

Rules and Regulations
for
Building Control Fees
Revised – January 21, 2020



Town of Sweden

(585) 637-8684
Fax : (585) 637-7389
phyllisb@townofsweden.org
18 State Street
Brockport, New York 14420

III. PURPOSE

It is the purpose of these rules and regulations to provide for fair charges to all persons making applications under planning, zoning and plumbing ordinances, rules and regulations. Such charges shall be based upon cost associated with implementation of relative changes.

III. ENACTMENT

The Town Board of the Town of Sweden in the County of Monroe does hereby enact these rules and regulations in lieu of any previous enactments of ordinances and rules pertaining thereto.

III. FEES

PERMIT A – PLAN REVIEW: (Revised 1-01-03)

Note: Fifty (50%) percent of the Planning Board fee is allocated for the Town Engineer's fee. Any additional fee incurred through professional services provided by the Town Engineer, Town Attorney or Planning Consultant exceeding fifty (50%) percent of the Planning Board fee shall be paid by the applicant prior to final signature by the Chairperson of the Planning Board.

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| Residential Subdivision and Plan Review (First Lot) | \$600 |
| Residential Multi-Lot Subdivision and Plan Review | \$200 – each additional lot |
| Residential Subdivision/Resubdivision (01-02-2020) (No site plan review required) | \$400 – each lot |
| Residential New or Amended Site Plan (01-02-2020) | \$500 – each lot |
| Multiple Residency and Apartment Site Plan Approval | \$100 per dwelling unit plus \$100 per acre or fraction thereof |
| Commercial/Light Industrial Industrial Subdivision | \$400 – each lot |
| Commercial/Light Industrial Industrial Park Subdivision | \$100 per acre or fraction thereof |
| Commercial/Light Industrial Site Plan | \$1,500 plus .05¢ per sq. ft. of building or structure area |
| Commercial/Light Industrial Amended Site Plan | \$500 plus .05¢ per sq. ft. of additional building or structure area |
| Shopping Plaza Site Plan (4) four or more stores | \$2,500 plus \$100 per acre or fraction thereof plus .05¢ per sq. ft. of building or structure area |
| Shopping Plaza Amended Site Plan | \$2,500 plus .05¢ per sq. ft. of new building or structure area |
| Industrial New or Amended Site Plan | \$2,500 plus .05¢ per sq. ft. of new building or structure area |
| Airport-Commercial Site Plan | \$1,500 plus .05¢ per sq. ft. of building or |

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| | structure area |
| Airport-Commercial Amended Site Plan | \$500 plus \$100 per acre or fraction thereof of affected acreage, plus .05¢ per sq. ft. of building or structure area |
| Recreation-Commercial Site Plan | \$1,000 plus \$10 per acre or fraction thereof, plus .05¢ per sq. ft. of building or structure area |
| Recreation-Commercial Amended Site Plan | \$500 plus .05¢ per sq. ft. of building or structure area |
| Special (Applicant Requested) Planning Board Meeting | \$400 |
| PUD (Planned Unit Development) | \$5,000 plus 100% of all engineering and professional services |
| Home Occupation (01-02-18) | \$350 |
| <u>PERMIT B – BUILDING PERMITS:</u> (Revised 06-28-16 and 01-02-19) | |
| Residential: New, Renovations | .20 per sq. ft. of living area (including room additions). \$50 minimum |
| Multiple residences | .20 per sq. ft. - \$50 minimum |
| Commercial/Industrial/Public Assembly: New, Renovations, Conversion | |
| Up to 100,000 sq. ft. | .25 per sq. ft. - \$50 minimum |
| In excess of 100,000 sq. ft. | .28 per sq. ft. |
| Parks & Recreation Fee | \$500 per unit – Residential |
| | \$1,000 per unit – Commercial & Industrial |
| In excess of 100,000 sq. ft. | \$2,000 per unit – Commercial & Industrial |
| Telecommunications Tower (New or Replacement) | \$2 per vertical ft. – includes Certificate of Compliance |
| Small Wireless Facilities (added 01-21-2020) | \$500 - single up front application that includes up to 5 small wireless facilities \$100 each additional facility beyond 5 |
| | \$1,000 - for each new pole (i.e., not a collocation) intended to support one or more small wireless facilities |

