

Chapter 108-3

The Standard Schedule of Fees shall be as follows:

Any work started for which a permit is required but has not been issued	\$150 per month for each month in delinquency for a fence permit; \$500 per month for each month in delinquency for all other permits
Failed Inspection Fee	\$75.00

A. Residential permits.

Type	Fee
Detached 1- and 2-family dwellings	\$100 plus \$0.50 per square foot of construction, including attached garages, porches and decks
Dwelling addition permit	\$100 minimum/\$0.50 per square foot of construction
Accessory buildings such as garages, barns and sheds	\$0.25 per square foot of construction
Accessory structures such as decks, porches, small-scale solar (25 KW or less), etc.	\$75
Alterations and repairs	\$10 per \$1,000 of project cost / \$75 minimum
Electric	\$50.00

Type	Fee
Change of Use	\$50.00
Demolition	\$0.10 per square foot
Fence	\$50
Fireplace/Stove permit	\$50 (included with new dwelling building permit); certificate of compliance required
Swimming pool permit	\$75 aboveground; \$200 in-ground (includes fence permit)
Pond permit	\$250 (includes site plan review)
Certificate of occupancy/compliance	\$100 (no charge with a current building permit)
Temporary certificate of occupancy	\$100 (for six months maximum)

Certificate of compliance	\$100 (no charge with a current building permit)
Mobile home parks	\$10 per mobile home lot for initial license and annual renewal thereafter; \$100 per each new mobile home or replacement
Recreation fees	
Major subdivisions	\$750 per new dwelling unit, payable upon final subdivision approval per the Subdivision Law
Minor subdivisions	\$750 per new dwelling unit, payable upon building permit approval
Duplexes	\$750 per new dwelling unit, payable upon approval of application
Multiple dwellings (conventional and townhouse)	\$750 per new dwelling unit, payable upon approval of application
Cluster development	\$750 per new dwelling unit, payable upon project approval
Mobile home park	\$750 per new mobile home dwelling unit, payable upon project approval

B. Business/Commercial permits.

Type	Fee
All other residential dwellings (apartments)	\$100 plus \$0.20 per square foot of construction, including attached garages, porches and decks.
Business/Commercial	\$100 plus \$0.75 per square foot of construction
Additions	0.75 per square foot of construction/\$100 minimum
Alterations/Repairs	\$10 per \$1,000 of project cost / \$100 minimum
Accessory structures	\$0.30 per square foot of construction
Demolition	\$0.20 per square foot construction
Agricultural structures	\$100 minimum/\$0.10 per square foot

Type	Fee
Temporary certificate of occupancy	\$100 (for six months maximum)
Certificate of occupancy	\$100 (no charge with current building permit)
Sign permits	\$75
Operating permits	\$50
Special use permit or zoning amendment hearing	\$250; includes advertisement of legal notice by Town Board
Temporary trailer permit	\$25
Town Board special use permit renewal	\$100 annually

Communication Tower special permit, utility-scale solar, wind energy conversion systems or wind farms	\$10,000 or 1% of project cost whichever is greater; additional funding will be required to be put into an escrow account.
Communication Tower co-location permit	\$1,000; includes antenna, equipment box, fencing plus
Zoning Board of Appeals	\$350 for area variance; includes advertising legal notice \$500 for use variance; includes advertising legal notice
Assessor's search fee for special use permit hearings or Zoning Board hearings	\$35 for MU-1, MU-2, R2, LI and MFR Districts; \$15 for all other zoned areas
Highway Department fees	
Highway right-of-way permit	\$75 plus costs for labor/inspections
Highway drainage enclosure permit	\$30

C. Subdivision fees.

(1) Application and review fees.

Type	Fee
Property splits merge application	\$100
Minor subdivision reviewed by the Subdivision Review Committee only	\$250
Resubmission fee	\$125

Type	Fee
Minor subdivision reviewed by Planning Board	\$500 total (includes public hearing fee). Additional funding will be required to be put into an escrow account.
Resubmission fee	\$250
Major subdivision not requiring public improvements	\$750 plus \$500 per lot. Additional funding will be required to be put into an escrow account.
Resubmission of any plat	\$500
Major subdivision requiring public improvements	\$750 plus \$750 per lot. Additional funding will be required to be put into an escrow account.
Resubmission of any plat	\$750

(2) Inspection fee for public improvements. These fees shall be withdrawn from the escrow account established for the subdivision.

(a) An additional fee of \$100 shall be paid to the Town for administrative services out of the

escrow account.

- (b) If the escrow amount is exceeded due to the project not proceeding expeditiously, being understaffed, utilization of inexperienced contractors, or conditions beyond the control of the Town or its agent, then the developer must pay the outstanding inspection fee before the improvements may be accepted.
- (c) The developer should note that additional inspection deposits may be required by outside agencies such as the Erie County Sewer District. The affected agency should be consulted to determine its costs.

D. Site plan review fees.

- (1) Site plan review fees apply to all uses requiring site plan review.
- (2) This review fee shall be paid at the time of initial submittal.

Type	Fee
Site plan waiver fees	\$200
Site plan review fee	\$500 per improved acre (or less) up to 5 acres; \$250 per additional improved acre; plus additional funding will be required to be put into an escrow account

E. SEQR fees.

- (1) SEQR reviews fees: reimbursement to the Town for any SEQR costs incurred. This reimbursement will be funded from the established escrow account.

F. Stormwater pollution prevention plans and site inspection fees.

- (1) SWPPP review and inspection fees: reimbursement to the Town for any SWPPP costs incurred. This reimbursement will be funded from the established escrow account.

G. Fire prevention and safety inspections.

Type of Building	Fee
Public assembly buildings	\$75 per/5,000 square feet
Buildings other than public assembly	\$75 per/5,000 square feet
Multiple dwellings/nonresidential structures	\$75 per/5,000 square feet

H. Short-term rental permit: \$250 (Includes fire inspection).

Annual Renewal Fee: \$100.00

I. Escrow account requirements.

- (1) Reimbursable costs/escrow. For projects that contain significant technical detail that may require the use of outside consultants to review and assist the Town of Eden (Town Board, Planning Board, Zoning Board and/or Code Enforcement Officer) as part of the site plan review process, the applicant shall be notified and required to establish an escrow account to reimburse the Town for the legitimate costs of review or inspections associated with the application. The funds may be utilized for the paying of engineering, legal and other professionals qualified to review the required plans, reports and other technical information submitted in support of an application. The initial amount of the establishment of the escrow account shall be determined on a case-by-case basis, but in no case shall be less than \$3,000 or a larger amount estimated by the Planning

Board or ZBA to be reasonable and necessary to cover the cost of the review to be incurred by the Town. All necessary reviewing professionals assisting the Town in such reviews shall provide an estimate of the approximate cost of review services. The board(s) may periodically and at its discretion require the replenishment of the escrow account established hereunder, with justification and notice provided to the applicant. Upon completion of the application and review process, any balance remaining in the escrow account shall be refunded to the applicant within 30 days of the submission and payment of the final bill by the Town and payment in full of all application and approval fees. In the event there is a shortfall in the escrow account, no final approval or permit may be issued until the balance of the outstanding amount is fulfilled by the applicant.