

**TOWN OF LOCKPORT
FEE SCHEDULE
EFFECTIVE JUNE 7, 2023**

(If any action or request involves more than one fee,
each fee shall be applicable.)

A. Documents and Information Copies:

(1) Copies of documents from office:	\$0.25 per page
(2) Maps:	
(a) Colored Zoning, small:	\$6.00
(b) Master Plan, small:	\$6.00
(c) Wetland maps:	\$10.00
(d) Floodplain:	
[1] Small colored:	\$10.00
[2] Full set:	\$50.00
(e) Election, School, Fire District Zoning, large:	\$15.00
(3) Ordinances, Laws and Regulations:	
(a) Master Plan:	\$50.00
(b) Zoning Code, including map:	\$30.00
(c) Subdivision Regulations:	\$25.00
(d) Sewer Code:	\$25.00
(e) Water Code:	\$25.00
(f) Town Code (Complete):	\$250.00

**B. Building Permit Fees (Includes final
Certificate of Occupancy):**

- (1) Residential Buildings:

(a)	Single family residence:	\$0.15 per square foot plus lot fee of \$25.00
(b)	Two family residence:	\$0.15 per square foot plus lot fee of \$25.00
(c)	Multiple dwelling:	
	[1] One to five units:	\$0.15 per square foot plus lot fee of \$25.00
	[2] Next 10 units:	\$50.00 per unit
	[3] Additional units:	\$25.00 per unit
(d)	Residential remodeling/addition and repair:	\$0.10 per square foot; minimum \$50.00
(e)	Mobile homes:	\$0.15 per square foot plus lot fee of \$25.00
(2)	Commercial and industrial buildings:	
	(a) Zero to 1,000 square feet floor space:	\$250.00
	(b) Over 1,000 to 5,000 square feet floor space:	\$0.25 per square foot
	(c) Over 5,000 square feet:	\$1,250.00 plus per square 5,000
		\$0.05 foot over square feet
	(d) Commercial and industrial alteration, repair:	\$0.10 per square foot
	(e) Communication towers:	\$600.00

- (f) Communication antennas: \$100.00 each
- (g) Communication dishes: \$100.00 each
- (h) Radio towers (single users): \$100.00 each

(3) Agricultural buildings:

- (a) 0 - 3,000 sq. ft.: \$60.00
- (b) 3,001 - 6,000 sq. ft.: \$180.00
- (c) 6,001 - 9,000 sq. ft.: \$360.00
- (d) 9,001 - 12,000 sq. ft.: \$400.00
- (e) Over 12,000 sq. ft.: \$400.00 plus \$0.01
per square foot
12,000 square

over
feet

(4) Accessory buildings; Miscellaneous:

- (a) Residential storage buildings: \$50.00
- (b) Commercial storage building: \$0.05 per square
foot
- (c) Garage or barns: \$0.10 per square
foot; \$50.00
minimum
- (d) Pools:
 - [1] Above ground: \$100.00
 - [2] In-ground: \$250.00
- (e) Fuel burning stoves or fireplace: \$50.00
- (f) Interior renovations or remodeling: ½ of 1% of project
cost
- (g) Home Solar: ½ of 1% of project
cost or \$ 50.00,
whichever is
- (h) All other unspecified permits: \$50.00

greater

- (5) Roofing Permits (Existing Buildings):
 - (a) Residential Building: \$50.00
 - (b) Residential Building Accessory: \$50.00
 - (c) Commercial Building: \$200.00
 - (d) Commercial Building Accessory: \$200.00
 - (e) Industrial Building: \$200.00
 - (f) Industrial Building Accessory: \$200.00
- (6) Siding Permits (Existing Buildings):
 - (a) Residential Building: \$50.00
 - (b) Residential Building Accessory: \$50.00
 - (c) Commercial Building: \$50.00
 - (d) Commercial Building Accessory: \$50.00
 - (e) Industrial Building: \$50.00
 - (f) Industrial Building Accessory: \$50.00
- (7) Generator Permit (Permanent):
 - (a) Residential Building: \$50.00
 - (b) Commercial Building: \$100.00
- (8) Operation Permits: \$50.00
- (9) Truss Identification Fees:
 - (a) Commercial: \$75.00
 - (b) Residential: \$50.00

