



VILLAGE OF HUNTINGTON BAY

P.O. BOX 2144

HUNTINGTON, NEW YORK, 11743-0873

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BUILDING PERMIT FEE SCHEDULE

Effective January 1, 2024

A. Permit fees:

Building permit fees shall be calculated on a square foot or flat fee basis as outlined below. If the Building Inspector determines that the square foot fees, or flat fees, as outlined below, are not practical or appropriate for any permit, either in whole or in part, then the fee shall be based on a rate of **\$10/\$1000** cost of construction or a minimum **\$250** fee, whichever is greater.

B. Maintain/Legalization Fee:

Building permit fees shall be tripled (3x) for construction that has either commenced or completed without a duly issued permit and/or not part of the scope of work approved for permit. Maintain Fees shall not apply for new residents purchasing a home with prior violations.

C. Permit Expiration & Renewal Fees:

Building permits for a single-family dwelling expire after 18 months from the date of issuance. For all other construction, building permits will expire 12 months from the date of issuance. All building permits may be renewed as per the following schedule:

- a.) 1st year renewal: 25% of permit fee
- b.) 2nd year renewal: 50% of permit fee
- c.) 3rd year 75% of permit fee
- d.) After year 3, permits expire and must re-apply for new.

D. Amended Building Plans Fee:

For each amendment after a permit is issued, a \$250 fee shall be charged. After a second review of application plans, a \$250 additional fee shall be charged in addition to the actual permit fee.

E. Improvements not requiring a permit:

Roofing (re-shingling where structural work is not required), gutter & leader replacement, siding, replacement of windows and doors within existing framed opening not requiring new structural framing, and where replacement of windows and doors does not become noncompliant with current fire egress codes.

F. New Dwellings, Additions & Alterations: \$250 minimum for any item not listed below

1. **New Dwellings:** \$3.50 p/sf of the gross floor area.
(includes driveway, sanitary system, storm drainage, plumbing, HVAC, all exterior finishes, finished basements, front entry portico up to 100 sf., elevators, fireplaces, exterior basement entry stair, balconies, egress wells and all entry stoops)
2. **Additions:** \$3.50 p/sf of the 1st & 2nd gross floor area. (includes sanitary system, storm drainage, all exterior finishes, egress wells, and all entry stoops)
3. **New Dwellings & Additions on existing foundation:** \$2.75 p/sf.
4. **Structural roof framing for existing structures:** \$1.00 p/sf, \$250 min.
5. **Front Entry Portico:** \$300
6. **Open Porches:** \$0.75 p/sf, \$250 min.
7. **Roofed Porches:** \$1.00 p/sf, \$250 min.
8. **Screened Porches:** \$1.00 p/sf., \$250 min.
9. **Finished Basement:** \$.75 p/sf.
10. **Interior alterations:** \$.75 p/sf (new add)

G. Accessory Structures: \$250 minimum for any item not listed below

1. **Detached Garage, Cabana or Cottage:** \$2.00 p/sf (includes drainage, sanitary system, storm drainage, all exterior finishes, and exterior basement entry stair)
2. **Roofed Pavilion up to 200 sf:** \$250 (includes portable metal framed pavilions)
3. **Roofed Pavilion greater than 200 sf:** \$2.00 p/sf
4. **Greenhouse:** \$1.00 p/sf
5. **Storage shed, playhouse up to 200 sf:** \$150.00
6. **Storage shed, playhouse or barn greater than 200 sf:** \$2.00 p/sf and requires a foundation.
7. **Pool:** \$1,500 (includes storm drainage, filter equipment, pool heater, pool fencing and “attached” spa) This is a new item we did not have.
8. **Masonry Spa/Hot Tub:** \$350 (if filed as single application & independent of pool)
9. **Gazebo/Trellis:** 100-200 sf \$150, > 200 sf, \$1.50 p/sf or \$250 (whichever is greater)
10. **Portable Spa/Hot Tub:** \$250 (pre-fab)
11. **Waterfalls ≤ 100 sf:** \$150
12. **Waterfalls ≥ 100 sf:** \$250
13. **Ponds:** \$300
14. **Tennis/Basketball Court:** \$750 (includes court fencing & drainage)
15. **Bocce Court or similar type courts:** \$375 (includes drainage)
16. **Outdoor Masonry Fireplace:** \$350
17. **Outdoor BBQ Kiosk/Kitchenette:** \$350 (requires plumbing permit for gas BBQ)
18. **Outdoor Masonry or Pre-fab Firepit:** \$250 (includes gas line)
19. **Decks:** \$0.75 p/sf, \$250 min.
20. **Fencing (greater than 6ft. in height):** \$150
21. **Masonry patios & walkways:** \$0.50 p/sf, \$250 min. (whichever is greater)
22. **Retaining walls/dry stack/wood/concrete:** \$.75 p/ face sf, \$250 min. (whichever is greater)

