

Rules and Regulations
for
Building Control Fees
Revised – January 2, 2024



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 Use Permit	\$250 – Use Exceptions (01-03-2023)
Special (Applicant Requested) Planning Board Meeting	\$400
PUD (Planned Unit Development)	\$5,000 plus 100% of all engineering and professional services

NOTE: No Permits B (Building), C (Pool), D (Non-Conforming Use), E (Special Use), G (Dumping of Fill), or I (Sign) will be issued if property taxes (town, county, and school) are delinquent. (Revised 01-03-2022)

PERMIT B – BUILDING PERMITS: (Revised 06-28-16, 01-02-19, 07-27-2021, and 10-25-2022)

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	\$750 per unit – Residential (effective 08-01-2021)
	\$1,000 per unit – Commercial & Industrial
In excess of 100,000 sq. ft.	\$2,000 per unit – Commercial & Industrial
Solar Farms	\$10,000 per acre within the fence (effective 10-25-2022)
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 Residential \$100 Commercial (01-03-2023)
EV Charger Systems	\$50 Residential \$100 Commercial (01-03-2023)
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 In Excess of 100,000 sq. ft.	\$100 plus \$5 per opening \$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)
• Public Assembly – Special Event (>200 persons)	\$200	Per Event
• 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	

Operating Permits -

(Fees Waived – Tax Exempt/Civic Organization/Agriculture) (01-03-2022)

	<u>FEES</u>	<u>OCCURRENCE</u>
Operating Permit	\$25	Required by the NYS Uniform Code or Sweden Code
Open Burn Permit (Fees Waived – Tax Exempt/Civic Organization/Agricultural) (Revised 01-03-2022)	\$25	Per occurrence
Tent/Membrane Structure (COMMERCIAL ONLY)	\$25	Per event

Home Occupation Permits

Home Occupation	\$50	
Home Occupation – Bed and Breakfast	\$50	Annual Operating Permit
	\$25	

Vacant Building Registration Fees – (adopted 8-25-2020)

<u>Property Type</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Each Subsequent Year</u>
Demolition Plan or Rehabilitation Plan Submitted.	\$100	If no extension is granted, then the maximum fee for the relevant property type will be charged for each subsequent year.		
1–3 Unit Residential	\$250	\$500	\$750	\$1,000
4-6 Unit Residential	\$500	\$1,000	\$1,500	\$2,000
7+ Unit Residential	\$250/unit	\$500/unit	\$750/unit	\$1,000/unit
Commercial	\$1,000 or (whichever is greater) \$0.05/sq.ft.	\$2,000 or \$0.10/sq.ft.	\$3,000 or \$0.15/sq.ft.	\$4,000 or \$0.20/sq.ft.*

*=gross square foot

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.), Carports, Barns, Garages (attached or detached, Porches, Decks, Pools, Hot Tub/Spa	\$50 – Residential \$150 – Commercial (revised 01-03-2022)
Fireplace, Wood Stove/Wood Boiler, Generator, Solar Panel System EV Charger System	\$25 – Residential \$150 – Commercial (revised 01-03-2022) \$150 – Commercial (01-03-2023)
Signs (Permanent)	\$25 – Residential \$50 – Commercial (01-02-2020)
Solar Farms (01-02-2020)	\$250
Cell Tower Upgrades/Renovations (01-02-2019)	\$150 (revised 01-03-2022)

Working without a permit (01-02-2020)

Stop Work Order

Expired Permit 6 Mos. Extension

Failed Inspection/Re-inspection

*Included in inspection fee

\$200 (revised 01-03-2022)

\$125

\$50

\$25

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
Zoning Verification Letter	\$25 (revised 01-03-2022)
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