

Town of Waterford Schedule of Fees

for

Building Department, Planning Board & Zoning Board of Appeals



Revised July 6, 2021

BUILDING DEPARTMENT

I. Residential Building Permits (1 and 2 Family) – New and Additions

(A) New Construction – Attached garages are included

- 1. Under 2,000 square feet..... \$400.00
- 2. 2,001 to 3,000 square feet..... \$750.00
- 3. Over 3,000 square feet..... \$850.00

(B) Additions, Alterations & Repairs - Including Roof, Siding, Porches, Decks, Gutting, Insulation, Solar Panels and Window Replacement

- 1. Up to \$5,000.00 in cost..... \$100.00
- 2. Over \$5,000.00 in cost\$100.00 + \$8.00 per additional \$1,000.00 over \$5000.00

II. Commercial Building Permits (all non-residential structures and residential structures with 3 or more units)

(A) New Construction/Additions

- 1. Up to 1,000 square feet \$700.00
- 2. 1,000 to 5,000 square feet..... \$700.00 + \$9.00 per 100 sq. ft.
- 3. Over 5,000 square feet..... \$1,000.00 + \$9.00 per 100 sq. ft.

(B) Additions, Alterations & Repairs - Including Roof, Siding, Porches, Decks, Gutting, Insulation, Solar Panels and Window Replacement

- 1. Up to \$5,000.00 in cost..... \$400.00
- 2. Over \$5,000.00 in cost\$400.00 + \$10.00 per additional \$1,000.00 over \$5000.00

III. Miscellaneous Fees

(A) Grading Fee

- 1. Initial/Final.....\$1000.00
- 2. Any Additional Visits.....\$500.00

(B) Signs \$1.50 per sq. ft. with \$25.00 minimum

(C) Fences, Sheds, Patio, Slabs, Retaining Walls (over 4 ft in Height), Accessory Structures \$100.00

(D) Fireplace, Wood Stoves, Chimneys, Chimney Liner, and Gas Inserts..... \$75.00

(E) Swimming Pools

- 1. Up to \$5,000.00 in cost..... \$100.00
- 2. Over \$5,000.00 in cost\$100.00 + \$8.00 per additional \$1,000.00 over \$5000.00

(F) Telecommunication Equipment

- 1. Residential/Commercial Satellite Dish/Antenna.....\$100.00
- 2. Macro Tower Dish
 - a. Up to \$5,000.00 in cost..... \$125.00

- b. Over \$5,000.00 in cost\$125.00 + \$6.00 per \$1,000.00
- 3. Small Wireless Facilities...(per Master License Agreement w/Verizon).....TBD
- (G) Tank Installation..... \$250.00 + \$125.00 each additional tank
 - 1. Removal or LP Temporary Installation \$75.00

IV. Demolition

- (A) Residential Buildings..... \$500.00
 - 1. Accessory Structures (Garage, Shed) & Board-Ups.....\$100.00
- (B) Commercial Buildings \$750.00
- (C) Asbestos Removal
 - 1. Up to \$5,000.00 in cost..... \$125.00
 - 2. Over \$5,000.00 in cost\$125.00 + \$6.00 additional \$1,000.00 over \$5000.00

V. Use of Sidewalks, Driveways & Parking Areas

- (A) Sidewalk/Barricade Installation
 - 1. In Conjunction with a Building Permit..... \$50.00
 - 2. Without an Issued Building Permit..... \$75.00
- (B) Dumpster Permit...(per week).....\$50.00
- (C) Curb Cut.....\$100.00
- (D) Operating Permit (Tents) - 15 Day Maximum.....\$250.00
- (E) Paving...(Remove & Replace Top Course)
 - 1. Residential.....\$100.00
 - 2. Commercial.....\$200.00

VI. Plumbing Permits (New Installations & Replacements)

- (A) Commercial or 3 Dwelling Units or more.....\$100.00
- (B) Residential (One & Two-Family).....\$50.00