H. Miscellaneous: \$250 minimum for any item not listed below

1. **Non-Driveway Piers:** \$50 each.
2. **Driveway Entry Piers:** \$50 each, \$50 each wing wall.
3. **Entry Pier Flanking Walls:** \$1.50/lf
4. **Driveway Entry Gates:** \$100 p/pair
5. **Driveways less than or equal to 1,500 sf:** \$200
6. **Driveways greater than 1,500 sf:** \$400
7. **Drywells if filed as single application:** \$100 each
8. **Demolition of a dwelling:** \$200 if filed as separate application, \$500 if filed with a new dwelling application.
9. **Demolition of an accessory structure:** \$100 up to 200 sf, \$200 for 201 sf or greater if filed as separate application. \$100 up to 200 sf & \$150 for 201 sf or greater if filed with a new accessory application.
10. **Interior Masonry & Prefab Fireplaces:** \$250 each
11. **Elevator:** \$250
12. **Exterior Basement Entry** (bilco type or masonry stair): \$350
13. **Egress Wells:** \$100 ea.
14. **Solar Panels:** \$350 (includes battery back-up)
15. **Vehicle battery charging system:** \$200
16. **Solar Panel Battery Back-up:** \$150 (if filed separately)
17. **Geothermal:** \$500
18. **Seawalls & Bulkheads:** Based on cost of construction or Min. \$750 (whichever is greater)
19. **Certificate of Occupancy/Completion:** \$100
20. **Copies of documents:** \$0.25 per page, surveys/plans larger than 11x17, shall be the actual cost of reproduction from an outside printing company, with a \$10 minimum charge.

I. Plumbing:

1. **Addition Alterations & Accessory Structures:** \$250 (includes all new interior appliances & fixtures, does not include new propane tanks)
2. **New Dwellings:** NO PLUMBING FEE, included with building permit.
3. **Oil to gas conversions:** \$250 (includes natural gas and/or propane line connections, boiler & hot water heater)
4. **Oil to gas conversions with propane tank/s:** \$350 with 1st tank, \$25 each additional LP tank.
5. **Underground propane tanks:** \$350 for 1st tank, \$25 each additional, includes all gas lines from proposed tank/s.
6. **Aboveground propane tanks:** \$250 for 1st tank, \$25 each additional, includes all gas lines from proposed tank/s.
7. **Oil tanks:** \$250 for 1st tank, \$25 each additional, \$150 if included w/abandonment.
8. **Abandon/remove oil or propane tanks:** \$250 for 1st tank, \$25 each additional, \$150 if included with additional utilities, i.e., oil to gas conversions, propane tanks.
9. **New oil tanks:** \$250 for 1st tank, \$25 each additional, \$150 if included w/abandonment.
10. **Generator:** \$350 (includes gas line).
11. **Generator with propane tank/s:** \$500 with 1st propane tank, \$25 each additional tank.
12. **General Plumbing:** \$250 (for all other plumbing services not listed above)

J. HVAC:

1. **Addition Alterations:** \$250
2. **Ductless Systems:** \$250

K. Site Plan Review & Board Fees:

1. **Board Filing Fee: \$500**
2. **Professional Consultant Fees: \$2,500** *Recoupment of professional fees in connection with your application will be deducted from escrow.*
 - a) Escrow will be used for application review and construction, until a Certificate of Occupancy/Completion has been issued. Once a Certificate of Occupancy/Completion has been issued, the Village will refund any remaining funds.
**An application may require an additional deposit or a remaining balance which will be billed directly to the applicant.*
3. **Applications not requiring Village Engineer: \$350**

L. Zoning Board of Appeals:

1. **Filing Fee: \$500**
4. **Professional Consultant Fees: \$2,500** *Recoupment of professional fees in connection with your application will be deducted from escrow.*
 - a) Escrow will be used for application review and construction, until a certificate of occupancy/completion has been issued. Once a certificate of occupancy/completion has been issued, The Village will refund any remaining funds.
**An application may require an additional deposit or a remaining balance which will be billed directly to the applicant.*