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| | \$270 - Annual Fee – per small wireless facility |
| Wind Energy Conversion System | \$2 per vertical ft. – \$75 minimum Includes Certificate of Compliance |
| Accessory Structures: | . |
| Storage Sheds (in excess of 100 sq. ft.), Carports Barns, Garages (attached or detached, Porches, Decks | .20 per sq. ft. - \$30 minimum |
| Fireplace and Wood Stove/Wood Boiler | \$50 |
| Generators | \$50 |
| Solar Panel Systems Onsite Consumption | .20 per sq. ft. - \$50 minimum |
| Solar Farm (01-02-2020) | \$2,500 per megawatt |

PLUMBING PERMIT:

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|------------------------------|----------------------------|
| Residential | \$50 plus \$4 per opening |
| Commercial/Industrial | \$100 plus \$5 per opening |
| In Excess of 100,000 sq. ft. | \$200 plus \$5 per opening |

NOTE: Fees for sewer taps or connections and pure water charges shall be paid before a building permit is issued.

DEMOLITION PERMIT:

\$50 – residential
\$100 – commercial

SEWER CONNECTION FEE:

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| Single Family | \$250 Town <u>\$250 Pure Waters</u> \$500 Total |
| Commercial | \$350 Town <u>\$350 Pure Waters</u> \$700 Total |
| In Excess of 100,000 sq. ft. | \$650 Town <u>\$350 Pure Waters</u> \$1,000 Total |

PERMIT C – SWIMMING POOLS: revised 6-28-16

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| Above Ground | \$50 |
| Hot Tub/Spa (revised 01-01-2017) | \$50 |
| In Ground | \$65 |

PERMIT D – NON CONFORMING USE: Every principal engaging in a preexisting nonconforming use in the Town may file an application and map with the Town Clerk. Upon approval, the Town Clerk, without fee, shall mark approved and return one copy to the applicant.

PERMIT E – SPECIAL PERMIT:

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| Use Exceptions | \$250 |
| Temporary | \$5 per day (Clerk may waive fee for charitable organizations.) |
| Permanent | \$250 or construction Permit B, whichever is greater |

PERMIT G – DUMPING OF FILL: \$100 plus all Town engineering costs

PERMIT H – DUMPING OF REFUSE: Not permitted

PERMIT I – SIGNS:

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|----------------------------------|-------|
| Up to 32 sq. ft | \$25 |
| Over 32 sq. ft. to 100 sq. ft. | \$50 |
| Over 100 sq. ft. | \$100 |
| Special Event (revised 10/29/13) | \$25 |

Fire, Life and Safety Inspections (added 1-2-2018, updated 01-02-2020)

FEES not paid within 90 days will be doubled

| <u>OCCUPANCY TYPES</u> (COMMERCIAL ONLY) | <u>FEES</u> | <u>OCCURRENCE</u> |
|--|--------------------|------------------------------------|
| • Public Assembly (A1-A5) (>50 persons) (Restaurant/Bars over 50 occupants) | \$50 | Annual (Requires Operating Permit) |
| • Business (B) (Office, professional or restaurant under 50 occupants) | \$50 | Every two years |
| • Educational (E) (Educational purposes through 12 th grade) | \$50 | Every two years |

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|---|---|------------------------------------|
| • Factory (F1-F2) (Assembling, fabricating, manufacturing) | \$50 | Every two years |
| • Hazardous (H1-H5) (High Hazard) | \$50 | Annual (Requires Operating Permit) |
| • Institutional (I1-I4) (24hr basis supervised care) | \$50 | Every two years |
| • Mercantile (M) (Sale of merchandise) (up to 5000 sq. ft) | \$50 | Every two years |
| (>5,000 sq. ft) | \$100 | Every two years |
| (>100,000 sq. ft) | \$150 | Every two years |
| • Residential (R1) (Hotels, Motels) | \$100 | Every two years |
| • Residential (R2) (Apartments) (<50 Apartments) | \$50 | Every two years |
| (50-125 Apartments) | \$100 | Every two years |
| (>125 Apartments) | \$150 | Every Two years |
| • Residential (R3,R4) (Boarding Houses) | \$50 | Every two years |
| • Storage (S1-S2) (Motor vehicle repair) | \$50 | Every two year |
| • Utility (U) (Miscellaneous) | \$50 | Every two years |
| • Tax Exempt/Civic Organization/Agricultural | Waived | |
| • Fairs/Festivals/Special Events | \$50 | Per Event |
| | Waived if not-for-profit/benefit/agricultural | |

