

Village of Lattingtown

Fees and Deposits as of November 20, 2024

By a resolution approved by the Board of Trustees at the November 20th, 2024, meeting, the fees and deposits associated with building permit applications have been modified, effective November 21, 2024. This resolution was approved after a careful evaluation of the building fees and deposits adopted by surrounding villages and additional requirements for the required plan review and site safety inspections pursuant to the New York State building code.

A. Building permit fee.

(1) Upon the approval of an application for a building permit for any construction, except as noted in Subsection A(3) below, a permit fee in an amount based upon the Village's cost per square foot standard or 1 ½% of the actual cost, whichever is greater, shall be paid by the applicant to the Village.

(2) Costs of construction standards

(a) The construction costs standards for the following construction items shall be:

- [1] Single family dwelling: \$5.25 per square foot.
- [2] Addition to single-family dwelling: \$5.25 per square foot.
- [3] Alterations to existing spaces: \$3.75 per square foot.
- [4] Accessory building without plumbing or heating: \$2.25 per square foot.
- [5] Accessory building with plumbing and/or heating: \$3.75 per square foot.
- [6] Deck or masonry patio: \$0.50 per square foot or \$250.00, whichever is greater.
- [7] Non-resident construction: \$5.25 per square foot.

(b) All other construction cost standards shall be determined by the Building Inspector with approval by the Board of Trustees.

(c) The above construction costs standards may, from time to time, be amended, modified or by resolution of the Board of Trustees to reflect current construction costs within the Village.

(3) Upon the filing of an application for a building permit for the following construction items, the permit fee shall be:

- a. Swimming pool: \$1500.
- b. Tennis Court or sports court: \$1500.
- c. Storage shed (200 square feet or less): \$200.
- d. Aboveground oil or propane tank installation: \$250.
- e. Spa, hot tub: \$750.

- f. Demolition of principal dwelling: \$1500.
- g. Demolition of accessory structure: \$250.
- h. New driveway or modification to an existing driveway: \$750.
- i. Miscellaneous items: pillars, gates, porticos, plumbing, HVAC, generators, etc.: \$250.

B. In addition to the permit fee, the following other fees are due upon the filing and approval of an application for a building permit:

- (1) A single road maintenance fee of \$1000 shall be paid by the applicant for the following construction items:
 - (a) All pools or courts (tennis, sports, basketball, etc.);
 - (b) Demolition of principal dwelling.
 - (c) Where the cost of the construction of a building permit exceeds \$10,000, and the parcel on which the construction is to be located fronts on or has access to a Village road or to a private road from a Village road; or
 - (d) Where the cost of construction for a single building permit exceeds \$100,000 and the parcel on which the construction is to be located fronts on or has primary access from a state, county, or town road.
 - (e) For all other building permits application, no road maintenance fee shall be assessed.
- (2) Certificate of occupancy:
 - (a) Fee: \$100.
 - (b) Duplicate certified copy: \$25.
- (3) Review of plans, tree removal plans or grading plans by Planning Board:
 - (a) Single-family dwelling: \$350.
 - (b) All other construction items: \$250.
 - (c) And actual costs of consultants hired by the Village to review the application.

C. Miscellaneous.

- (1) A building permit for a single-family dwelling shall expire 18 months from the date of issuance. For all other construction, a building permit shall expire 12 months from the date of issuance. A building permit may be extended for an additional 6 month period upon payment of a renewal fee of 25% of the original permit fee and/or one year upon payment of a renewal fee of 50% of the original permit fee. No more than a one year renewal of the building permit shall be granted, unless authorized by the Board of Trustees upon good cause shown.
- (2) Building permit fees set forth in Section 1 shall be doubled for construction that is commenced without a validly issued building permit by the Building Department without prejudice to any other remedy the Village may have.
- (3) Fees for duplication of Building Department records including surveys shall be the actual cost of reproduction, with a minimum charge of \$25.