

Village of Millerton Planning, Zoning & Building Dept.
SCHEDULE OF FEES (2023, ADOPTED)

1. ADMINISTRATIVE FEES				
				Total
Certificate of Occupancy, Certified Copy (allow 30 days)				\$25
Certificate Copies (C.O, C.C., C.U), Uncertified				\$10
Municipal Records Search, RESIDENTIAL				\$200
Municipal Records Search, COMMERCIAL (includes cost of required fire inspection)				\$300 plus \$50 per tenant
Amended Municipal Search Letter Due to Violations				\$25
Renewal of Mechanical Permit, RESIDENTIAL or COMMERCIAL (6-month extension)				\$25
Renewal of Building Permit, RESIDENTIAL (6-month extension)				\$50
Renewal of Building Permit, COMMERCIAL (6-month extension)				\$75
Renewal of Expired Permits of All Types (after 6-mo. ext.)				Resubmit for new permit
Fire Inspection, RESIDENTIAL or COMMERCIAL				\$50
Flood Zone Permit Fee				\$100
Civil Penalty: Work done without obtaining a permit, if required, will result in original fee being multiplied by 1.5				
2. SIGN PERMITS				
Free Standing				\$60
Monument				\$60
Façade or Window				\$35
Hanging				\$30
Directional sign				\$20
Temporary Sign				\$20
3. RESIDENTIAL BUILDING & CONSTRUCTION FEES				
Note: Application fee includes administrative and zoning review and is non-refundable in the event a permit is not issued. Professional fees including but not limited to engineering and attorney fees related to the permit determination will be charged to applicant.				
ITEM	Application Fee	Permit Fee	C.O/C.C./C.U.	Total
New Single Family Residence (permit fee based on estimated cost of construction)	\$100	\$100 plus \$5 per each \$1,000 of construction cost	\$50	\$250 plus \$5 per each \$1,000 of construction cost
New Two-Family Residence (permit fee based on estimated cost of construction)	\$150	\$100 plus \$5 per each \$1,000 of construction cost	\$50	\$300 plus \$5 per each add/ \$1,000 of cost
Conversion of Single-Family to Two-Family Residence	\$150	\$250	\$50	\$450
Multi-Family Residence (3 or more): See Commercial Fees				
Foundation Only (prior to obtaining permit for house)	\$25	\$100	\$25	\$150
Additions				
Up to 500 sq. ft.	\$50	\$150	\$25	\$225
501-600 sq. ft.	\$50	\$180	\$25	\$255
601-700 sq. ft.	\$50	\$210	\$25	\$285
701-800 sq. ft.	\$50	\$240	\$25	\$315
801-900 sq. ft.	\$50	\$270	\$25	\$345
901-1,000 sq. ft.	\$50	\$300	\$25	\$375
> 1,000 sq. ft.	\$50	\$300 plus \$30 per each additional 100 sq. ft. (over 1,000 sq. ft.)	\$25	\$375 plus \$30 per each additional 100 sq. ft. (over 1,000 sq. ft.)
Interior/Exterior Alterations (for work confined to the original footprint of the building)				
Finished basement or attic up to 300 sq. ft.	\$25	\$200	\$25	\$250
Finished basement or attic over 300 sq. ft.	\$25	\$250	\$25	\$300
Kitchen Alteration	\$25	\$100	\$25	\$150
Bathroom Addition/Alteration	\$25	\$100	\$25	\$150
Garage Conversion	\$25	\$150	\$25	\$200
Roof Repairs/Replacement	\$25	\$50	\$25	\$100

