

2024 BUILDING PERMIT FEES

Fees are based on the cost of construction and shall be based on a value not less than the value determined using the most current Building Valuation Data Report published by ICC.

Application Fee A filing fee equal to one-half (1/2) of the permit fee shall be paid before the application are deemed complete. The filing fee is non-refundable.
 The filing fee shall be a credit against the final permit fee.

Building Permit Fees	2024
Note: Building Permit Fees in the TNB District are reduced 50% effective 5/7/2012	
Residential Buildings	
Single dwellings	
1,000 sq. ft. or less floor area	\$950.00
1,000 sq. ft. to 3,000 sq. ft. of floor area	\$1,150.00
3,000 sq. ft. to 5,000 sq. ft. of floor area	\$1,500.00
Over 5,000 sq. ft.	\$2,000.00
2-family dwellings (per D.U.)	\$1,000.00
Multiple dwellings (3 or more dwellings per building including Transient Occupancies)	
Base permit fee – includes 20 inspections	\$500.00
Cost per \$1,000	\$18.00
Each additional inspection beyond 20	\$75.00
Transient occupancy (includes hotels, motels, dormitories, sororities, fraternities, lodging houses and all other residential occupancies which do not qualify as self-contained D.U.'s:)	
Per sleeping unit	\$350.00
Alterations, additions and repairs to Single and 2-family dwellings	
Up to \$1,000.00 of cost	\$100.00
For each \$1,000.00 over \$1,000.00 of cost	\$9.00
Detached accessory buildings and structures (Single and 2-family dwellings)	Per sq. ft: \$0.50
	Minimum Fee: \$75.00
Alterations, additions, accessory structures and repairs to Multiple dwellings	
Base permit fee – includes 20 inspections	\$500.00
Cost per \$1,000	\$18.00
Each additional inspection beyond 20	\$75.00
Nonresidential buildings (includes buildings, additions, alterations, repairs and accessory structures)	
Base permit fee – includes 20 inspections	\$500.00
Cost per \$1,000	\$18.00
Each additional inspection beyond 20	\$75.00
Miscellaneous	
Demolition	
Up to 2,000 square feet of floor area	\$350.00
Over 2,000 square feet of floor area	\$600.00
Moving of buildings	
From one lot to another lot	\$1,500.00
Moving a principal structure to a new location on the same lot	\$1,500.00
Moving an accessory structure to a new location on the same lot	\$250.00
Signs Per sq. ft. of sign face area:	\$5.00
Temporary Business 90 Day Sign:	\$100.00
	Minimum Fee: \$100.00
Swimming pools	
Above Ground	\$250.00
In-Ground	\$450.00
Parking lot not included with a building permit	
	Per space: \$7.00
Minimum Fee:	\$100.00

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Tanks , per gallon	\$0.09
Minimum Fee:	\$150.00
Decks	
First \$1,000.00 of cost	\$80.00
Each additional \$1,000.00 of cost	\$10.00
Miscellaneous Structures - Portals, Chimneys, etc.	
First \$1,000.00 of cost	\$75.00
Each additional \$1,000.00 of cost	\$7.00
Roofing (Re-roof or tear off & replacement)	
Residential	\$75.00
Commercial Per sq. ft:	\$0.10
Commercial Minimum Fee	\$150.00
Siding Replacement	
Residential	\$50.00
Commercial Per sq. ft:	\$0.05
Commercial Minimum Fee	\$150.00
Fireplaces or stoves	
HVAC Equipment - (Furnaces, Boilers, Air-Conditioning and similar equipment) – Including Electrical Permit Fee	
Residential	
New or Replacement of Heating Equipment	\$100.00
New Air-Conditioning Equipment	\$100.00
Replacement of Air-Conditioning Equipment	\$50.00
Nonresidential	
New or Replacement of Heating Equipment (per unit)	\$300.00
New Air-Conditioning Equipment (per unit)	\$150.00
Replacement of Air- Conditioning Equipment (per unit)	\$150.00
Extra Inspections	
Each inspection in excess of two inspections for each required inspection	\$100.00
NYS Fee for new buildings with trusses	
	\$50.00
Floodplain Development Permit	
For the first acre or less:	\$300.00
For each additional acre:	\$150.00
Small Cell Wireless Permit	
Small Cell Antenna Installation – Includes Zoning Review/Building Permit and Electrical	\$775.00
Small Cell Antenna Special Use Permit	\$740.00
Certificate of Occupancy (CO) Temporary Certificate of Occupancy (TCO) Certificate of Completion (CC)	
Residential CO	\$250.00
Residential TCO - Issuance is at the discretion of the Commissioner of Building	\$250.00
Commercial CO	\$500.00
Commercial TCO – Issuance is at the discretion of the Commissioner of Building	\$500.00
Certificate of Completion	\$250.00
Updated Certificate of Occupancy	
No Changes to Building or Tenant Space	\$350.00
Change of Use	\$500.00
PENALTY FEE	\$200.00 min OR 2x Permit Fee (Whichever is greater)

