECTION A

### NEW BUILDING AND ADDITIONS

Fee/Sq. Ft.

#### 1. Principal Dwelling

1 <sup>st</sup> Floor (gross sq. ft.).....	\$1.50
2 <sup>nd</sup> Floor (gross sq. ft.) Full & Half Stories.....	\$1.50
Basement (a "story") (gross sq. ft.) – unfinished.....	\$1.00
finished.....	\$1.50
Cellar Entry Stairs/"Fire Egress" Window Wells.....	\$100/unit

Note: Refer to Zoning Ordinance for  
definitions of "Gross Floor Area",  
"Story", "Half-Story", "Basement", etc.

#### 2. Accessory Structures (Detached Buildings)

(a) Garage.....	\$1.50
(b) Guest Cottage.....	\$1.50
(c) Cabana/Pool House.....	\$1.50
(d) Barn/Stable.....	\$1.50
(e) Greenhouse.....	\$1.00
(f) Shed (199 sq. ft. or less).....	\$50 flat fee
(200 sq. ft. or more).....	\$1.00
(g) Playhouse (no plumbing) (199 sq. ft. or less).....	\$50 flat fee
(200 sq. ft. or more) .....	\$1.00
(h) Gazebo (199 sq. ft. or less) .....	\$50 flat fee
(200 sq. ft. or more) .....	\$1.00
(i) Pool Pavilion (roofed, open) (199 sq. ft. or less) .....	\$50 flat fee
(200 sq. ft. or more) .....	\$1.00
(j) Party Tent (225 sq. ft or more).....	\$50

#### 3. Porches and Breezeways

Unroofed.....	\$ .50
Roofed – opened.....	\$ .75
Roofed – screened.....	\$1.00
Roofed – partial or full glass (unheated) .....	\$1.25
Roofed – partial or full glass (heated) .....	\$1.50

#### 4. Decks

Unroofed (on grade without footings) .....	\$ .25
Unroofed (on or above grade with footings) .....	\$ .50
Roofed.....	\$ .75

#### 5. Patios and Terraces

Unroofed (on grade or less than 18" above grade) .....	\$ .25
Unroofed (18" above grade or higher) .....	\$ .50
Roofed.....	\$ .75

## 6. Pergolas

Attached or unattached to building.....\$ .25

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## SECTION B

### ALTERATIONS

(Where no additional square footage is added)

1. **Interior Alterations involving structural, plumbing or electrical work** (see note below)
2. **Exterior Alterations** (see note below)
3. **Structural Roof (or other) Re-Framing** (see note below)

**Note:** Permit fees for exterior alterations, structural alterations and interior alterations which require structural work are to be based on reasonable market value at a rate of \$5/\$1000 cost of construction.

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## SECTION C

### MISC. ACCESSORY STRUCTURES

Flat Fee or as Noted

#### 1. Swimming Pool

(Swimming Pool, including **Pool Fencing & Drainage**) .....Based on Cost of Construction at \$5/\$1000.  
Also includes **Spa** if filed as part of pool application

**Spa/Hot Tub** (if filed under separate application) ...\$100

**Above Ground Pool**.....\$100

#### 2. Tennis Court (and other Sport/Rec. Courts)

(Tennis Court, including Fence & Drainage) .....Based on Cost of Construction at \$5/\$1000  
- *Refer to Village Code for Lighting Restrictions*

**Note:** Refer to "Section A" for Decks & Patio/Terraces

#### 3. Fencing (above 6ft.) *(revised 2020)*

Property Line or Interior Lot Fencing (not part of pool fence)...\$50

Corral or Pen Fencing.....\$50

Pool Fence Replacement (up to 400 l.f., where residence  
is not part of pool enclosure).....\$50

Pool Fence Replacement (up to 400 l.f., where residence  
is part of pool enclosure).....\$100  
(over 400 l.f.).....\$150

#### 4. Retaining Walls (4ft. or higher)

Wood.....\$ .25/face s.f.

Dry Stack Stone Wall/Masonry Unit Stack Wall.....\$ .25/face s.f.

Masonry (reinforced concrete).....\$ .50/face s.f.

Note: Where fill and regarding and/or slopeland are  
Involved, additional fees may apply.

**Garden type walls (4' or less in height) do not  
generally require a permit if not within slopeland  
or involving regarding. Consult with Building Inspector.**

**5. Courtyard & Other “Freestanding” Walls**

(Courtyard, Perimeter and Entry Pier Walls, etc.).....\$1.50/l.f.

**6. Entry Piers**

- without lights.....\$25/pier
- with lights.....\$50/pier

Entry Gates.....\$25/gate

Entry Pier Flanking Walls.....\$1.50/l.f.

**7. Misc. Garden Structures**

BBQ (permanent).....\$50

Fountain or Pond.....\$1.00/s.f.

Pergola/Trellis/Arbor/Follies.....\$ .25/s.f.

Note: Refer to Section A (2) & (4) for Gazebos and Decks

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**SECTION D**

**UTILITY & OTHER INSTALLATIONS**

Fee/Sq. Ft.

1. **Plumbing**.....\$25/per fixture

2. **Air Conditioning**.....\$25/per ton

3. **Boiler/Water Heater Units**.....\$50/unit

4. **Elevator**.....\$150

5. **Fireplace**.....\$75/unit

(masonry, gas, pre-fab) .....\$25/additional

**Wood Stove** (coal or wood)

6. **Generator** .....\$150

7. **Solar Panels**.....\$200

8. **Gas Installations**

Liquid Propane (LPG) or Natural Gas.....\$100

- (LPG) above-ground or underground tank.....\$25/additional

- Appliance connections or “stub-out”

for future connection.....\$50/fixture

9. **Oil Tanks**

Tank removal, abandonment or new tank installation.....\$100

(above-ground or underground) .....\$25/additional

## 10. Driveways and Drainage (Drywells)

Driveway and/or Courtyard (new or expansion) .....\$ .05/s.f.

Drywell (per drywell – no limit on rings/drywell) .....\$50

## 11. Sanitary System

New Septic Tank.....\$50

New Leaching Pool (per pool – no limit on rings/pool).....\$50

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## SECTION E

### DEMOLITION

Flat Fee or as Noted

#### 1. Demolition

If demolition is part of application for new construction,

- Dwelling.....\$100
- Accessory Structure.....\$50/structure

If demolition is not part of application for new construction,

- Dwelling.....\$250
- Accessory Structure.....\$50/structure

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## SECTION F

### LEGALIZATION OF BUILDING AND STRUCTURES

(constructed without permits)

If legalizing a building or structure which is either under construction or has been completed without a permit, the permit fee shall be three times (3x) the normal fee.

If an application to legalize a structure requires that a variance be obtained from the Board of Zoning Appeals and said variance application is denied, then it shall be required that an application for either relocation or removal be filed with the Building Inspector, along with all applicable fees, to include the legalization fee noted.