Window or Door Replacement (requiring structural work)	\$25	\$50	\$25	\$100
All other Renovations (based on estimated cost of construction)	\$25	\$50 for first \$1,000 of estimated cost plus \$5 per each additional \$1,000 of cost	\$25	\$100 plus \$5 per each additional \$1,000 of cost above first \$1,000
Decks, Porches & Sunrooms				
Awnings (permanent, non-retractable)	\$25	\$50	\$10	\$85
Note: Retractable awnings do not require a permit.				
Decks	\$25	\$100	\$10	\$135
Pergolas	\$25	\$150	\$10	\$185
Porches or porticos over 100 sq. ft.	\$25	\$150	\$10	\$185
Porches or porticos less than 100 sq. ft.	\$25	\$100	\$10	\$135
Note: Landings < 50 sq. ft. do not require a permit.				
Sunrooms (manufactured)	\$25	\$150	\$10	\$185
Handicap ramps	\$25	\$50	\$10	\$85
Pools & Hot Tubs				
Spas/Hot Tubs (plug-in hot tub doesn't require permit)	\$15	\$50	\$10	\$75
Above ground pool	\$15	\$75	\$10	\$100
In-ground pool	\$15	\$150	\$25	\$190
Enclosures (fence) for existing pool	\$15	\$25	\$10	\$50
Accessory Structures , such as garage, pole barn, greenhouse, carport, accessory building, sheds, including movable and membrane structures if intended to remain more than 6 months.				
Note: Small, movable structures < 100 sq. ft. do not require a building permit.				
100-250 sq. ft.	\$25	\$100	\$25	\$150
250-500 sq. ft.	\$25	\$150	\$25	\$200
501-750 sq. ft.	\$25	\$200	\$25	\$250
751-1,000 sq. ft.	\$25	\$250	\$25	\$300
> 1,000 sq. ft.	\$25	\$250 plus \$50 per each additional 250 sq. ft. (over 1,000 sq. ft.)	\$25	\$300 plus \$50 per each additional 250 sq. ft. (over 1,000 sq. ft.)
Mechanical Work				
Alarm System	\$15	\$50	\$10	\$75
Battery Powerwall	\$15	\$50	\$10	\$75
Chairlift	\$15	\$50	\$10	\$75
Chimney Liner	\$15	\$50	\$10	\$75
Chimney, Masonry	\$15	\$125	\$10	\$150
Chimney, Masonry Repairs	\$15	\$50	\$10	\$75
Condenser Replacement	\$15	\$35	\$10	\$60
Electrical Upgrades/Repair	\$15	\$50	\$10	\$75
Electric Vehicle Charging Station	\$15	\$75	\$10	\$100
Elevator	\$15	\$150	\$10	\$175
Fireplace, Metalbestos w/insulated chimney pipe	\$15	\$100	\$10	\$125
Fireplace, Masonry	\$15	\$200	\$10	\$225
Fireplace Insert	\$15	\$50	\$10	\$75
Forced Air System	\$15	\$60	\$10	\$85
Fuel Storage Tank, Exterior or Interior	\$15	\$50	\$10	\$75
Furnace or Boiler Replacement	\$15	\$75	\$10	\$100
Geo-Thermal Heating System	\$15	\$150	\$10	\$175
Generator (outdoor, stationary)	\$15	\$150	\$10	\$175
Heat Pump	\$15	\$50	\$10	\$75
Heating Zone, Addition of	\$15	\$50	\$10	\$75
Hot Water Heater (oil, gas, electric)	\$15	\$50	\$10	\$75
HRV Heat Recovery Unit	\$15	\$50	\$10	\$75
HVAC System/Hydro Air	\$15	\$150	\$10	\$175
HVAC, Split Mini Ductless	\$15	\$125	\$10	\$150
\$25 fee/each additional condenser				
HVAC, Other	\$15	\$110	\$10	\$135
Inline Dehumidifier	\$15	\$50	\$10	\$75
Insulation	\$15	\$50	\$10	\$75
Oil Tank, Installation	\$15	\$50	\$10	\$75
Pellet Stove	\$15	\$50	\$10	\$75

Propane Heater (Wall Mount)	\$15	\$25	\$10	\$50
Propane Stove	\$15	\$50	\$10	\$75
Propane Tank, > 200 gallon	\$15	\$50	\$10	\$75
Plumbing Alteration	\$15	\$50	\$10	\$75
Radiant Heating System, 1 floor	\$15	\$75	\$10	\$100
Radiant Heating System, 2 Floors	\$15	\$100	\$10	\$125
Radon Elimination System	\$15	\$50	\$10	\$75
Solar Panels, ground-mounted (requires Special Use Permit)				175*
Solar Panels, roof-mounted				115*
Sprinkler Systems (low-rise residential)	\$15	\$100	\$10	\$125
Sprinkler System Repairs	\$15	\$25	\$10	\$50
Wood Stove, Indoor	\$15	\$75	\$10	\$100
Wood Stove, Outdoor	Not permitted			
Note: Mechanical permits not listed above will be evaluated based on number of inspections required but fee will be not less than \$50.				
*Fees as per Unified Solar Permit Application.				
Miscellaneous Work Requiring Permits				
Tennis Courts	\$15	\$150	\$10	\$175
Retaining Walls (over 4 ft. high)	\$15	\$75	\$10	\$100
Blasting Permit (per site and valid for one year)	\$15	\$125	\$10	\$150
Grading Permits				
Minor: low impact with no contour changes	\$15	\$100	\$10	\$125
Major: site regrading	\$15	\$250	\$10	\$275
Fuel Tank Removal	\$15	\$100	\$10	\$125
Fuel Tank Abandonment	\$15	\$75	\$10	\$100
Demolition Permit (residential)				
Entire House	\$25	\$150	\$25	\$200
Interior	\$25	\$75	\$25	\$125
Accessory Building	\$25	\$50	\$25	\$100
4. COMMERCIAL & NON-RESIDENTIAL BUILDING & CONSTRUCTION FEES				
Note: Application fee includes administrative and zoning review and is non-refundable in the event a permit is not issued. Professional fees including but not limited to engineering and attorney fees related to the permit determination will be charged to applicant.				
New Multi-Family Residence (3 or more units), based on estimated construction cost	\$150	\$150 plus \$6 per each \$1,000 of construction cost	\$100	\$400 plus \$6 per each \$1,000 of construction cost
Conversion to a Multi-Family Residence (3 or more units)	\$150	\$300 plus \$100 per each addition unit over 3 units	\$100	\$550 plus \$100 per each additional unit over 3 units
New commercial buildings or structures , based on estimated cost of construction	\$150	\$150 plus \$6 per each \$1,000 of construction cost	\$100	\$400 plus \$6 per each \$1,000 of construction cost
Additions to Existing Commercial Building				
Up to 500 sq. ft.	\$100	\$400	\$50	\$550
501-600 sq. ft.	\$100	\$425	\$50	\$575
601-700 sq. ft.	\$100	\$450	\$50	\$600
701-800 sq. ft.	\$100	\$475	\$50	\$625
801-900 sq. ft.	\$100	\$500	\$50	\$650
901-1,000 sq. ft.	\$100	\$525	\$50	\$675
> 1,000 sq. ft.	\$100	\$525 plus \$25 per each add. 100 sq. ft. over 1,000 sq. ft.	\$50	\$675 plus \$25 per each add. 100 sq. ft. over 1,000 sq. ft.
Interior Fit-Up				
Up to 500 sq. ft.	\$75	\$50	\$50	\$175
501-1,000 sq. ft.	\$75	\$100	\$50	\$225
1,001-1,500 sq. ft.	\$75	\$150	\$50	\$275
1,501-2,000 sq. ft.	\$75	\$200	\$50	\$325
2,001-5,000 sq. ft.	\$75	\$250	\$50	\$375
Additional Dwelling Units (Multi-Family Residences)				
First Dwelling Unit	\$150	\$200	\$50	\$400
Each Additional Dwelling Unit		\$150	\$50	\$200
Mechanical Work				
Alarm System	\$25	\$60	\$15	\$100