**AMHERST
BUILDING
DEPARTMENT**

"Building Safety is No Accident"

2024 FIRE PERMIT FEES

Non-Residential Fire Protection Equipment - Includes Electrical Fees	
New Equipment	
Fire Alarm System < 5,000 SF	\$250.00
5,000 – 10,000 SF	\$400.00
> 10,000 SF	\$600.00
Each story above or below	\$200.00
Automatic Fire Extinguishing System < 5,000 SF	\$250.00
5,000 – 10,000 SF	\$400.00
> 10,000 SF	\$600.00
Each story above or below	\$200.00
Hood Extinguishing System (each)	\$350.00
Fire Pump & Equipment	\$400.00
Hood	\$200.00
Alterations or Modifications to existing Fire Alarm/Smoke Detection system	
Fire Alarm/Smoke Detection System	
1-25 Devices	\$150.00
26-50 Devices	\$250.00
>50 Devices	\$500.00
Each story above or below	\$100.00
Automatic Fire Extinguishing System	
1-25 Devices	\$150.00
26-50 Devices	\$250.00
>50 Devices	\$500.00
Each story above or below	\$100.00
Hood Extinguishing system	\$150.00
Fire Pumps & Equipment	\$150.00
Fire Safety	
Operating Permits	
For activities and uses specified in the Building Construction Administrative Code	\$150.00
Fire Prevention Permits	
Residential Solar Permit	\$100.00
Residential Sprinkler Permit (if required)	\$100.00
Emergency Radio Responder Permit	\$500.00

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2024 PLUMBING PERMIT FEES

Residential Buildings [new construction]	2024
1 family dwellings, 2-family dwellings, townhouses and condominiums	
A. For 1 to 2 bathrooms	\$270.00
B. For 2-1/2 to 3-1/2 bathrooms	\$340.00
C. For 4 or more bathrooms	\$400.00
Sanitary sewer installations from street to house	\$125.00
Storm sewer installations from street to house	\$125.00
Multiple dwellings (3 or more dwelling units per structure), Apartments, garden apartments, hotels, motels, etc. per fixture	\$75.00
Minimum fee:	\$280.00
Sanitary sewer installation: for each sewer lateral exiting a building	\$300.00
Storm sewer installation: for each building	\$300.00
Waterline installation:	\$300.00
Sanitary and storm sewer installation within a building when installed under slab-on-grade floor construction per 100 feet or fraction thereof:	\$115.00
Nonresidential Structures, New Construction	
For each fixture per fixture	\$75.00
Minimum fee:	\$280.00
For sanitary sewer, storm sewer and waterline systems (outside of structure) Per 100 feet or fraction thereof	\$115.00
Minimum fee:	\$300.00
For sanitary sewer and storm sewer systems (inside of structures) when installed under slab-on-grade floor construction, per 100 feet or fraction thereof	\$115.00
For each roof drain	\$30.00
Alterations, additions and repairs to existing structures and systems & Misc. (all occupancies)	
Conversion from private sanitary system to public system	\$225.00
Emergency Sump Pump Installation (in addition to primary sump pump system)	\$75.00
Fixture installation or replacement without a roughing charge, per fixture	\$30.00
Fixture installation or replacement which includes a roughing charge, per fixture.	\$75.00
Minimum fee:	\$75.00
Under-drain alteration, addition, repair or replacement	\$150.00
Sanitary and storm sewer and waterline systems	\$150.00
Sewer Tap	\$175.00
Swimming pool installation	\$100.00
Water Heater Replacement	\$75.00
Waterline connection to lawn sprinkler installation	\$95.00
Water-softening system	\$75.00
Miscellaneous plumbing for items not specifically detailed in the schedule. The fee will be determined by the Commissioner of Building on the basis of actual costs to perform inspection and review services.	
Each inspection in excess of 2 inspections, for each required inspection	\$100.00

