

TOWN OF PEMBROKE

BUILDING & ZONING DEPARTMENT FEE SCHEDULE

PURPOSE: It is the intent of the Town of Pembroke, in adopting this fee schedule that the cost of enforcing the International Code and Town Zoning Law be borne by the user or applicant.

I. BUILDING DEPARTMENT FEE SCHEDULE

A. RESIDENTIAL BUILDING PERMITS (Includes Certificate of Occupancy) (Inspection Fees not included)

1. 1 & 2 Family Dwelling			
.25 per Sq. Ft.		Min.	\$180.00
2. Multi-Family Dwelling(s)			
.35 per Sq. Ft.		Min.	\$500.00
3. Accessory Structures, Additions and/or Alterations			
Single story attached or detached			
Sq.Ft			
a) 0-150	UTILITY	Non-Habitable	\$25.00
b) 151-600			\$45.00
c) 601 and up			\$65.00
d) 2 nd Story	Sq. Ft. Fee + Additional		\$25.00
e) Porches & Decks			
i. Up to 150 Sq. Ft.			\$20.00
ii. 151 to 300 Sq. Ft.			\$25.00
iii. 301 and Up			\$40.00

NOTE:

1. For the purpose of determining square footage for fees, measurements will be made on the outside of the structure. Totals will include habitable basement, first floor and any additional habitable floors. Crawl space and attics will not be included.
2. Fee for a permit involving a change of occupancy will be the same as for a new building.
3. Electrical inspections are not included in the building permit schedule of fees and must be conducted by an independent agency acceptable to the Town.

B. MISCELLANEOUS FEES

1. Chimney & Solid Fuel Burning Device includes one (1) inspection	\$70.00
2. Demolition – as required (Hazardous materials removal inspection fee is additional - if required)	\$25.00
3. Swimming Pools * Permanently erected or in-ground Includes one (1) inspection	\$60.00
4. Work commencing without first obtaining Required permits	<u>TRIPLE PERMIT FEE</u>
5. Permit Renewal	\$25.00
6. Temporary Certificate of Occupancy (6 Mo.)	\$25.00
7. Plan Review (New Construction)	\$25.00
8. Standby Generator *	\$25.00
9. Engineering Review Fees Incurred by Town Charges for review services incurred by the town beyond 1-hour will be billed to the applicant within 30-days.	
* Additional Inspections (each) if required	\$25.00

C. INSPECTIONS

1. Inspections as required:	
During normal business hours	\$25.00
Saturdays	\$35.00
Life Safety – Emergencies	\$35.00

NO INSPECTIONS ON SUNDAY & HOLIDAYS except in case of Life Safety Emergencies.

NOTE : Agricultural buildings are not subject to the International Code. To be considered an agricultural building, the applicant must provide substantiation that the building will be used for agricultural purposes.

D. COMMERCIAL AND INDUSTRIAL BUILDING PERMIT FEES

Building Permit Fees only – Inspections, Professional Fees & Applicable Sewer Connection Fees are extra

Value of Construction

Up to \$2,000	\$30.00
\$2,000 to \$25,000	\$45.00 for the first \$2,000 plus \$2.00 for each additional \$1,000 fraction thereof.
\$25,001 to \$50,000	\$85.00 for the first \$25,000 plus \$1.00 for each additional \$1,000 fraction thereof.
\$50,001 to \$100,000	\$135.00 for the first \$50,000 plus \$1.00 for each additional \$1,000 fraction thereof.
\$100,001 to \$500,000	\$165.00 for the first \$100,000 plus \$1.00 for each additional \$1,000 fraction thereof.
\$500,001 to 1,000,000	\$557.00 for the first \$500,000 plus \$1.00 for each additional \$1,000 fraction thereof.
\$1,000,001 to \$5,000,000	\$1,057.00 for the first \$1,000,000 plus \$1.00 for each additional \$1,000 fraction thereof.
\$5,000,000 and UP	\$5,057.00 for the first \$1,000,000 plus \$1.00 for each additional \$1,000 fraction thereof.

All Professional Fees incurred by the Town as part of the Zoning & Planning Review process, including but not limited to engineering and legal fees, shall be billed to the applicant within thirty (30) days of receipt of the bill by the Town. All associated fees shall be paid by the applicant prior to the issuance of the applicable permit, Certificate of Compliance/Occupancy and/or other required approval. The Zoning Administrator may require the applicant to pay a deposit, at the time of application, to be used to offset said professional fee. Any unused portion of said deposit will be returned to the applicant upon final approval.

SEWER CONNECTION FEES

Commercial/Industrial Users in Sewer District 1

Flow (gpd)	Connection Fee
300	\$7,500.00
500	\$12,500.00
1,000	\$25,000.00
2,500	\$62,500.00
5,000	\$125,000.00
7,500	\$187,500.00
10,000	\$250,000.00
10,001 and Up	* see note below

* Additional Sewer Capacity will be calculated at the 10,000 gallon-per-day rate plus \$25.00 for each additional gallon of capacity required.

III. SCHEDULE OF MISCELLANEOUS ZONING & PLANNING FEES

1. Public Hearing Fee	\$50.00
2. Mobile Home Park License Fee (Annual)	\$75.00
3. Recycling Operations License Fee (Annual)	\$75.00
4. Return Check Fee	\$35.00
5. Natural Production Uses (per Acre)	\$50.00
6. Pond Permit (Public Hearing Required)	\$25.00
7. Special Use Permit Fee	\$50.00
8. Zoning Board Action (Area/Use Variance & Interpretations)	\$25.00
9. Land Separation (per lot)	\$25.00
10. Application for a Rezone (Two Public Hearings required)	\$100.00
11. Zoning Law Book	\$10.00
If Mailed	\$15.00

12. SUB-DIVISION APPLICATIONS

Preliminary Plat	\$100.00
Plus For Each Lot	\$25.00
Sub-Division Plat	\$100.00
Review of Site Plan & SEQR By Town Engineer (Per Application)	\$100.00
Plus Per Lot	\$25.00

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