



VILLAGE OF HUNTINGTON BAY

P.O. BOX 2144

HUNTINGTON, NEW YORK, 11743-0873

631-427-2843

631-425-3063 FAX

BUILDING PERMIT FEE SCHEDULE

Effective October 15, 2024

A. Permit fees:

- (1) 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.
- (2) For New Dwellings, applicant shall submit a non-refundable application fee of **50%**, and the remaining **50%** shall be submitted upon approval of permit. All other permits shall pay **100%** of the permit fee.

B. Maintain Fee:

Building permit fees shall be tripled 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 & subsequent year renewals: 100% of permit fee

D. 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.

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

1. **New Dwellings: \$4.00 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: \$4.00 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: \$3.00 p/sf.**
4. **Structural roof framing for existing structures: \$2.00 p/sf, \$500 min.**
5. **Front Entry Portico: \$350**
6. **Open Porches: \$1.00 p/sf, \$250 min.**
7. **Roofed Porches: \$2.00 p/sf, \$250 min.**
8. **Screened Porches: \$2.00 p/sf., \$250 min.**
9. **Finished Basement: \$.75 p/sf.**
10. **Interior alteration: \$.75 p/sf**

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

1. **Detached Garage/Barn: \$3.00 p/sf** (includes drainage, sanitary system, storm drainage, all exterior finishes, and exterior basement entry stair)
2. **Cabana or Cottage: \$4.00 p/sf** (includes drainage, sanitary system, storm drainage, all exterior finishes, and exterior basement entry stair)
3. **Roofed Pavilion up to 200 sf:** \$250 (includes portable metal framed pavilions)
4. **Roofed Pavilion greater than 200 sf:** \$2.00 p/sf
5. **Greenhouse: \$2.00 p/sf**
6. **Storage shed or playhouse up to 200 sf:** \$150.00 & \$50.00 each additional if filed as one application.
7. **Storage shed or playhouse greater than 200 sf: \$3.00 p/sf** and requires a foundation.
8. **Pool:** \$1,500 (includes storm drainage, filter equipment, pool heater, pool fencing and “attached” spa)
9. **Masonry Spa/Hot Tub:** \$500 (if filed as single application & independent of pool)
10. **Gazebo/Trellis:** 100-200 sf \$150, > 200 sf, \$1.50 p/sf
11. **Portable Spa/Hot Tub:** \$250
12. **Waterfalls \leq 100 sf:** \$150
13. **Waterfalls \geq 100 sf:** \$350
14. **Ponds:** \$350
15. **Tennis/Basketball Court:** \$750 (includes court fencing & drainage)
16. **Bocce Court or similar type courts:** \$375 (includes drainage)
17. **Outdoor Masonry Fireplace:** \$350
18. **Outdoor BBQ Kiosk/Kitchenette:** \$350 (requires plumbing permit for gas BBQ)
19. **Outdoor Masonry or Pre-fab Firepit:** \$250 (includes gas line)
20. **Decks:** \$0.75 p/sf, \$250 min.
21. **Masonry patios & walkways:** \$0.50 p/sf, \$250 min.
22. **Retaining walls/dry stack/wood/concrete:** \$.75 p/ face sf, \$250 min.

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

1. **Underground structures:** **\$4.00 p/sf**
2. **Non-Driveway Piers:** \$50 each.
3. **Driveway Entry Piers:** \$50 each, \$50 each wing wall.
4. **Driveway Entry Gates:** \$200 p/pair
5. **Driveways less than or equal to 1,500 sf:** \$250
6. **Driveways greater than 1,500 sf:** \$500
7. **Drywells if filed as single application:** \$250 for first (2) and \$50 each additional.
8. **Septic System:** \$350 for septic tank & \$125 for each leaching pool (when filed as separate application and not part of a new dwelling or new addition)
9. **Fencing:** \$250
10. **Demolition of a dwelling:** **\$2,000**
11. **Demolition of an accessory structure:** \$250 up to 200 sf, \$500 for 201 sf or greater if filed as separate application. \$125 up to 200 sf & \$250 for 201 sf or greater if filed with a new accessory application.
12. **Interior Masonry & Pre-fab Fireplaces:** \$200 each
13. **Elevator:** \$350
14. **Exterior Basement Entry (bilco type or masonry stair):** \$350
15. **Egress Wells:** \$100 ea.
16. **Solar Panels:** \$350 (includes battery back-up)
17. **Vehicle battery charging system:** \$250
18. **Solar Panel Battery Back-up:** \$250 (if filed separately)
19. **Geothermal:** **\$1500**
20. **Docks:** \$500
21. **Seawalls & Bulkheads:** \$1500
22. **Certificate of Occupancy/Completion:** \$100
23. **Copies of CO/CC:** \$200 to re-create and certify a missing CO/CC.
24. **Letter in Lieu:** \$200 (proof of date when structure was built prior to code required)
25. **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 \$25 minimum charge.
26. **Variance Application:** \$2000

H. Plumbing:

1. **Addition Alterations & Accessory Structures:** \$250 (includes all new interior appliances & fixtures, does not include new propane tanks)
2. **New Dwellings:** NO 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:** \$500 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)

I. HVAC:

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

J. Permit Review Board Hearing Fees:

1. **Full Hearing:** \$500 (subsequent applications filed together, \$50 each additional)
2. **Sub-Committee:** \$250

K. Village Arborist/Landscape Architect: \$200 (for review of any required screening & landscaping)

L. Site plan review: \$250 minimum (as determined by the Building Inspector)

1. **New Dwelling:** \$750
2. **Additions/Accessory:** \$375 requiring grade modifications, as determined by the Building Inspector.
3. **Site Grading:** \$750 if filed as independent application and requires a site & drainage plan by a landscape architect or engineer only.

M. Escrow/3rd Party Review:

1. **New Dwellings/Grading/Bulkheads: \$3,000** (or as determined by the building inspector) **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.**

N. Road Fees:

1. **New Dwellings: \$5,000** up to 6,000 sf home; **\$1,000** for ea. additional 1,000 sf or part thereof.
2. **Bulkheads/Revetment walls & Seawalls: \$1,000** for walls less than 100 linear feet; **\$2,500** for walls greater than or equal to 100 linear feet.
3. **Additions: \$500** from 200 sf to 500 sf; **\$500** for ea. additional 500 sf or part thereof.
4. **Demo Dwellings:** \$500
5. **Pools:** \$500
6. **Accessory Structures:** with foundations only, **\$500** up to 500 sf; **\$500** for ea. additional 500 sf or part thereof.
7. **Geothermal: \$500**