[NOTE: For the purpose of computing plumbing permit fees a "fixture" shall be defined as a bathtub, sink, laundry tray, drinking fountain, dishwashing machine, lavatory, shower stall, urinal, water closet, hose bibb, wall hydrant, bidet, floor drain, garbage disposal, hot-water tank, boiler or any other item which is connected to a water supply, sanitary or storm sewer system.]

2024 ELECTRICAL PERMIT FEES

RESIDENTIAL BUILDINGS: (not including air conditioning or special equipment)			2024
Original electrical installation of a 1 or 2 family dwelling, including townhouses not exceeding 2,000 sq. ft. floor area, without air-conditioning or special equipment, per unit			\$235.00
Original electrical installation of a 1 or 2 family dwelling, including townhouses in excess of 2,000 sq. ft. floor area, without air-conditioning or special equipment, per unit			\$335.00
Multiple residences, per living unit			\$300.00
Hotels and motels, sleeping rooms only, per room			\$200.00
Alterations, repairs, modifications, additions, deletions, etc., to the electrical system includes detached accessory buildings			
1 to 10 outlets only			\$40.00
11 to 20 outlets only			\$75.00
Exceeding 20 outlets			\$235.00
Service installation only			\$105.00
1 to 10 outlets, including 1 service installation			\$145.00
Exceeding 10 outlets, including 1 service installation			\$180.00
Whole House Generator with or without generator panel			\$100.00
Generator Panel for portable gasoline generator			\$40.00
PV System			\$250.00
PV Battery Back-Up - Residential			\$100.00
Air conditioning and other special equipment, part of original installation, per system, device or equipment			\$100.00
Swimming pool, aboveground			\$75.00
Swimming pool, in-ground			\$150.00
Smoke and/or Carbon Monoxide Detector installation (if no other permit issued)			\$20.00
Commercial and industrial:			
Original installation			
100A	@208/240V = \$500	@480V = \$1,100	<i>SEE FEES AS LISTED TO THE LEFT</i>
200A	@208/240V = \$500	@480V = \$1,100	
300A	@208/240V = \$750	@480V = \$1,650	
400A	@208/240V = \$1,000	@480V = \$2,200	
600A	@208/240V = \$1,500	@480V = \$3,300	
800A	@208/240V = \$2,000	@480V = \$4,400	
1000A	@208/240V = \$2,500	@480V = \$5,500	
2000A	@208/240V = \$5,000	@480V = \$11,000	
3000A	@208/240V = \$7,500	@480V = \$16,500	
Hotels = (cost for interior as listed above) + (\$55/sleeping room) + (\$500)			
Shell ONLY Buildings			\$500.00
Alterations, repairs, modifications, additions, deletions, etc., to the electrical system, including detached accessory buildings:			
1 to 10 fixtures or outlets only			\$135.00
In excess of 10 fixtures or outlets			/each: \$2.00
Low Voltage			\$50.00
Service 400A or less			\$225.00
Service >400A			\$425.00
Car Charging Stations			/each: \$200.00
PV Systems up to 25kW			\$500.00
			Each additional kW: \$10.00
PV Battery Back-Up - Commercial			\$300.00
Generator			\$225.00
NOTE: The fees applicable to new electrical work shall be applicable to electrical work on, additions, alterations and repairs when the cost of alterations, additions or repairs made within any 6 month period exceeds 50% of the cost for the replacement of the existing electrical system at the beginning of that 6-month period.			
Signs			\$105.00
All other electrical permit fees for work which is not stipulated in any of the items listed in this section shall be at a cost as determined by the Commissioner of Building with a minimum fee of			\$50.00
Each inspection in excess of 2 inspections, for each required inspection			\$100.00