Electrical Upgrade/Repair, Minor	\$25	\$50	\$15	\$90
Electrical Upgrade/Repair, Major	\$25	\$75	\$15	\$115
Electric Vehicle Charging Station	\$25	\$150	\$15	\$190
Elevator	\$25	\$150	\$15	\$190
Fuel Dispensing System	\$25	\$225	\$15	\$265
Furnace or Boiler Replacement	\$25	\$75	\$15	\$115
Geo-Thermal Heating	\$25	\$150	\$15	\$190
Generator, outdoor stationary	\$25	\$150	\$15	\$190
HVAC System/Hydro Air	\$25	\$150	\$15	\$190
HVAC, Split Mini Ductless	\$25	\$125	\$15	\$165
\$30 fee/each additional condenser				
HVAC, Other	\$25	\$100	\$15	\$140
Plumbing alteration	\$25	\$50	\$15	\$90
Generator, outdoor stationary	\$25	\$150	\$15	\$190
Elevator	\$25	\$150	\$15	\$190
Chairlift	\$25	\$50	\$15	\$90
Fuel Tank Installation (oil or propane), per tank	\$25	\$50	\$15	\$90
Sprinkler System	\$25	\$125	\$15	\$165
Radon System	\$25	\$50	\$15	\$90
Solar panels, ground-mounted (requires Special Use Permit)				175*
Solar panels, roof-mounted				115*
Miscellaneous Commercial Work Requiring Permits				
Retaining Walls (over 4 ft. high)	\$25	\$50	\$15	\$90
Blasting Permit (per shot and valid for one year)	\$25	\$75	\$15	\$115
Grading Permit				
Minor: Low impact with no contour changes	\$25	\$50	\$15	\$90
Major: Site regrading	\$25	\$125	\$15	\$165
Demolition				
Demolition permit, commercial	\$50	\$100 plus \$3 per each \$1,000 of demolition cost	\$15	\$165 plus \$3 per each \$1,000 of demolition cost
Tank Removal (tanks under 1,100 gallons)	\$25	\$150	\$15	\$190
Tank Removal (tanks 1,100 gallons and over)	\$25	\$150 plus \$100 per each additional 1,000 gallons	\$15	\$190 plus \$100 per each additional 1,000 gallons
Tank Abandonment (tanks under 1,100 gallons)	\$25	\$200	\$15	\$240
Tank Removal for additional tanks over 1,100 gal	\$25	\$250	\$15	\$290
Cell Towers				
Towers to 100 ft. high	\$250	\$2,000	\$50	\$2,300
Towers over 100 ft. high	\$250	\$2,500	\$50	\$2,800
Antennas (per antenna)	\$250	\$500	\$50	\$800
Co-locators on Existing Towers (may require Planning Board approval)	\$250	\$1,500	\$50	\$1,800
Upgrade of existing co-locator	\$250	\$750	\$50	\$1,050
*Fees as per Unified Solar Permit Application				
4. Planning Department				
Subdivision				\$350 per lot
Site Development Plan				\$300
Special Permit Application Fee				\$350 plus mailings
Note: Escrow fees may be established for planning projects based on professional services rendered, including but not limited to Village Attorney and Village Engineering fees				
5. Zoning Department				
Variance Application Fee				\$250 plus mailings
Appeal Application Fee				\$300 plus mailings
Note: Escrow fees may be established for variances and special permits based on professional services rendered, including but not limited to Village Attorney and Village Engineering fees				