

TOWN OF WEST SENECA



JOHN A. GULLO
CODE ENFORCEMENT OFFICER,
CFEI, CHS-IV, CDP-1

TOWN SUPERVISOR
SHEILA M. MEEGAN
TOWN COUNCIL
EUGENE P. HART
WILLIAM P. HANLEY, JR.

TO: Honorable Town Board

FROM: John A. Gullo
Senior Code Enforcement Officer

DATE: September 27, 2017

RE: Permit Fee Schedule

Dear Honorable Town Board Members:

I am respectfully submitting changes made in the Permit fee schedule for your review and approval. Please see the attached.

If you have any questions, please contact my office.

JAG:sl
Attach.



Town of West Seneca Code Enforcement Office – Fee Schedule

Fee Schedule for Building and Zoning Compliance Permits Extract from Executive Law, Article 18 and Section 383:

".....each municipality.....is expressly authorized and empowered to make, amend and repeal rules for the administration and enforcement and for the collection of reasonable fees in connection therewith...."

- A. WHEN A STOP WORK ORDER IS ISSUED AND WORK CONTINUES THE PERMIT FEE IS DOUBLED FIRST DAY, IF CONTINUES WITHOUT PERMIT FEE IS INCREASED BY 50% EACH DAY.
- B. ANY PERMITS NOT APPLIED FOR PRIOR TO WORK COMMENCING THE FEE IS AUTOMATICALLY DOUBLED.

BUILDING PERMITS:

One and Two Family Homes

\$.25/sq ft

Note: Floor area shall not include cellar, non-habitable basement, non-habitable attic or carport, but shall include an accessory garage. Floor area shall be based upon outside dimensions of the building.

3” Truss ID Decal

\$ 4.00 each

Multiple Dwellings

\$.25/sq ft

Building of Non-Residential Occupancy (New Building)

\$.30/sq ft

\$ 250.00 min.

Repairs, Alterations & Decks - Residential

Up to \$500

\$ 20.00

Over \$500 up to \$1,000

\$ 30.00

For each \$1,000 over the first \$1,000

\$ 5.00

Re-Roofing and Siding

\$ 40.00

Additions – Residential

\$.35/sq ft

Commercial Fee (Repairs, Alterations, Additions, Solar Panels)

\$ 275.00 min.

Up to \$1,000

\$ 20.00

For each \$1,000 over the first \$1,000

\$ 10.00

Demolition Work

Up to \$1,000

\$ 50.00

Over \$1,000 up to \$5,000

\$ 70.00

For each \$1,000 over \$5,000

\$ 8.00

Certificate of Occupancy - Commercial

\$ 100.00

Annual Fire Inspection Fees:

Initial inspection

No Fee

First Re-inspection

No Fee

Second Re-inspection

\$ 50.00

Third Re-inspection

\$ 50.00



Town of West Seneca Code Enforcement Office – Fee Schedule

Private Garages

Unattached	\$.15/sq ft
Attached	\$.20/sq ft

Accessory Structures

Storage Sheds, Fences, Pools, etc. For first \$1,000 estimated cost	\$ 18.00
For each additional \$1,000	\$ 8.00

<u>Mechanical (Furnace, Rooftop, etc.)</u>	\$ 25.00
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<u>Emergency Generator Installation</u>	\$ 15.00
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Fireplaces & Wood Stoves

Gas or Solid Fuel	\$ 40.00
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Solar Panels – Residential

\$ 15.00

Commercial

\$ 275.00

Parking Areas

Driveway for One or Two Family Homes	\$ 15.00
Commercial or Multiple Dwellings:	
First 1,000 sq ft	\$ 50.00
1,000 to 10,000 sq ft	\$ 80.00
Each 1,000 sq ft thereafter	\$ 2.00

<u>Commercial Mechanical Permit</u>	\$ 50.00
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<u>Fireworks</u>	\$ 125.00
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Sign Permits

