

# **SCHEDULE OF FEES - BUILDING DEPARTMENT**

## **RESIDENTIAL**

Effective January 1, 2017

### **RESIDENTIAL PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)**

\$200	.....	Filing Fee, plus:
\$0.35 sf	.....	- Accessory Structures (Higher than 10' or larger than 300 sf; requires architectural plans)
\$0.35 sf	.....	- Addition and/or Alteration
\$0.35 sf	.....	- Change of Use
\$0.35 sf	.....	- Decks (higher than 30"; Permits for 2nd story decks not renewable)
\$0.35 sf	.....	- Main Structure/New Dwelling/Manufactured Homes
\$0.35 sf	.....	- Repair Fire Damage
\$0.35 sf	.....	- Revision to Issued Permit

### **RESIDENTIAL PERMITS - MISCELLANEOUS (No separate filing fee; valid 1 yr unless noted)**

\$175	.....	Accessory Building (not requiring architectural plans)
\$150	.....	Deck (less than 30" high; does not require architectural plans)
\$200	.....	Demolition Permit (valid 4 mos; not renewable)
\$150	.....	Elevator
\$200	.....	Field Change
\$100	.....	Fireplace/Wood Burning Stove
\$150	.....	Handicap Ramp - Temporary
\$100 ea	.....	Horse Permit (per horse; valid 2 years)
1/2 original fee	.....	Permit Renewals (3 consecutive renewals permitted)
\$150	.....	Plan Resubmission - Review of third denied plan and each denial thereafter
\$125	.....	PODS (valid 3 mos w/ 1 consecutive 3-mos renewal permitted)
\$62.50	.....	- renewal
\$100	.....	Pools - Above Ground (spas, hot tubs, semi-inground pool, ponds; no renewals)
\$250	.....	Pools - In-Ground (no renewals)
\$50	.....	Pools - Temporary (i.e. blow-up pools) (Valid 6 mos only)
\$500	.....	Preliminary Plan Review Meeting
\$100	.....	Re-inspection Fee (after missed inspection)
\$100	.....	Re-inspection Fee - 2nd failed inspection, and each failed inspection thereafter
\$250	.....	Retaining Wall
\$75	.....	Satellite Dish
\$175	.....	Sheds (up to 144 sf and not higher than 8'; does not require architectural plans)
\$200	.....	Solar Panels
3x fee	.....	Stop Work Order
\$300	.....	Trailer - Temporary (valid 3 mos w/ 2 consecutive 3-mos renewals permitted)
\$150	.....	- renewal
\$50	.....	Truss Sign
\$150	.....	Wheelchair Lift

### **CERTIFICATES OF COMPLIANCE - RESIDENTIAL (valid 1 yr, no renewals)**

\$900	.....	Accessory Apartment CC
\$100	.....	Accessory Apartment - Change of Owner (where apartment is already on the CO)
\$250	.....	Accessory Structure CC (up to 144 sf)
\$400	.....	Accessory Structure (over 144 sf) (or addition, bringing structure to over 144 sf) CC
\$300	.....	Deck (unroofed) CC
\$400	.....	Main Dwelling/Addition and/or Alteration CC - Base Fee, plus:
\$0.70	.....	- plus .70sf
\$100 ea	.....	Main Dwelling / Detached Garage - Built Prior to 1938 (no subsequent additions or alterations)
\$250	.....	Pools - Above Ground (spas, hot tubs, semi-inground pool) CC
\$750	.....	Pools - In-ground CC
\$300	.....	Solar Panels CC
\$200	.....	Stove/Fireplace CC
\$450	.....	Two Family / Family Use CC

# **SCHEDULE OF FEES - BUILDING DEPARTMENT**

## **RESIDENTIAL**

Effective January 1, 2017

### **PLUMBING - RESIDENTIAL: PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)**

\$150 .....	Filing Fee, plus:
\$100 ea.....	- AC, HVAC (rooftop units, HVAC systems, AC systems) per condensor, plus:
\$100 ea.....	- Duct Work (if filed with HVAC)
\$25 ea.....	- Fixtures - New
\$50 ea.....	- Gas Connection Fee (i.e. heating appliances, furnaces, boilers, burners, water heaters-incl electric, hanging heaters)
\$50 ea.....	- Geo Thermal Unit
\$50 ea.....	- Pool Heaters
\$100 ea.....	- Propane (LP) Tank (less than 251 gallons or 1001 lbs)

### **PLUMBING - RESIDENTIAL: CERTIFICATE OF COMPLIANCE (valid 1 yr, no renewals)**

\$300 .....	Certificate of Compliance (Plumbing) - Base Fee, plus:
2x .....	- applicable individual fees

