

TOWN OF FREMONT BUILDING DEPARTMENT

Permit and Fee Schedule

(Effective: January 2013)

*Checks for Application Fees should be made payable to: TOWN OF FREMONT
No permits will be issued until all payments are made*

ITEM	FEE
BUILDING PERMIT FEES	
New Residential and Commercial Includes, but not limited to, new homes, businesses, garages, decks, additions, porches, structural changes, pole buildings, renovations, docks, and boat houses	\$50 + \$3 per \$1,000 of project cost Cost calculated as follows: Home/Business: \$100 per sq. ft. Garage: \$45 per sq. ft. Other: \$40 per sq. ft.
Storage Sheds	- Sheds over 99 sq. ft. \$35 - Sheds over 199 sq. ft. \$50 - Sheds over 299 sq. ft. are considered a garage \$45 per sq. ft.
Pools	\$45
Driveway Culvert Pipes	\$30
Electrical Includes, but not limited to, service upgrade, sub-panels, service to secondary building	\$25
Septic	- New System \$50 - Replacement System \$50 - Replacement Tank \$40 - Replacement Leach Field \$40
Demolition	- Under 200 sq. ft. \$30 - Under 1,500 sq. ft. \$40 - Over 1,500 sq. ft. \$50 + \$0.05 per gross sq. ft.
Permit Renewals	- First Renewal (within 60 days of expiration) \$25 - First Renewal (after 60 days of expiration) 50% of original fee - Additional Renewals 50% of original fee
Property Records Search	- Regular \$50 - Expedited \$100
Certificate of Occupancy Note: Where applicable the Certificate of Occupancy or Certificate of Compliance inspection fee is included in the permit cost	- Duplicate C.O. \$25 - Letter stating no C.O. required (if building built before 8/8/1976 with proof) \$25 - C.O. (if none was issued at the completion of construction) \$100 - C.O. (If no building permit was issued) Note: Does not include possible permit fees, legal, engineering, and consulting costs deemed necessary \$150
VIOLATIONS AND FINES	
Re-inspection Due to Non-compliance	\$50
Violations Inspection	\$50
Rescind Stop Work Order	\$75
Zoning Violation Note: For any violation of any provision of this ordinance, the person violating the same shall be subject to a fine, enforceable and collectable by the Town of Fremont, of no more than \$350 for such offense. Such penalty shall be collectable by the Town for each week that such violation continues.	
Application Fees Following Violation Note: Any landowner, agent, developer, or contractor who initiates construction, erection, reconstruction, alteration, demolition, or other activity regulated by the Town of Fremont, without obtaining all required permits and approvals may, in addition to all penalties prescribed by specific laws and ordinances, be required to pay DOUBLE the application fees set forth.	
PLANNING AND ZONING BOARD OF APPEALS FEES	
Site Plan Review Application	\$200
Special Use Permit Application	\$200
Lot Improvement Application	\$75
Minor Subdivision - (administrative and review basic fee)	\$100 per lot
Major Subdivision - (administrative and review basic fee) - (final plan fee)	\$100 per lot \$250
Variance Application	\$75
Zoning Board Appeals Application	\$200
Pre-approved Planning Board Minutes	\$20
Copy of Subdivision & Maps	\$30
ADDITIONAL INFORMATION	
Additional Fees may be required in an amount necessary to defray additional costs of legal, engineering or other professional consultants engaged by the Town to assist in the review of an application. These costs would be in addition to the above.	
Performance Bonds may be required for subdivision approval to secure the satisfactory construction, installation and dedication of the incomplete portion of required improvements, facilities, or mitigation measures, as well as for all individual lot improvements on the individual lots of the subdivision. Performance Bonds will comply with all statutory requirements of Section 277 of the New York State Town Law.	