**C. Zoning Board of Appeals/Planning Board and
Related Fees:**

- | | |
|--|--|
| (1) Zoning Variances (area and use): | |
| Residential, total cost: | \$150.00 |
| Commercial, per variance: | \$150.00 |
| (2) Flood Zone Variance: | \$150.00 |
| (3) Permit to develop in flood zone: | \$50.00 plus
building permit
review fees |
| (4) Flood zone determination letter: | \$50.00 |
| (5) Special Use Permits (temporary and
permanent) including two engineering reviews
(not including PIP costs): | \$200.00 |
| (5)(a) Special Use Permits,
additional engineering reviews,
per additional review: | \$750.00 |
| (6) Individual site plan review: Note ¹ | |
| (a) Change in occupancy with no change
in use affecting dimensional or
site plan requirements: | \$200.00 |
| (b) Minor addition, less than 1,000
square feet: | \$200.00 |
| (c) New build or expansion of less than
5,000 square feet and affecting
less than 20,000 square feet of
land: | \$750.00 |
| (d) New build or expansion of greater
than 5,000 square feet but less
than 20,000 square feet, or
affecting greater than 20,000
square feet of land but less than
60,000 square feet of land: | \$1,500.00 |
| (e) New build or expansion over 20,000
square feet of building or affecting
greater than 60,000 square feet of
land: | \$1,500 plus* |

*\$100.00 per 5,000 square feet of

building for any fraction thereof over 20,000 square feet or \$100.00 per acre (40,000 square feet) of land affected for any fraction thereof over 60,000 square feet.

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|--|----------------------------------|
| (7) Review of subdivision application ¹ : | \$250.00 plus
\$25.00 per lot |
| (8) Flood Plain Study Engineering Review: | \$500.00 |
| (9) Site Plan Drainage Review: | |
| (a) Over 1 Acre to 5 Acres: | \$750.00 |
| (b) Over 5 Acres: | \$1,250.00 |
| (10) Water Model Engineering Review: | \$750.00 |
| (11) Sewer Model Engineering Review: | \$750.00 |
| (12) Traffic Impact Study Review: | \$1,500.00 |

¹If a subdivision or site plan application is significantly altered, due to project changes or the project is delayed due to applicant's request or failure to proceed, an additional fee will be charged at 50% of the original fee.

(13) Fees in Lieu of Parkland:

- | | |
|---|-----------|
| (a) For each building lot within a residential subdivision: | \$400.00 |
| (b) For each dwelling unit within a residential site plan: | \$400.00 |
| (c) For each mobile home lot within a mobile home park: | \$400.00* |

*This fee is in addition to private recreation areas established in a mobile home park as required by the Town's law and regulations. If, for any reason, such private recreation area is not developed, the fee shall be \$800.00 for each lot. This section does not authorize waiver of required private recreation areas.

D. Application for rezoning, if taken up by Town Board:

\$500.00 plus \$100.00 per acre or any fraction thereof over one acre.

E. Demolition of Structure: NOTE: The basement area will be calculated into the square footage

(1) 0 - 500 sq. ft.:	\$25.00
(2) 501 - sq. ft. - 3,000 sq. ft:	\$50.00
(3) 3,001 sq. ft. - 6,000 sq. ft:	\$75.00
(4) 6,001 sq. ft. - 9,000 sq. ft:	\$100.00
(5) 9,001 sq. ft. - 12,000 sq. ft:	\$120.00
(6) Over 12,000 sq. ft.:	\$120.00 plus \$0.01 per square foot

F. Public Improvement Permit:

- (1) Fee for review and approval of plans and specifications by engineers (including review, comment letter, second review and approval letter) and the review and approval and acceptance of insurance, bonds, easements, dedications, other documents and agreements by the Town Attorney:

(a) Residential subdivisions:

[1] Twenty lots or fewer:	\$75.00 per lot
[2] Over 20 lots:	\$1,500.00 plus \$50.00 per lot

(b) Commercial subdivisions:

Minimum of \$500.00
or Residential
Schedule, whichever
is greater

(2) Additional Engineering Reviews, if second review does not result in approval of plans: \$1,500.00 per review, regardless of the scope of the project

(3) Public improvement inspection fees:

Cost	Fee
\$0.00 to \$150,000.00	5% of Construction (All construction values)
\$150,000.00 plus	4% of Construction (All construction values)

G. Signs:

(1) Temporary Sign Permit: \$50.00

(2) Permanent signs, new:

(a) Up to 100 square feet (each face): \$50.00

(b) Over 100 square feet: \$50.00 plus \$0.25 per square foot

(c) Electronic Sign: \$50.00 minimum or 1/2 of 1% of total sign cost

(3) Alteration, resurface, (except for change in copy only), relocation or addition: \$0.25 per square foot

(4) Annual inspection fee for all off Site signs, to be paid annually as Of January 1st of each year: \$0.25 per square foot of sign face area

**H. Sewer and Water Department Fees.
(Payable directly to Sewer and Water Department Office):**

(1) Sewer connection inspection fee,
standard four or six inch tap: \$500.00

(2) Water:

(a)	Size (inches)	Tapping Fee	Meter Charge	Total
	5/8*	n/a	\$405.00	
	3/4*	n/a	\$405.00	
	1	\$1,100.00	\$480.00	\$1,590.00
	1½*	n/a	\$975.00	
	2	\$1,900.00	\$1,230.00	\$3,130.00

*Meter replacements only. New taps not allowed.

