

Town of Van Buren Building Permit Fees 2023

(All fees paid are non-refundable unless noted otherwise)



ALL FEES ARE DUE BEFORE PERMIT IS ISSUED

Building Permits:	
Residential Structures	
For first \$1,000 of construction costs	\$35.00
Plus \$.25 per square foot	
Commercial Structures	
For first \$1,000 of construction costs	\$100.00
Plus \$.25 per square foot	
Minimum fee	\$250.00
Maximum fee	\$40,000.00
Concrete Slab	\$35.00
Plus \$.25 per square foot	
Sheds 144 sq. ft or less	No fee
Sheds >144 sq. ft. (Flat fee)	\$75.00
Any storage/shed larger than 220 sq.ft. = residential structure fee above	
Extension of Permit	\$25.00
Building permit issued after construction commenced	Total Fee is DOUBLED
Solid fuel appliances/fireplaces/gas heaters/standby generators/ charge station	\$75.00
In-Ground swimming pool, spa, hot tub with or without fence – Flat Fee	\$125.00
Above Ground swimming pool with or without fence – Flat Fee	\$75.00
Fence	
Residential – Flat Fee	\$60.00
Commercial – Flat Fee	\$100.00
Burn Permit	\$25.00 for 3 months
Zoning Information Letter	
Residential Property	\$35.00
Commercial Property	\$75.00
Sign	\$35.00
Plus	\$1.50/sf
Demolition Permit	\$100.00

Storage Trailers (Temporary) & Non-Residential	\$100.00/trailer
Solar PV System	\$150.00
Operational Permits (Haz-mat, Flammable, Compressed gases)	
Residential Use	\$50.00
Industrial/ Business Use	\$200.00
Outdoor Fireworks Display	\$500.00
Public Events	\$100.00
Fee to Rescind Stop Work Order	
Residential	\$200.00
Commercial	\$400.00
Flood Plain Development Permit	\$200.00
Fire Inspections:	
Residential (unit) and Multi-Family	
For initial inspection	\$50.00
For additional re-inspections	\$75.00
Commercial (per building)	
For initial inspection	\$70.00
For additional re-inspections (4+ violations)	\$100.00
Afterhours* fire inspections:	
For first inspection	\$125
For subsequent inspections	\$100
*Afterhours is defined as any time outside the hours of M-F 8:30 am – 4:00 p.m.	
Communication Tower per antenna replacement/ground mounted equipment	\$75.00
Miscellaneous inspections - site visit, re-inspection	
Commercial	\$100.00
Residential (2+ violations)	\$75.00
Screw Piles (must be observed)	\$50.00
Zoning Compliance Letter (plus postage if required)	\$25.00
Certificate of Occupancy:	
Residential - First inspection	\$0.00
Commercial - First inspection	\$0.00
Any inspections beyond first inspection	\$50.00

Residential Area Variance	\$100.00
Residential Use Variance	\$225.00
Commercial Variance	\$300.00
Special Use Permits:	
Residential	\$175.00
Commercial	\$750.00
Zone Changes	\$300.00
Review of Site Plan Application (prior to submission)	50% of fee
Site Plan/Project Plan Review:	\$250.00
<small>*Owner occupied 1 & 2 family are exempt</small>	
Business (office) Use	\$750.00
Manufacturing/Industrial Use	\$1500.00
Code Interpretation, Challenge, Filing, etc	\$50.00
Utility SWPP Review	\$250.00

Town of Van Buren Legal/ Engineering Fees
Per Town Zoning Regulations Sec 200-81B(4)



Subdivisions:	
2 lots	\$125/lot
3 - 30 lots	\$275/lot
31 - 60 lots	\$250/lot
60+ lots	\$225/lot
Zone Change:	
Planned Unit Development (PUD) Residential:	
Under 30 lots	\$400/lot
31 - 60 lots	\$350/lot
60+ lots	\$300/lot
Planned Office/ Commercial/ Industrial (POD/PCD/InP)	
Per affected Acre	\$1000
Apartment or Townhouse	\$300/unit
Security Bonds	Determined by Engineer
Park Fees (in lieu of public use):	As adopted by Town Board 5/04
Minor Subdivisions (3 lots or less)	\$150/lot
Major Subdivisions (4+ lots)	\$350/lot
Apartments	\$250/unit
Communication Towers	\$8500
MS4 Development Permit (per affected acre) :	** Refundable***
Less than an acre	\$1,650
Each additional acre	\$150/acre
Solar Development Permit:	
Less than an acre	\$2,000
Each additional acre	\$250/acre

Legal/Engineer Fee (per hour)

Legal fees	As per agreement with Town Attorney
Engineer fees	\$85.00 If consultant is required, actual rate is billed to applicant by consultant