

Rules and Regulations
for
Building Control Fees
Revised – January 4, 2021



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.

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

	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

	\$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 144 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:

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:

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

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:

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:

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

• 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)

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)

Accessory Structures:	
Storage Sheds (in excess of 144 sq. ft.),	\$50 – Residential
Carports, Barns, Garages (attached or detached, Porches, Decks, Pools, Hot Tub/Spa	\$100 – Commercial
Fireplace, Wood Stove/Wood Boiler, Generator, Solar Panel System	\$25 – Residential \$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:

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

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.*

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

ADDITIONAL FEES AND CHARGES:

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