(C) Water Heater ...(Gas or Electric).....\$25.00

VII. Heating, Air Conditioning & Sprinklers

(A) Commercial or 3 Dwelling Units or more.....\$100.00

(B) Residential (One & Two-Family).....\$50.00

(C) Fees for the Following:

1. Boiler or Furnace.....\$30.00

2. Heating Plants over 500K btu.....\$10.00 per 100K btu

3. Space Heaters, Air Conditioning, A/C Cooling Boxes, Heat Pumps (a/c per ton). \$50.00

VIII. Certificate of Occupancy

(A) Residential Certificate of Occupancy...(Valid 2 Years & Includes 2 Inspections).....\$50.00

(B) Change of Use.....\$50.00

(C) Failure to Obtain CO Prior to Renting...(per unit).....\$300.00

(D) No Show Inspection (per offense per unit).....\$40.00

(E) Re-inspections...(after 2nd)...(per unit).....\$40.00

IX. Permits - General

(A) Permit Renewal...(permits valid for 12 months).....50% of Original Fee

(B) Stop Work Order/Failure to Obtain Work Permits.....\$300.00

(C) Building Code Compliance Letter...(Residential & Commercial Properties).....\$50.00

(D) Flood Plain Permit

1. Residential Flood Plain Permit.....\$50.00

2. Commercial/Industrial Flood Plain Permit.....\$150.00

(E) Fire Inspections

1. Multi-Family Residential.....(Common Areas Only).....\$50.00

2. Commercial...(Store Front).....\$100.00

PLANNING BOARD

I. Site Plan Review

- (A) Sketch Plan.....\$100.00 plus related fees
- (B) Preliminary Review.....\$250.00 per meeting plus related fees/escrow
- (C) Final Review.....Same as preliminary

II. Subdivision

(A) Residential Subdivisions

- 1. Lot Line Adjustment.....\$250.00 per meeting plus any related fees
- 2. Minor Subdivision
 - a. Sketch Plan.....\$100.00 plus related fees
 - b. Preliminary Review.....\$250.00 per meeting plus \$150.00 per lot and related fees/escrow
 - c. Final Review.....\$250.00 per meeting plus related fees/escrow
- 3. Major Subdivision
 - a. Sketch Plan.....\$200.00 plus related fees
 - b. Preliminary Review.....\$500.00 per meeting plus \$150.00 per lot and related fees/escrow
 - c. Final Review.....\$500.00 per meeting plus related fees/escrow
 - d. Park Land.....\$750.00 per unit or land donation

(B) Commercial Subdivisions

- 1. Minor Subdivision
 - a. Sketch Plan.....\$150.00 plus related fees
 - b. Preliminary Review.....\$300.00 per meeting plus \$150.00 per lot and related fees/escrow
 - c. Final Review.....\$300.00 per meeting plus related fees/escrow

2. Major Subdivision

- a. Sketch Plan.....\$300.00 plus related fees
- b. Preliminary Review.....\$600.00 per meeting plus \$150.00 per lot and related fees/escrow
- c. Final Review.....\$600.00 per meeting plus related fees/escrow
- d. Park Land.....\$750.00 per unit or land donation

(C) Planned Development District

- 1. Preliminary Review.....\$600.00 per meeting plus \$150.00 per lot and related fees/escrow
- 2. Final Review.....\$600.00 per meeting plus related fees/escrow
- 3. Park Land.....\$750.00 per unit or land donation

ZONING BOARD OF APPEALS

I. Residential

- (A) Variances.....\$250.00 per meeting plus any related fees

II. Industrial or commercial

- (B) Variances.....\$350.00 per meeting plus any related fees

Notes

- 1. Related fees include legal fees, engineering fees, etc.
- 2. ALL fees are non-refundable except in the case of unused escrow fees for engineering review.
- 3. ALL Meeting Fees must be paid prior to attending the meeting – proof of payment required.
- 4. Contact Water & Sewer Department for their specific fees.