### **PLUMBING - RESIDENTIAL MISCELLANEOUS (no filing fee; valid 1 yr unless noted)**

\$50 .....	Change of Plumber
\$250 .....	Duct Work Only
\$300 .....	Finalization Fee (permits which have exceeded their allowable renewals) - Base Fee, plus:
2x .....	- applicable individual fees
FM Office .....	Fire Sprinklers
\$150 .....	Gas Appliance Removal / Gas Line Modification (includes Gas Test)
\$250 .....	Gas Generators
\$150 .....	Gas Test Only (pressure test, meter change, re-tests) - <i>Gas must be on CO</i>
\$150 .....	Lawn Sprinklers
\$150 .....	Modular Homes (fixtures)
\$150 .....	Oil Tank Demo / Abandonment / Replacement / Installation
1/2 original fee.....	Permit renewals (3 consecutive renewals permitted)
\$150 .....	Reconnect Fee (reconnection of existing plumbing work; typically associated with bldg lifts)
\$100 .....	Re-inspection Fee (after missed inspection, 2nd failed inspection and each failed inspection thereafter)
3x fee.....	Stop Work Order

### **CERTIFICATE OF OCCUPANCY - RESIDENTIAL**

\$100 .....	Certified C of O (legacy or new) - first page
\$5 ea.....	- plus \$5 each additional page
\$5 .....	Unofficial C of O (legacy or new) - first page
\$5 ea.....	- plus \$5 each additional page (\$1,000 max)

### **PAYMENT POLICY**

Payment may be made by cash or check (make checks payable to Town of Islip). A receipt will be issued for all transactions. A \$35 fee will be charged for any returned checks.

### **REFUND POLICY**

**FEES ARE NON-REFUNDABLE.**

# **SCHEDULE OF FEES - BUILDING DEPARTMENT**

## **COMMERCIAL**

Effective January 1, 2017

### **COMMERCIAL PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)**

\$500	.....	Filing Fee, plus:
\$500	.....	- Addition, Interior Arrangement and/or Alteration, Exterior Alteration (not façade) - Base Fee, plus:
\$0.45	sf.....	- plus .45/sf
\$500	.....	- Accessory Structures - Base Fee, plus
\$0.45	sf.....	- plus .45/sf
\$250	.....	- Change of Use - Base Fee, plus
\$0.45	sf.....	- plus .45/sf
\$500	.....	- New Building - Base Fee, plus:
\$0.45	sf.....	- plus .45/sf
\$500	.....	- Racking System - Base Fee, plus:
\$0.10	sf.....	- plus .10/sf
\$200	.....	- Repair Fire Damage - Base Fee, plus:
\$0.45	sf.....	- plus .45/sf
\$250	.....	- Revision to Approved Plan - Base Fee, plus:
\$0.45	sf.....	- plus for additional sf

### **COMMERCIAL PERMITS - MISCELLANEOUS (No separate filing fee; valid 1 yr unless noted)**

\$200	ea.....	Awnings
\$200	.....	Change of Tenant
\$500	.....	Demolition Permit -up to 49,999 sf (valid 4 mos; no renewal)
\$1,000	.....	Demolition Permit -over 50,000 sf (valid 4 mos; no renewal)
\$150	ea.....	Elevators, Escalators, Dumbwaiter, Conveyor, Lift
\$500	.....	Façade
\$500	.....	Field Change
\$500	.....	Foundation Only
1/2 original fee	.....	Permit renewals (3 consecutive renewals permitted unless otherwise noted)
\$250	.....	Plan Resubmission - Review of third denied plan and each denial thereafter
\$500	.....	Preliminary Plan Review Meeting
\$100	.....	Re-inspection Fee (after missed inspection)
\$100	.....	Re-inspection Fee - 2nd failed inspection, and each failed inspection thereafter
\$250	.....	Retaining Wall
\$150	.....	Satellite Dish
\$500	.....	Seasonal Merchandise/Pop-up Store (Valid for 6 mos)
\$500	.....	- renewal
\$500	.....	Solar Panels
3x fee	.....	Stop Work Order
\$250	.....	Swimming Pool Above/In Ground (no renewals)
\$500	.....	Trailer - Construction / Temporary Storage / Office
\$50	.....	Truss Sign

### **CERTIFICATES OF COMPLIANCE - COMMERCIAL (valid 1 yr, no renewals)**

\$750	ea.....	Main Building / Accessory Structure / Change of Use / Interior Alteration CC - Base Fee per floor, plus:
\$0.90	.....	- plus .90/sf
\$750	.....	Main Building Built Prior to 1938 (no subsequent additions or alterations)
\$750	.....	Solar Panels CC

