

LOCAL LAW NO. 1-2020
Zoning & Uniform Code Enforcement
Fee Schedule

Section 1:

Notwithstanding any provisions to the contrary, the following schedule shall establish all fees for Zoning, Fire Prevention and Building Code enforcement and other land use, property maintenance and related laws, ordinances and regulations applicable in the Town of Lyons.

Section 2:

The official Town of Lyons Fee Schedule shall be as follows:

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Notwithstanding any provision to the contrary, the following schedule shall establish all fees for Zoning, Fire Prevention and Building Code enforcement and all other land use, property maintenance and related laws, ordinances, and regulations applicable in the Town of Lyons.

Section 2

The official Town of Lyons Fee Schedule shall be as follows:

<u>Type of Application or Activity</u>	<u>Fee</u>	<u>Min. Fee</u>	<u>Max</u>
<u>Special Permit</u>	<u>\$250</u>		
<u>Use Variance</u>	<u>\$250</u>		
<u>Area Variance</u>	<u>\$150 +Disbursements</u>		
<u>Site Plan Review</u>	<u>\$150 +Disbursements</u>		
<u>Subdivision (Review by Planning Board)</u>	<u>\$300 +Disbursements</u>		
<u>Request for Re-Zoning</u>	<u>\$300 +Disbursements</u>		
<u>New 1 or 2 Family Dwelling</u>	<u>\$0.20 per sq ft¹</u>	<u>\$150</u>	<u>\$700</u>
<u>Manufactured Home, Singlewide</u>	<u>\$150</u>		
<u>Manufactured Home, Multiwide</u>	<u>\$200</u>		
<u>Residential Additions (Incl Manf Homes)</u>	<u>\$0.20 per sq ft</u>		<u>\$300</u>
<u>New Commercial Bldgs²</u>	<u>\$0.25 per sq ft</u>		
<u>Commercial Bldgs</u>	<u>\$0.25 per sq ft</u>		
<u>Detached Garages & Barns < 400 sq ft</u>		<u>\$50</u>	
<u>Detached Garages & Barns > 400 sq ft</u>	<u>\$0.20 per sq ft</u>	<u>\$80</u>	<u>\$600</u>
<u>Alterations and Repairs < \$10,000 cost⁴</u>	<u>\$25</u>		
<u>Alterations and Repairs > \$10,000 cost⁴</u>	<u>\$1.00 per thousand cost</u>	<u>\$50</u>	
<u>Temporary Structure (<180 days)</u>	<u>same as detached structure</u>		

*Indicates additional plan review fee required for commercial projects

¹Excludes basement and attic areas having no habitable space

²Principal buildings and accessory commercial structures >3,000 sq ft

³Up to 3,000 sq ft; >3,000 sq ft shall be considered a principal building

⁴Including but not limited to re-roofing; electrical; plumbing; mechanical; fuel gas; and structural work