Min. Fee up to 3 sq ft	\$ 20.00
Thereafter per sq ft	\$ 1.75/sq ft
Temporary Signs	\$ 70.00/60 days

<u>Snow Removal Contractor License</u>	\$ 25.00/vehicle
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<u>Tree Removal</u>	No Fee
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Recreation Fee

Single Family Dwelling or Building Lot	\$ 225.00
Two Family Dwelling	\$ 325.00
Multiple Dwellings – per unit	\$ 100.00



Town of West Seneca Code Enforcement Office – Fee Schedule

Liquid Containers (Tank Installation)

Tank Capacity of 550 gallons up to 3,000 gallons **\$ 100.00**
Sum of \$10.00 for each 1,000 gallons or fraction thereof in excess of 3,000 gallons

Tank Removal

\$ 100.00/tank

Moving a Structure

\$ 100.00

Plus \$2.00 per \$1,000 of new construction cost

Re-Inspections

\$ 35.00

Permit Extension

After 6 month Extension **\$ 15.00**

After 1 year Extension **Permit Fee Issued**

Tower Special Permit Fee – Application Fee

\$2000.00

Plus additional costs for outside consultants incurred by the Town for review of propagation Studies, search ring and analysis, co-location possibilities of any other review deemed by Town Officials

New Tower

(measure from grade to uppermost part of tower) **\$ 20.00/linear ft of height**

Co-User of Existing Telecommunications Tower (Change out)

\$ 500.00/user/antenna

Located on Existing Structure, Other Than Existing Tower (Water Tower)

\$1000.00/user

Site Plan Review Fee

\$ 3000.00

ZONING SPECIAL PERMITS & SPECIAL DEVELOPMENT PLANS

This fee is presently \$75.00 per application, and the cost for processing, public hearing and required legals has *substantially* increased. Requests to reschedule meetings with the Planning Board, Zoning Board & Town Board will result in additional charges to cover cost of publication, correspondence and postage. Recommended is the following schedule:

.5 acres or less **\$175.00**
.6 acres to 2 acres **\$300.00**



Town of West Seneca Code Enforcement Office – Fee Schedule

2.1 acres to 5 acres [Plus \$50.00 for each acre over 2]	\$300.00
5.1 to 10 acres [Plus \$15.00 per acre over 5]	\$475.00
10.0 acres or more [Plus \$10.00 per acre over 10]	\$525.00

HOME OCCUPATION APPLICATION **\$125.00**

BOARD OF APPEALS APPLICATION **\$160.00**

PLUMBING FEES

Filing Fee:	
One and Two Family Dwellings	\$ 35.00
All Others	\$ 55.00
From 1 to 5 Fixtures	\$ 4.00 ea. fixture
From 6 to 10 Fixtures	\$ 2.50 ea. fixture
Over 10 Fixtures	\$ 2.00 ea. fixture
Dishwashers	\$ 5.00 ea. fixture
Garbage Disposals	\$ 5.00 ea. fixture
Open Waste Fixtures	\$ 5.00 ea. fixture
Hot Water Tank Replacement	\$ 35.00
Must include installation of hard-wired smoke/co detectors and must be installed by a West Seneca licensed plumber	

SEWER CONNECTION & INSPECTION FEES

<u>ERIE COUNTY SEWER 1 & 3</u>		<u>WEST SENECA SEWER DISTRICTS</u>	
SINGLE FAMILY	\$100.00		\$400.00
DOUBLES/DUPLEX	\$100.00 FIRST UNIT \$ 50.00 SECOND UNIT		\$400.00 FIRST UNIT \$300.00 SECOND UNIT
MULTIPLE	\$100.00 FIRST UNIT \$ 50.00 EACH ADDITIONAL		\$400.00 FIRST UNIT \$300.00 EACH ADDITIONAL
MOTELS/HOTELS	\$100.00 FIRST UNIT \$ 50.00 EACH ADDITIONAL		\$400.00 FIRST UNIT \$200.00 EACH ADDITIONAL