# **SCHEDULE OF FEES - BUILDING DEPARTMENT**

## **COMMERCIAL**

Effective January 1, 2017

### **PLUMBING - COMMERCIAL: PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)**

\$250	.....	Filing Fee, plus:
\$100 ea.	.....	- AC, HVAC (rooftop units, HVAC systems, AC systems) per condensor, plus:
\$100 ea.	.....	- Duct Work (if filed with HVAC)
\$25 ea.	.....	- Fixtures - New
\$50 ea.	.....	- Gas Connection Fee (i.e. heating appliances, furnaces, boilers, burners, water heaters-incl electric, hanging heaters)
\$50 ea.	.....	- Geo Thermal Unit
\$50 ea.	.....	- Pool Heaters

### **PLUMBING - COMMERCIAL: CERTIFICATE OF COMPLIANCE (valid 1 yr, no renewals)**

\$500	.....	Certificate of Compliance (Plumbing), plus:
2x	.....	- applicable individual fees

### **PLUMBING - COMMERCIAL: MISCELLANEOUS (no filing fee; valid 1 yr unless noted)**

\$50	.....	Change of Plumber
\$350	.....	Duct Work Only
\$500	.....	Finalization Fee (permits which have exceeded their allowable renewals)
2x	.....	- applicable individual fees
FM Office	.....	Fire Sprinklers
\$250	.....	Gas Appliance Removal / Gas Line Modification (includes gas retest)
\$350	.....	Gas Generators
\$250	.....	Gas Test Only (pressure test, meter change, re-tests)
\$250	.....	Kitchen Hood & Duct (hood worksheet required)
\$250	.....	Lawn Sprinklers
FM Office	.....	Oil Tank Demo / Abandonment / Replacement / Installation
1/2 Original fee	.....	Permit renewals (3 consecutive renewals permitted)
FM Office	.....	Propane (LP) Tank
\$100	.....	Re-inspection Fee (after missed inspection, 2nd failed inspection and each failed inspection thereafter)
3x fee	.....	Stop Work Order

### **CERTIFICATE OF OCCUPANCY - COMMERCIAL**

\$100	.....	Certified C of O (legacy or new) - first page
\$20 ea.	.....	- plus \$20 each additional page (\$1,000 max)
\$5	.....	Unofficial C of O (legacy or new) - first page
\$5 ea.	.....	- plus \$5 each additional page

### **PAYMENT POLICY**

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### **REFUND POLICY**

**FEES ARE NON-REFUNDABLE.**

# SCHEDULE OF FEES - PLANNING DIVISION

Effective January 1, 2017

## APPLICATIONS SUBJECT TO TOWN BOARD REVIEW

\$1,500	Change of Zone for Parcel up to one acre
\$2,000	- Fee for Planned Development District
\$250	- Fee per additional acre or fraction thereof
\$850	Modification of Covenants or Special Permit Conditions
\$1,000	Placement of Road on the Official Map
\$300	Rehearing Fee
\$1,250	Special Permit for Parcel up to one acre
\$250	- Fee per additional acre or fraction thereof

## APPLICATIONS SUBJECT TO PLANNING BOARD REVIEW

\$500	Certificate of Appropriateness (Planned Landmark Preservation District)
\$500	Modification of Planning Board Conditions
\$300	Planning Board Sign Review (shopping centers)
\$1,000	Special Permit (vehicle repair, restaurant, indoor recreation, etc.)
\$1,500	Special Permit for Transmission or Receiving Tower (Commercial Use)
\$400	Special Permit for Transmission or Receiving Tower (Residential Use)

## APPLICATIONS REVIEWED ADMINISTRATIVELY

\$100	Amendment or Extension of Unexpired Wetlands or Land Clearing Permit
\$500	Environmental Assessment Review—(not reviewed under another application)
\$250	Environmental Assessment Form - FEAF (in addition to application fees)
\$1,000	Environmental Impact Statement Analysis—Base Charge <i>(Variable depending on cost of report preparation, processing, and consultant review fees)</i>
\$10	FEMA Flood Zone Determination/PRP Extension Review
\$275	Land Clearing Permit
\$500	Pre-application conference
\$100	Review of Restaurant Outdoor Seating (Business District Only)
\$1,500	Traffic Impact Study Review Fee
\$375	Wetlands and Watercourses Permit

### OTHER

#### Miscellaneous

Public Notice Signs.....	\$10 ea
Radius Map.....	\$75 ea
Request for written zoning information.....	\$25 ea
Street Map.....	\$10 ea
Subdivision and Land Development Regulations.....	\$30 ea
Zoning Map of entire Town (9 sheets - 36" x 48").....	\$200

#### Documents Available Under FOIL

Contact Town Attorney's office — 631-224-5550

#### Custom Maps

To order a custom map, please fill out a Map Request Form located on the Town of Islip website, [www.islipny.gov](http://www.islipny.gov), Planning & Development page, or pick up a hardcopy at the Planning Division office located at Town Hall, 655 Main Street, Islip, NY.

