

2026 Master Fee Schedule for Building Department

<u>BUILDING DEPT.</u>	<u>DESCRIPTION</u>	<u>FEE</u>
Building Permit Applications (except where "flat fee" is indicated)	Non-refundable	\$100
Electrical Permit (service upgrades, repairs, etc.)		\$50.00
Municipal Abstract Search	Flat Fee - Residential	\$350.00
Municipal Abstract Search per occupancy	Flat Fee - Commercial	\$125.00
Certificate of Occupancy	Flat Fee	\$100
Certificate of Change of Use	Flat Fee	\$100.00
Certificate of Compliance	Flat Fee	\$100
Public Assembly Permit	Flat Fee	\$100.00
Legalization Fee	For structures for which no previous permit or Certificate of Occupancy was sought or obtained	Permit Fee plus 3 x Permit Fee as penalty
New Construction Living Space	Residential	\$1.25 per sq. ft.
New Construction partially enclosed. Contains open space (decks, garages, etc.).	Residential	\$0.75 per sq. ft.
Renovation of Existing Space	Residential	\$0.75 per sq. ft.
New Construction	Commercial	\$1.50 per sq. ft.
Renovation of Space	Commercial	\$1.00 per sq. ft.
Agricultural Buildings	Residential	\$0.20 per sq. ft.
Above Ground Pools, Hot Tubs		\$200.00
In Ground Pools		\$450
Tennis Court (per court)	Residential	\$200.00
Storage Sheds	In excess of 100 Square Feet	\$0.50 per sq. ft.
Boiler Replacement/Furnace		\$50.00
Woodstove/Fireplace/Wood Boiler/Chimney		\$200
Solar Panel Installation		\$50.00
Plumbing Permit	Residential or Commercial	\$75.00 per Inspection
Fence Permit		\$0.10 per lineal ft.
Additional Fees that may apply:		
Plan Review		\$75.00 per Hour
Additional Inspections	For Violation (s)	\$75.00 per Inspection
Driveway Permits (new)	Flat Fee	\$1,000.00
Driveway Re-pave Permits	Flat Fee	\$100
Firework Display Permit	Flat Fee	\$150.00
Demolition Permit		\$0.10 per sq. ft.
Generator Installation		\$50.00
Tank Removal		\$50
Tank Installation		\$50.00

BUILDING DEPT.	DESCRIPTION	FEE
Cell Tower		\$1500.00
Tower Co-Location		\$500.00
Erosion Control Permit		\$500.00
SWPPP	Storm Water Major	\$1000 + Engineering Fees
Building Department Review	Plans	\$75.00 per hr.
Building Department Review	Inspections	\$75.00 flat fee per inspection
Agricultural building permit/nonresident buildings defined as "farm use" under New York Agriculture and Markets Law (new construction and additions)	New Construction or Additions	\$50 or \$0.10 per square foot of enclosed constructed space, whichever is greater, flat fee
Residential (one- and two-family) building permit (new construction and additions)	New Construction or Additions	\$0.75 per square foot of enclosed and \$0.50 per square foot of either open or partially enclosed constructed space*
Other (including multifamily, institutional and commercial) building permit (new construction and additions)	New Construction or Additions	\$1.00 per square foot of enclosed and \$0.75 per square feet of either open or partially enclosed constructed space*
Residential (one- and two-family) building permit (major alterations or renovation)	Alterations or Renovation	\$0.50 per square foot of enclosed and \$0.25 per square foot of either open or partially enclosed constructed space*
Other (including multifamily, institutional and commercial) building permit (major alterations or renovation)	Alterations or Renovation	\$0.75 per square foot of enclosed and \$0.35 per square foot of either open or partially enclosed constructed space*
Agricultural building permit/nonresident buildings defined as "farm use" under New York Agriculture and Markets Law (alterations or renovation)	Alterations or Renovation	\$50 or 40% of above fee (see "other" as described in line immediately above) for nonagricultural building, whichever is greater, flat fee
Customary accessory structure permit: Garden or storage shed less than 100 square feet in floor area		A building permit is not required; all setback and other bulk regulations set forth within Town Code Chapter 210, Zoning, must however be met
Customary accessory structure permit: Garden or storage shed in excess of 100 square feet in floor area and any other nonhabitable accessory building and/or structure		\$0.50 per square foot
Sign permit per Chapter 210 , Zoning: Residential, including home occupations, per § 210-26D(1) and (3)		\$50.00 per sign
Sign permit per Chapter 210 , Zoning: Nonresidential, per § 210-26D(2), (4) and (5)		\$50.00 per sign
Sign permit per Chapter 210 , Zoning: Directional, per § 210-26E		\$50.00 per sign
Sprinkler system permit		Fee based upon number of inspections performed