Town of West Seneca Code Enforcement Office – Fee Schedule

COMMERCIAL

Industrial & Others \$400.00 MINIMUM
First 5 Fixtures \$ 80.00 EACH ADDITIONAL FIXTURE

Sewer Lateral Replacement/Repair	\$ 75.00
Water Service “ “	\$ 55.00
Geothermal Heating System	\$ 25.00
Plumbing Exam Application Fee	\$ 130.00
Special Exam Fee	\$ 225.00
Sewer Contractor Exam Fee	\$ 100.00
Master Plumber License Renewal Fee (yearly)	\$ 125.00
Sewer Contractor License Renewal Fee (yearly)	\$ 75.00

PRESENTATION OF COMMUNICATIONS BY BOARD MEMBERS & DEPARTMENT HEADS

INCREASE IN VARIOUS FEES

The following are documents regarding past fee increases:

February 5, 1992

Honorable Town Board

Town of West Seneca

Dear Town Board Members: Effective May 1, 1992

Please include the following changes to fee schedule for our plumbers.

Plumbing exam application fee from:	\$100.00
Special exam fee from:	\$ 75.00 to \$200.00 (Minimum fee of \$100.00)
Master plumber's yearly fee from:	\$100.00

If you have any questions regarding this matter please contact my office.

Respectfully Submitted,

John A. Gullo
Plumbing Board Member

Smoke detectors must be installed in accordance with NYS Residential Building Code section R313			
One & Two Family Residential Fees		Remodel/Commercial & Industrial Fees	
<input type="checkbox"/> New Dwelling <2,000 sf	\$200	<input type="checkbox"/> 1 to 10 fixtures or receptacles only	\$120
<input type="checkbox"/> New Dwelling 2,000 sf-3,000 sf	\$275	<input type="checkbox"/> >10-50 fixtures and/or receptacles	\$180
<input type="checkbox"/> 1 to 10 fixtures/receptacles 1 trip	\$50	<input type="checkbox"/> Service Only-one meter/panel up to 400A	\$120
<input type="checkbox"/> 1 to 10 fixtures/receptacles 2 trip	\$75	<input type="checkbox"/> Each additional meter/panel	ADD \$25
<input type="checkbox"/> 10 to 50 fixtures/ receptacles 2 trips	\$100	<input type="checkbox"/> Service with 1 to 10 fixtures or receptacles	\$200
<input type="checkbox"/> Service Only/Smoke/CO-1 or 2 meter/panel	\$100	<input type="checkbox"/> Service with 11 to 50 fixtures or receptacles	\$300
<input type="checkbox"/> Service with 1 to 10 fixtures or receptacles	\$130	<input type="checkbox"/> Generator	\$125
<input type="checkbox"/> Service with > 10 to 50 fixtures or receptacles	\$170	<input type="checkbox"/> New AC or similar equipment	\$85
<input type="checkbox"/> Generator/transfer panel	\$100	<input type="checkbox"/> Replace or repair AC or similar equipment	\$75
<input type="checkbox"/> Generator/transfer switch	\$125	<input type="checkbox"/> New Build (call for fees)	
<input type="checkbox"/> New AC or similar equipment	\$65	<input type="checkbox"/> Signs	\$55
<input type="checkbox"/> Replace or repair AC or similar equipment	\$45		
<input type="checkbox"/> Swimming Pool/Hot Tub	\$85		
<input type="checkbox"/> Swimming Pool In-Ground	\$100	<input type="checkbox"/> Other (Call for fees)	
<input type="checkbox"/> Re-Inspection Fee	\$40	<input type="checkbox"/> Re-Inspection Fee	\$100
<p>I, the undersigned property owner or authorized agent of the owner, am familiar with the requirements of the Workers Compensation Law and declare that (check the following):</p> <input type="checkbox"/> I have filed the required proof as affirmed by my insurance carrier. <input type="checkbox"/> I have no people working directly for me and therefore require no Workers Compensation Insurance. Should there be any change in status during the exercise of this permit, I will so advise and comply with all requirements.		<p>In consideration of granting this permit, the undersigned property owner or authorized agent of the owner hereby agrees to comply with the terms thereof, the Laws of the State of New York, the Ordinances of the Town of West Seneca and the regulations of the various departments of the Town, County of Erie and the State of New York, request all necessary inspections and authorize and provide a means of entry to the premises for the Inspector. Furthermore, the undersigned property owner or authorized agent of the owner has read and will comply with these conditions. The undersigned property owner or authorized agent of the owner hereby certifies that all of the information in this petition is true and correct.</p>	
<input checked="" type="checkbox"/> _____ Registered Applicants Signature		ELECTRICAL PERMIT FEE: _____ Make checks payable to: Town of West Seneca	
NOTES:		BUILDING DEPARTMENT APPROVAL:	
		I do certify that a Code Enforcement Official has examined the foregoing application & supporting documentation and to the best of his/her knowledge has determined that they conform to the ordinances of the Town of West Seneca. <input checked="" type="checkbox"/> _____ Electrical Inspector	

