

**Inc. Village of Plandome Heights 37 Orchard Street Manhasset, NY 11030
(516)627-1136 Fax (516)627-1393**

FEE SCHEDULE

BUILDING AND DEMOLITION PERMIT FEES:

Building Permit Fee: \$150 for the first \$1,000 of cost of work plus 1.5% of construction costs based on the amount provided by the applicant. If an estimate is need then the following numbers will be used:
Cost of work shall be calculated at \$175 / sq. ft. for renovations and at \$200 / sq ft for new construction*. Minimum BP fee is \$150.

*New Construction shall constitute any repair, alteration, addition or improvement of a building or structure, the cost of which exceeds 50 percent of the market value of the structure before the improvement or repair started as determined by the Building Inspector.

Fees for work that affects habitable space, done without a permit, will be calculated at 3 times the permit fee that would have applied if a permit was obtained prior to construction.

Amendments to an existing building permit will incur a fee of \$100 plus 1.5% of construction costs.

Cost of work will be determined by the Building Inspector. To contact the Building Inspector please call Village Hall (516) 627- 1136 or email at buildinginspector@plandomeheights-ny.gov . Please note only the Building Inspector reads his emails and he is only in the office Wednesday and Friday mornings.

Large Project Impact Fee (LPIF): For all new construction, a fee of 50% of the basic building permit fee will be charged. (this fee will also be applied to any extension of a building permit)

Certificate of Occupancy/Certificate of Completion: \$50 (to be collected with building permit fee)

NOTE: Building Permits expire one year from the issue date. Up to three extensions may be granted on a building permit, the following fees apply: first 3 month extension- 25% of BP fee and LPIF; second 3 month extension- 25% of BP fee and LPIF; 6 month extension (granted only after the extensions above have expired) - 50% of BP fee and LPIF.

NOTE: If a Temporary Certificate of Occupancy (TCO) is requested, it expires six months from the issue date and the fee for the TCO is \$500. Only an additional one month extension may be granted on a TCO and will incur a fee of \$200.

Demolition Permit Fee: \$ 500 for a partial demolition and \$1,500 for a full demolition.

PLUMBING PERMIT FEES:

- \$50 application fee + \$50 Certificate of Occupancy/Completion
- Amendments to an existing plumbing permit will incur a fee of \$100
- Plus \$15 per fixture
- Plus \$100 sanitary/sewage septic tank/HVAC/generator

DUMPSTERS/STORAGE CONTAINERS:

Dumpsters –\$100, max of thirty (30) days;

-When issued in conjunction with a BP no additional fee is required

Storage containers - \$100, max of thirty (30) days

-When issued in conjunction with a BP no additional fee is required

APPLICATIONS TO VILLAGE BOARDS:

Board of Zoning and Appeals

\$350*

Planning Board

\$350* + \$1,500 per lot to be subdivided

Architectural Review Board \$50 short form application; \$350* construction/alteration

*In addition to the above filing fees for the Board of Zoning Appeals and Planning Board, an applicant is responsible to cover all costs incurred by the Village in connection with the application, including but not limited to the following:

1. Advertising of legal notice
2. Stenographic minutes of hearing
3. Costs for Village Engineer / Building Inspector
4. Legal fees for Village Attorney
5. Consultant fees

Each applicant shall deposit the following sums for all costs for every scheduled meeting:

Board of Zoning Appeals \$ 1,500** Planning Board \$ 1,500**

** In the event that an additional meeting is required for any reason, an additional deposit of \$1,500 will be required before the new meeting can be confirmed. Also, in the event the amount of deposit(s) is/are insufficient to cover the reimbursable costs, the applicant shall, at such time fixed by the Village Clerk, deposit an additional amount sufficient to cover such costs.

- Notes:
- 1) No action shall be taken by any board until such time as all fees and deposits required hereunder are paid in full.
 - 2) In the event the applicant does not conform to the approved plans, the Village may, at its discretion, retain consultants to determine the extent of non-compliance and the applicant shall be liable for all such costs.

ENVIRONMENTAL REVIEW: Where it appears that an environmental impact statement or an expanded environmental assessment form is required, the applicant shall deposit with the Village the sum of \$2,500 for the review of such materials.

Fees are determined at the time the permit is issued.

EFFECTIVE 7.10.17