BUILDING DEPT.	DESCRIPTION	FEE
Blasting permit (earthmoving/demolition)		\$150 (greater of 5 blasts or 5 days); \$500 (greater than 5 blasts or 5 days, not to exceed 90 days)
Blasting permit (mining/quarrying)		\$1,000.00 annual fee
Operational permit		\$100.00 annual flat fee
Commercial hazardous material storage permit		\$100.00 annual flat fee
Public assembly permit		\$100.00 flat fee
BUILDING DEPT.	DESCRIPTION	FEE
Abstract certificate letter of record (An on- site inspection of both the exterior and interior of a residential or commercial property will be required prior to the issuance of an abstract certificate of record.)	Residential	250
Abstract certificate letter of record (An on- site inspection of both the exterior and interior of a residential or commercial property will be required prior to the issuance of an abstract certificate of record.)	Commercial	\$250.00 per occupancy flat fee
Renewal of expired building permit within 30 calendar days of expiration		50% of fee as computed in accordance with this chapter
Legalization and compliance fee for structure or use for which no building permit or certificate of occupancy was obtained		The legalization fee is determined by three times the building permit fee plus cost of building permit for structure use as computed in accordance with this chapter
Reinspection fee for prior noncompliance (third and subsequent visits)		\$75 per inspection for permit inspections requiring third or additional compliance inspections for Building Code issues; any and all inspections for violations to all Town of Union Vale adopted Code provisions and follow-up inspections for compliance to verified violations

TOWN OF UNION VALE ESCROW FEE SCHEDULE

In order to ensure that the cost of any Engineering, SEQR Experts, Planning, Legal or other Consultants' Fees incurred by the Town of Union Vale with respect to matters before the Planning Board or Zoning Board or Town Board or any other Town of Union Vale agency or Department (each, individually, a "Board") are borne by the applicants and not the taxpayers of the town, Escrow Funds shall be submitted by the applicants in every instance described herein.

The Town of Union Vale Planning Board, Zoning Board and Town Boards will compute the initial escrow charge in accordance with the following fee schedule.

As escrow funds are depleted down to 20% of your initial deposit, you will be asked replenish your escrow account back to its initial deposit amount & will not be placed on the calendar for the next meeting unless & until the account is fully replenished.

Application Type	Initial Amount
Work Session with Planning Board	\$500
Subdivision - Minor (2-5 lots)	\$1500
Subdivision – Medium (6-15 lots)	\$8000
Subdivision – Major (over 16 lots)	\$17,500
Lot Line realignments/adjustment	\$1500
Special Use Permit Only	\$2500
Site Plan:	
Multi-Family Residential	\$1,000 per unit up to 20 units
Commercial (up to 3000 square feet)	\$5,000
Commercial (up to 10,000 square feet)	\$10,000
Variances:	
<u>1. Area</u>	
Residential (per variance)	\$750
Commercial (per variance)	\$1,250
<u>2. Use</u>	\$2,500
ZBA Interpretation (per Interpretation)	\$1,000
Petition for Re-zoning:	
Zoning Law Text Amendment	\$500
Zoning District Map Amendment	\$1,000

Please Note Administrative Fees:

NEWSPAPER PUBLICATION AND CERTIFIED MAILINGS

–are all costs paid by Applicants MAILING LIST – to be supplied by Planning Board

First 25 parcels: \$75 Each parcel after 25: \$ 1

(Updated December 30, 2025)

Approved, 2026