NOTICE: Conditions, Instructions & Required: We reserve the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the requirements of the various codes. ALL REQUESTS FOR INSPECTION MUST BE MADE 24 HOURS IN ADVANCE. (rev. 12/16 JG)

RESIDENTIAL FEES:**SERVICE & METER EQUIPMENT:**

100 Amp - 225	\$100
With transfer switch	\$15
Over 225 Amp - 400	\$125
Over 400 Amp - 600	\$150
Over 600 Amp - 1000	\$175
With transfer switch	\$50
Service change or repair riser/mast	\$100

RESIDENTIAL FEES:

One & two family dwelling (not to exceed 200 Amps - 3 trips & 2,000 sq. ft.)	\$200
One & two family dwelling (3 trips & in excess of 2000 sq. ft.)	\$275
Over 3000 sq. ft. add \$.20 per sq. ft.	
Garages	\$100

RESIDENTIAL SWIMMING POOLS & SPAS:

Residential in-ground pool	\$100
Residential above-ground pool	\$85
Spas & Hot Tubs	\$85

RESIDENTIAL GENERATORS:

Generator/transfer switch/panel	\$100
Generator/transfer switch	\$125
With service change included	\$125

SIGNS

Flat fee	\$55
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SOLAR ELECTRIC SYSTEM \$160**COMMERCIAL FEES:****SWIMMING POOLS & SPAS:**

Pools	\$150
Spas & Hot Tubs	\$100

TRANSFORMERS:

Not to exceed 200 KVA	\$50
Over 200 KVA	\$75
Over 500 KVA	\$100

MOTORS, GENERATORS:

Single unit of group not exceeding 5 motors which total capacity does not exceed:	
Less or equal to 1 H.P.	\$5
1 H.P. - 2 H.P.	\$7
2 H.P. - 20 H.P.	\$10
Over 20 H.P.	\$20

ELECTRIC RANGES, WATER HEATERS OR SIMILAR DEVICES:

Single unit of 20 KW or less	\$25
Each additional outlet for devices of 20 KW or less	\$15
Cable heat (first unit)	\$70
Each additional unit	\$15
Heat pumps and/or air conditioners	\$70

RE-INSPECTION:

Conducted as a result of defective workmanship found during initial inspection:	
Residential re-inspection	\$40
Commercial re-inspection	\$100

ELECTRICAL EVALUATION:

Visual inspection resulting from no initial permit or as-built conditions:	
Calculated on site through report (Minimum fee)	\$100

SITE LIGHTING

Each light pole	\$10
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SOLAR ELECTRIC SYSTEM

Call for fee

CELL TOWER

Call for fee

Fees may vary based on local conditions and/or special requests at the discretion of the local Senior Code Enforcement Officer.