<u>Type of Application or Activity</u>	<u>Fee</u>	<u>Min. Fee</u>	<u>Max</u>
<u>Commercial Solar</u>	<u>\$150 + \$7.00 per KW</u>		
<u>Residential Solar</u>	<u>\$150</u>		
<u>Fire Protection System</u>	<u>same as alterations and repairs*</u>		
<u>Swimming Pool, Hot Tub or Spa</u>	<u>\$50</u>		
<u>Fireplaces, Solid Fuel Appliances⁵</u>	<u>\$50</u>		
<u>Demolition of Structure <400 sq ft ⁶</u>	<u>\$50</u>		
<u>Demolition of Structure >400 sq ft</u>	<u>\$200</u>		
<u>Demolition Retainer(Returned after C of C) \$500</u>			
<u>Change of Occupancy Classification</u>	<u>same as alterations and repairs* (Required Bldg Permit & Fire Inspection</u>		
<u>Home Occupation</u>	<u>\$20</u>		
<u>Towers, Windmills, Silos, Grain Bins, etc.</u>	<u>\$1.00 per sq ft of height</u>	<u>\$35*</u>	
<u>Communication Towers, \$2.00 per ft.,height, \$50.00 per antenna or device replacement</u>			
<u>\$100.00 per device addition, \$100.00 per \$10,000 structural upgrade</u>			
<u>5 g technology shall be per FCC "Safe Harbor" guidelines</u>			
<u>Septic System, Repair/Tank Replacement</u>	<u>\$50</u>		
<u>Septic System Full/Leach Field</u>	<u>\$50</u>		
<u>Well, Cistern or Water Storage Tank</u>	<u>\$20</u>		
<u>Decks</u>	<u>\$80</u>		
<u>Roofs</u>	<u>\$50</u>		
<u>Property Use Letter</u>	<u>\$25</u>		
<u>Generators</u>	<u>\$50</u>		
<u>Gas or Oil Well</u>	<u>\$300*</u>		
<u>Sign Permit</u>	<u>\$2.00 per sq ft</u>	<u>\$15</u>	
<u>Fence Permit</u>	<u>\$40</u>		
<u>Foundation Permit</u>	<u>\$0.05 per sq ft</u>	<u>\$25</u>	
<u>Agricultural Structures and Additions</u>	<u>\$0.10 per sq ft</u>	<u>\$50</u>	<u>\$500</u>
<u>Floodplain Development Permit</u>	<u>\$100 in addition to Elevation Fee</u>		
<u>Truss Construction (commercial) surcharge</u>	<u>\$50 in addition to all other fees</u>		
<u>Unauthorized Construction surcharge</u>	<u>Equal to the minimum permit fee for the type of activity</u>	<u>\$50</u>	
<u>Fire Code Operating Permits⁷</u>	<u>\$200</u>		
<u>Fire Inspection, Residential</u>	<u>\$50</u>		
<u>Fire Inspection, Commercial <3,000 sq ft</u>	<u>\$100</u>		
<u>Fire Inspection, Commercial >3,000 sq ft</u>	<u>\$200</u>		
<u>Fire Inspection, Commercial>30,000 sq ft</u>	<u>\$300</u>		

Re-Inspection without compliance same rate as initial inspection, per unit, bldg. or facility

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⁵Includes woodstoves, pellet stoves, coal furnaces, outdoor wood boilers, outdoor fireplaces, etc

⁶Includes removal of abandonment of swimming pools, hot tubs or spas

⁷In addition to Fire Inspection or Building Permit fees; Includes hazardous occupancies/activities

<u>Type of Application or Activity</u>	<u>Fee</u>	<u>Min. Fee</u>	<u>Max</u>
Plan Review (Commercial)	Equal to the base (minimum) permit fee for type of project		
Permit Amendment Residential	\$15 each		
Permit Amendment Commercial	\$25 each		
Permit Renewal	same cost as original permit		
Outdoor Facility/Grounds Inspection ⁸	\$10 per unit	\$50	\$500
Landlord License	\$20 per rental unit	\$50	
<u>Other Licenses Relating to Land Use Codes \$50</u>			
Miscellaneous Permits not Listed Above ⁹	\$5		
Misc. Inspections Not Listed Above ¹⁰	\$25		
Surcharge for Property Maintenance ¹¹	\$100		
Surcharge for Unsafe Bldg Demolition	\$250 plus any legal, environmental and engineering fees		
Grading, Excavation and Fill ¹²	\$25		
Sidewalk reimbursement	\$5 per sq. ft.		

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⁸Including but not limited to storage tanks, manufactured home sites, campsites, pavilions, etc.

⁹Such as but not limited to roll-off dumpster permits, and permits pursuant to the Multiple Residence Law

¹⁰Such as Certificate of Occupancy request, Sump pump, and after-hours construction inspection, and property maintenance re-inspections.

¹¹Mowing/removal of weeds; removal of trash; securing or board-up of vacant building, etc.

¹²Including but not limited to construction site preparation, dams, ponds, and more than 15 cubic yards of fill material

Section 3: This local law shall take effect upon filing with the Secretary of State.