2024 OTHER FEES

Storm Sewer Fees (from Chapter 158, Sewer Rates)

ARTICLE II, Stormwater Drainage District Nos. 4, 6 and 26 [Adopted 10-18-71 as L.L. No. 1-1971]

§ 158-6 Rates established. [Amended 9-29-75 by L.L. No. 1-1975]

All said owners shall be charged storm drainage rentals at the time of applying for a building permit according to the following schedules.

- A. Residential structures. No charge for accessory structures.
 - (1) Detached units: one hundred twenty dollars (\$120.) each unit.
 - (2) Attached units: eighty dollars (\$80.) each unit.
- B. All other structures. The charge shall be based upon land area covered by structures, including areas paved for parking, drives and other purposes.

Area (sq. ft.)	Charge (per sq. ft.)
First 5,000	\$0.035 (minimum charge \$70.00)
Next 5,000 (5,001 to 10,000)	.030
Next 15,000 (10,001 to 25,000)	.025
Next 25,000 (25,001 to 50,000)	.020
Next 25,000 (50,001 to 75,000)	.015
Next 25,000 (75,001 to 100,000)	.010
Next 100,000 (100,001 to 200,000)	.005
Area in excess of 200,000	No additional charge

- C. Additions. No charge shall be imposed for additions to residential structures or paved areas in connection therewith. For additions to other types of structures and paved areas for parking, drives or other purposes in connection therewith, the charge shall be based upon the land area covered by the existing structures and paved area plus those to be constructed according to Subsection B less the amount attributable to the existing land area covered.

Sanitary Sewer Tap-in Fees (per § 160-69 & LL #3 1994)

For Sanitary Sewer Districts 1 & 16 \$25.00 for each connection, plus \$135.00 if the connection must be made by the Town.

Recreation and Open Space (from Chapter 155 Amended 2-23-1998 by L.L. No. 2-1998)

Fees for Recreation and Open Space		
Use	Open Space	Recreation
Detached dwellings per unit		
Lot area 11,500 sq. ft. or larger	\$230	\$500
Lot area from 8,450 sq. ft. to 11,499 sq. ft.	\$195	\$350
Lot less than 8,450 sq. ft.	\$130	\$250
CR3A lots	\$130	\$350
Mobile homes	\$195	\$350
Attached dwellings per unit		
Senior citizen	\$130	\$65
Other	\$130	\$200
Industrial		
RD,ST,OB	\$0.13 per sq. ft.	*
GI	\$0.195 per sq. ft.	*
Commercial	\$0.156 per sq. ft.	*
Community facilities	\$0.104 per sq. ft.	*

NOTE: * The open space element of the fee is based on the gross floor area of each building on a lot. No recreation element of the fee is charged since these developments do not generate any demand for recreational facilities.

2024 OTHER FEES

Chapter 179 - Trees.

§ 179-17 Planting required; fees.

- A. Each building permit for a building having frontage on a town highway, street or lane or having a side or rear lot line on a town highway, street or lane shall be subject to the requirement of planting trees. The number of trees to be planted shall be determined as detailed in the annual comprehensive Town Tree Plan.
- B. At the time of filing the building permit, the Town Clerk shall collect the cost of planting the required trees, which cost shall be determined from time to time by Town Board resolution. The total fee collected shall be calculated on the basis of a fee for each multiple of forty (40) feet of street frontage abutting on front, side and rear property lines.

(Currently \$600.00 per tree)

Refuse Fees for Residential New Builds

- A. Garbage and Recycling Totes - **\$65 each**
- B. Residential Refuse Fee - **\$243.83 per year**
 - a. For any permit application submitted after September 30th of the given year, the applicant shall be responsible for two years of Residential Refuse fees at time of application.

Large Format Printing for Electronic Plan Submission

- A. Large Format Printing - **\$5 per sheet**