

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

FEE SCHEDULE

BUILDING AND DEMOLITION PERMIT FEES:

Building Permit Fee: \$150 for the first \$1,000, due at the submission of the application, plus 1.5% of actual construction costs based on the amount provided by the applicant on the application. If an estimate is not accepted by the building inspector or not provided, the cost of construction shall be estimated using the following numbers:

Cost of work shall be calculated as such, \$300. per sq. ft. for renovations and \$350. per sq. ft. for new construction.*
Minimum Building Permit Fee is \$150. and needs to be submitted with the building permit application for review.

*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 are done without a permit, will be calculated at 4 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 \$200 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 buildinginspector@plandomeheights-ny.gov . Please note the Building Inspector reads his emails when he is in the office, which is Friday mornings.

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

Certificate of Occupancy/Certificate of Completion: \$100 (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 total Building Permit fee ; second 3 month extension - 25% of total Building Permit fee; 6 month extension (granted only after the extensions above have expired) - 50% of total Building Permit fee.

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 \$ \$750. Only an additional one month extension may be granted on a TCO and will incur a fee of \$350

Demolition Permit Fee: \$750 for a partial demolition and \$2,000 for a full demolition.

PLUMBING PERMIT FEES:

- \$100 application fee + \$100 Certificate of Occupancy/Completion
- Amendments to an existing plumbing permit will incur a fee of \$100
- Plus \$20 per fixture
- Plus \$200 sanitary/sewage septic tank/HVAC/generator/Burner-Oil Tank/Furnace/Water-Heater
OR LIST AS IT IS LISTED ON THE PLUMBING APPLICATION – “ Plumbing,Heating Drainage,Sewage Disposal, HVAC & Generator”

FAILED INSPECTION FEE:

To be determined by the building inspector

DUMPSTERS/STORAGE CONTAINERS:

Dumpsters – \$150, max of thirty (30) days;

-When issued in conjunction with a Building Permit no additional fee is required
Storage containers - \$200, max of thirty (30) days
-When issued in conjunction with a Building Permit no additional fee is required

APPLICATIONS TO VILLAGE BOARDS:

Board of Zoning and Appeals \$1,000*.
Planning Board \$2,000* + \$ 2,000 per lot to be subdivided
Architectural Review Board \$100 short form application; \$500 construction/alteration application

In addition to the above filing fees for the Board of Zoning Appeals, Planning Board, and Architectural Review 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 \$2,000** Planning Board \$2,000** Architectural Review Board \$0

** In the event that an additional meeting is required for any reason, an additional deposit of \$2,000 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 \$5,000 for the review of such materials.

FILMING PERMIT FEES:

1. \$1,000. 1st day
2. \$1,500 each additional day
3. Any filming that is granted special permission to film outside the stated hours shall pay \$100. per hour and \$2,500. refundable deposit

STREET OPENING FEES: (existing, never listed on the fee schedule)

\$100 Application Fee
\$200 for each Bell Hole plus \$5,000 Deposit or a \$5,000 Bond
\$2.00 per linear foot for Trench plus \$5,000 Deposit or a \$5,000 Bond

Fees are determined at the time the permit is issued.

EFFECTIVE ...4.3.2023