(b) Water connection inspection fee -
Larger than 2 inch \$750.00

(3) Service calls:

(a) Water turned on/off: \$50.00

After Normal work hours: \$100.00

(b) Frozen meter repair: Cost of replacement
meter

After normal work hours: \$150.00 plus cost
of replacement
meter

(c) Sewer calls (Individual Service -
Residential or Commercial): \$75.00

After normal working hours: \$150.00

(d) Manual Reading (Radio read meter
not installed or not working
properly): \$25.00

(e) Reading - Calibration of large
meters has not been done: \$250.00

(f) Additional notification of
inspections for plumbing
connections sump pumps/drain

connections after second
notification with no response: \$25.00 per
notification

(4) Plumbing fixture fees per unit:

Units Installed:	Fee
1 to 5:	\$50.00
6 to 10:	\$75.00
11 to 15:	\$125.00
Over 15:	\$200.00

(5) Water and Sewer Caps: \$30.00

(6) Water Fees for Temporary Hydrant, Irrigation and Farming
Operations:

- (a) Water Usage: \$2.35/1,000 gallons
*All readings are rounded up to the next Thousand Gallons
*Minimum Water Usage Bill is \$50 (exclusive of meter rental fee)

(b) Meter & Backflow (Backflow if required):

(1)	1":	\$250.00
(2)	2":	\$350.00

* Meter Fee includes Backflow Prevention Device (if not
provided by the applicant), Town of Lockport Water
Department delivery, set-up and removal of the meter.
Contractor is not allowed to pick up the meter and install
themselves.

(c) Replacement of Meter & Backflow (Due to Theft, Damage, etc):

(1)	1"	\$1,500.00
(2)	2"	\$2,500.00

I. Miscellaneous:

(1) Building permit renewal: \$50.00

(2) Certificate of occupancy/compliance:

(a) Residential:

[1] One and two family residence: \$75.00

[2] Multiple family units (three or more) and sleeping rooms:	\$20.00 per unit (minimum \$75.00)
(b) Commercial, per tenant (minimum \$100.00):	\$75.00 per tenant
(c) Industrial, per tenant (minimum \$100.00):	\$100.00 per tenant
(d) Copy of any Certificate of Occupancy/Compliance:	\$10.00 each
(3) Road work permit:	\$50.00
Multiple permits in any one calendar year:	\$200.00
(4) Temporary site trailers:	\$100.00
(5) Home occupation fee:	\$50.00
(6) Storage tanks:	
(a) Above ground:	\$0.05 per gallon
(b) Underground:	\$0.05 per gallon
(7) Replacement or second 96 gallon recycling bin:	\$75.00
(8) Application for piping roadside Ditch:	\$50.00
(10) Installation of piping for roadside Ditch:	\$10.00 per linear foot (plus cost of pipe)

J. Stormwater Pollution Prevention Plans (SWPPP) Design Review and Construction Inspection:

(1) Single Phase Residential & Commercial Development Projects:

- (a) In Conformance with New York State Design Manuals (NYSDEC 5-Day Review Period):

Area	SWPPP Design Plan Review	Construction Inspection
Less than 1 Acre	\$0	\$0
1 Acre to 5 Acres	\$400	\$600
5 Acres to 10 Acres	\$600	\$750
Over 10 Acres	\$600 + \$20 Per Acre over 10 Acres	\$750 + \$50 Per Acre over 10 Acres

(b) Not In Conformance with New York State Design Manuals (NYSDEC 60-Day Review Period):

Area	SWPPP Design Plan Review	Construction Inspection
Less than 1 Acre	\$0	\$0
1 Acre to 5 Acres	\$800	\$750
5 Acres to 10 Acres	\$1,000	\$900
Over 10 Acres	\$1,000 + \$25 Per Acre over 10 Acres	\$900 + \$60 Per Acre over 10 Acres

(2) Multi-Phase Residential & Commercial Development Projects:

- (a) When the entire project is first being reviewed and approved by the municipality, the Single Phase Residential & Commercial Development Project schedule above shall be used to determine an initial fee based on the entire acreage of the project to be developed in several phases.
- (b) An additional \$500 for each subsequent phase after the 1st initial phase shall be collected at the beginning of the development of each subsequent phase and used for construction inspection.