Operating Permits -

| | <u>FEES</u> | <u>OCCURRENCE</u> |
|--|--------------------|---|
| Operating Permit | \$25 | Required by the NYS Uniform Code or Sweden Code |
| Open Burn Permit | \$25 | Per occurrence |
| Tent/Membrane Structure (COMMERCIAL ONLY) | \$25 | Per event |

CERTIFICATE OF OCCUPANCY:

(revised: 06-28-16)

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| Single Family | \$100 |
| Additions/Renovations | \$50 |
| Duplex/Triplex | \$40 per unit |
| Townhouses and Condominiums | \$40 per unit |
| Apartment Projects | \$40 per unit |
| Commercial/Public Assembly | \$250 per unit |
| In Excess of 100,000 sq. ft. | \$500 per unit |
| Commercial: Renovation, Conversion Remodel | \$150 |
| In Excess of 100,000 sq. ft. | \$250 |
| Industrial | \$300 |

CERTIFICATE OF COMPLIANCE: (revised
06-28-16 and 01-01-2017 and 01-02-19)

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|---|--------------------------------|
| Accessory Structures: | |
| Storage Sheds (in excess of 100 sq. ft.), | \$50 – Residential |
| Carports, Barns, Garages (attached or | \$100 – Commercial |
| detached, Porches, Decks, Pools, Hot Tub/Spa | |
| Fireplace, Wood Stove/Wood Boiler, Generator, | \$25 – Residential |
| Solar Panel System | \$100 – Commercial |
| Signs (Permanent) | \$25 – Residential |
| | \$50 – Commercial (01-02-2020) |
| Solar Farms (01-02-2020) | \$250 |
| Cell Tower Upgrades/Renovations(01-02-2019) | \$100 |
| Conveyances – New Installation | |
| Commercial/Apartment Complexes | \$50 |
| Residential | \$40 |
| Conveyances – First Inspection Report – | |
| Existing | |
| Commercial/Apartment Complexes | \$35 |
| Residential | *Included in inspection fee |
| ----- | |
| Working without a permit (01-02-2020) | \$125 |
| Stop Work Order | \$125 |
| Expired Permit 6 Mos. Extension | \$50 |
| Failed Inspection/Re-inspection | \$25 |

CONVEYANCE CODE FEES:

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| Plan Review Fees | |
| Construction Costs Below \$91,000 | \$70 |
| Construction Costs Above \$91,000 | \$.75 per \$1,000 **Due and payable at the time the plans are submitted for review** |
| New Installation – Base Fees | |
| Commercial/Apartment Complexes | \$125 Plus \$10 per \$1,000 of construction costs |
| Residential | \$5 per \$1,000 of construction costs |
| First Inspection Report – Existing | |
| Commercial/Apartment Complexes | \$50 |
| Residential | \$30 |
| Inspection Report Filing Fee | |
| Commercial/Apartment Complexes | \$35 |
| Residential | \$15 |

ZONING BOARD OF APPEALS:

For public hearing to request an Area Variance or Use Variance

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| Area Variance | \$300 – First two variances, then \$100 for each additional variance per same application. |
| Use Variance | \$1,000 |

TOWN BOARD FEE:

Note: *50% of all fees in this section are for professional consulting services calculated after, and over and above the professional fees which are authorized to be charged to an applicant under 6 NYCRR §617.13, in connection with preparation and review of the draft environmental impact statements (DEIS) and final environmental impact statements (FEIS). Any additional fee incurred through professional services provided by Town consultants, such as the Town Engineer, Town Attorney, Special Counsel to the Town, and Planning Consultant shall be paid by the applicant/ developer prior to final signature by the Chairman of the Planning Board on a subdivision plat, by the Supervisor on local legislation changing the zone of property, and, in the case of a DEIS and FEIS, prior to the determination by the Lead Agency that the DEIS and FEIS is acceptable as complete, pursuant to 6 NYCRR §617.9.*

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| For public hearing to request zoning change | \$1,000 per parcel less than 5 acres \$3,000 per parcel between 5 & 10 acres \$5,000 per parcel greater than 10 acres |
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ADDITIONAL FEES AND CHARGES:

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| Garage Sale Permit (non-refundable) | \$5 |
| Plumber's Annual License Fee | \$25 |
| Conveyance Inspector Annual License Fee | \$25 |
| Standards and Specifications Book for Streets, Pavements, Sewers, Water Mains | \$30 |
| Town of Sweden Zoning Code | \$25 |
| Town of Sweden Zoning Map | \$3 |
| Comprehensive Plan Update (01-02-2020) | \$60 |