#### **PAYMENT POLICY:**

Payment may be made by cash or check (make checks payable to Town of Islip). A receipt will be issued for all transactions. A \$35 fee will be charged for any returned checks.

#### **REFUND POLICY:**

Applications withdrawn prior to the scheduling and advertisement of a public hearing shall be refunded the full application amount, minus a \$250 non-refundable fee.

For Building Permit fees, please visit the Building Division page on our website at  
<http://islipny.gov/departments/planning-and-development/building-division-permits-section>

# **SCHEDULE OF FEES - ZONING BOARD OF APPEALS**

Effective January 1, 2017

## **APPLICATIONS**

\$300	.....	Accessory Apartment
\$150	.....	- Renewal, every three years
\$500	.....	Commercial/Industrial Variance(s)
\$100	.....	Extension of Time
\$500	.....	Home Occupation
\$500	.....	Interpretation
\$500	.....	Nonconforming Use (establish and/or expand)
\$100	.....	Re-advertising Fee
\$250	.....	Residential Variance(s)
\$500	.....	Special Exception (Residential Zone)
\$1,000	.....	Special Exception (Commercial/Industrial)
\$250	.....	Two family, family use only
\$100	.....	- Renewal, every three years
\$1,000	.....	Use Variance

## **OTHER**

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### **PAYMENT POLICY:**

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### **REFUND POLICY:**

Applications withdrawn prior to the scheduling and advertisement of a public hearing shall be refunded 25% of the full application amount.

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# SCHEDULE OF FEES - ENGINEERING DIVISION

Effective January 1, 2017

## APPLICATIONS SUBJECT TO TOWN BOARD REVIEW

\$1,000 ..... Placement or Removal of Road on the Official Map

## APPLICATIONS SUBJECT TO PLANNING BOARD REVIEW

### Subdivision

\$600 ..... Preliminary Major Subdivision/Review of Condominium Unit Designation Map—Base Charge  
 \$350 ..... - Fee per lot - In addition to Base Charge  
 \$600 ..... Final Major Subdivision/Review of Condominium Unit Designation Map—Base Charge  
 \$350 ..... - Fee per lot - In addition to Base Charge  
 \$100 ..... Bond Reduction/Release (each request)

### Site Plan

\$600 ..... Modification of Site Plan Requirements  
 \$300 ..... Public Hearing Fee (Buffer Reduction and Parking Relaxation in Excess of 25%)  
 \$1,000 ..... Road Opening Permit—Base Charge  
 \$200 ..... - Fee Per 100 Linear Feet of Road Length (Centerline Measurement) - In addition to Base Charge

## APPLICATIONS REVIEWED ADMINISTRATIVELY

### Subdivision

\$500 ..... Minor Subdivision—Base Charge  
 \$200 ..... - Fee Per Lot—In Addition to Base Charge

### Site Plan

\$300 \* ..... Site Plan - Addendum (\*modifications to approved site plan, per acre to be modified)  
 \$600 \* ..... Site Plan - New (\*per acre or fraction of an acre thereof, + \$0.15 per sf of gross floor area)  
 \$500 ..... - Fee additional if Minor Subdivision required with Site Plan Review  
 \$600 \* ..... Site Plan - Site with a CO (\*per acre to be modified, + \$0.15 per sf of proposed changes)  
 \$500 ..... - Fee additional if Minor Subdivision required with Site Plan Review  
 10% original fee (\$100 min) Site Plan - Renewal of Approved Plan — One time only, prior to expiration  
 \$300 /acre ..... Site Inspection (for previously approved site plan with no modifications, safety inspection only)  
 5% construction costs ..... Site Inspection fee for offsite improvements (i.e. Right-of-way improvements)  
(Fees: 75% collected at time of submittal, 25% balance collected upon pick-up of approved plans)  
 \$500 ..... Pre-application meeting - sketch & conference  
 \$600 ..... Site Plan Resubmission - Review of third denied plan and each denial thereafter

### Other

\$500/1000 ..... Construction without prior inspection; \$1000 for each additional offense  
 \$100 ..... Inspection fee (missed or failed)  
 \$5 sf ..... Landscaping/natural area waiver mitigation fee  
 \$1,250 per unit .... Park mitigation fee for subdivisions & multi-family developments  
 \$300 ..... Stormwater Pollution Prevention Plan (SWPPP)

## **OTHER**

### Miscellaneous

Public Notice Signs ..... \$10 ea  
 Radius Map ..... \$75 ea  
 Subdivision and Land Development Regulations ..... \$30 ea

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