

**TOWN OF LLOYD DEVELOPMENT FEE
SCHEDULE**

21-May-14

This Fee Schedule is established in order to ensure that the costs of any engineering, environmental, planning, legal, inspection or other fees or costs incurred by the Town of Lloyd with respect to matters brought before the Planning Board, the Zoning Board of Appeals, Town Board or any Town departments are to be borne by the Applicant.

Upon the filing of any application or any application for a permit, the Applicant shall pay or deposit with the Town a sum of money calculated in accordance with the fee structure as described below. In the case of Site Plan or Subdivision approval, the fee shall be calculated at the time of approval of the Site Plan or Subdivision, and all fees must be paid to the Town before the Town signs the plat or maps.

All Bonding for improvements must be in place before the Site Plan or Subdivision Plat is signed

All fees described below are to be paid at the Building Department, using checks, money orders, or, when less than seventy-five (75) dollars, cash. Checks should be made out to the Town of Lloyd.

The Town shall not schedule an Applicant for appearances before any of the Boards to discuss any application or process any permit application until the appropriate fees are paid in full and required escrow accounts are up to date.

A Certificate of Occupancy shall not be issued unless all fees incurred by the Applicant's project have been paid in full to the Town.

This Fee Schedule may be revised from time to

SECTION

FEE

SECTION	FEE
1	
1.1	Site Plan Application: All Structures, Commercial and Residential, and Uses \$1,000.00 up to 5,000 sq. ft. of floor area + \$200 per 1,000 sq. ft. over 5,000 sq. ft. of floor area.

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1.2	Parking in Commercial Zones	\$50 per site plan approved required parking space (fee applicable at time of site plan approval).
2		
2.1	Subdivisions Application	\$100 per lot
2.2	Lot Line Revision Application	\$200 per submission
3	Recreation Fees	
3.1	Single-Family Homes, Apartments, Condominiums, Cooperatives	\$2,500 per new dwelling unit (fee calculated based on time of approval)
3.2	PUD, PRD, TND, MUD, other overlay zones as incorporated	\$2,500 per dwelling unit (50% for Recreation Department, 25% for Rail Trail, 25% for Bob Shepard Waterfront Park)--dwelling units shall include but not be limited to apartments, condominiums, attached or detached homes, convalescent and long term care rooms, in-patient long term care rooms. (fee calculated based on time of approval)
4		
4.1	Residential Variances (ZBA)	\$100 + \$15 per dwelling unit
4.2	Commercial/Industrial Variances (ZBA)	\$300 plus \$45 per 1,000 sq ft of building area
4.3	Soil Mining Variances (Town Board)	\$600 plus \$200 per acre or part thereof
4.4	Special Use Permit (Planning Board)	\$300
4.5	Rezoning (includes PUDs, PRDs, MUDs and TNDs filing for application/petition) (Town Board)	\$2,500 plus \$500 per acre or part thereof
4.6	Interpretation of the Zoning Code	\$200.00
4.7	Appeal as an Aggrieved Person(s)	\$200.00

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4.8	Environmental Review (by any Board performing such review):	
	Review of EAF, DEIS & FEIS documents as prepared by an Applicant and submitted to the Town, including preparation of Environmental Review Documents and Review of Impacts addressed under SEQRA will be charged if the services of a private consultant, as appointed by the Town Board, are required	The actual cost of review may be charged up to 2% of project cost, as stipulated by NYCRR 617.17 as may be amended; an escrow account will be established for the purpose of this review as authorized by Town Code Article IV, Section 100-8(F)(2)
SECTION		FEE
5	Inspections for Site Improvements / Building Dept, Highway Dept & Water/Sewer Dept, as appropriate : Residential Developments, Commercial Developments, Industrial Developments, PUDs and PRDs	A designated construction fee account shall be used to cover the cost incurred by the Town in conducting inspection of construction as it progresses until all work is completed and/or a final Certificate of Occupancy is issued. The Building Department is responsible for the construction fee account. A construction fee account in the amount determined necessary by the Town Engineer but not in excess of 10% of the Performance Bond {see Performance Bond Table-9/10/08} shall be computed at the time of the Preconstruction Conference. The amount will be paid in three equal installments as necessary to cover the cost of the inspections made & conducted by the Town, with the first installment paid prior to the start of any construction activity. The first installment is not returnable to the applicant. Any unused amounts from the second, third or subsequent installments will be returned to the appropriate party.1 1 Revised 09/12/2007. Revised 12/11/08

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5.1	Performance Bonds	An amount to be used by the town to cover the costs of unbuilt site improvements. The total amount shall be determined by a person designated by the Town Board using the Table of Rates for Computing Total Amount of Performance Bonds adopted 9-10-08. A 1.5 multiplier will be applied to the total amount using the above table to determine the total amount of bonding required (adopted 10/8/08)
6	Building Permits	
6.1	Accessory Structures	(\$25 Minimum)
	<ul style="list-style-type: none"> • Fence - residential 	\$40
	<ul style="list-style-type: none"> • Fence - commercial 	\$75
	<ul style="list-style-type: none"> • Signs, Residential 	\$50
	<ul style="list-style-type: none"> • Signs, Commercial 	\$100 Flat plus \$1.25 per square foot
	<ul style="list-style-type: none"> • Pools, Above Ground 	\$50
	<ul style="list-style-type: none"> • Pools, In Ground 	\$200
	<ul style="list-style-type: none"> • Sheds, Prefabricated Drop-off 	\$40
	<ul style="list-style-type: none"> • Sheds, Constructed on Site 	\$75
	<ul style="list-style-type: none"> • Porches and Decks, open 	\$0.30 per square foot

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	<ul style="list-style-type: none"> • Porches and Decks, covered 	\$0.40 per square foot
	<ul style="list-style-type: none"> • Porches and Decks, enclosed 	\$0.40 per square foot
	<ul style="list-style-type: none"> • Garages 	\$0.40 per square foot
6.2	Alterations (Interior)	
	<ul style="list-style-type: none"> • Residential (Kitchens, Bathrooms, Rec room, etc.) 	\$0.30 per square foot \$50.00 minimum fee
	Commercial	\$0.50 square foot (total work area) \$200.00 minimum fee
6.3	Additions	
	Residential	\$0.50 per square foot
6.4	New Construction- Single Family	
	Finished Areas	\$0.40 per square foot
	Unfinished Areas	\$0.25 per square foot
	New Construction – Commercial	\$0.50 per total square foot
		Minimum \$200.00

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	New Construction-Agricultural Non-residential agricultural use building in an agricultural zone	\$0.20 square foot
		Minimum \$200.00
6.5	Change of Tenant (no construction involved)	\$50.00
6.6	Electrical Installations and Additions (no construction involved) Service upgrades, additional wiring, switches, outlets, etc.	
	Residential	\$50.00
	Commercial	\$100.00
	Solar Panel Install	\$100.00
6.7	Heating Equipment Installation (Furnaces, boilers, fireplaces, woodstoves, etc.) *not covered	
	New Installations	\$50.00
	Replacements	\$50.00
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7.1	Driveway Permit, where no curbs exist (asphalt concrete apron required at all driveways from road edge of pavement to highway taking line)	\$100

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7.2	Driveway Permit, where curb cut is required (concrete apron required at all driveways where curbs exist)	\$20 per ft of curb cut
7.3	Street Opening Permit (installation of and connection to existing utilities within dedicated right of way)	\$100 + \$100 per sq yd of disturbed pavement area
7.4	Blasting Permit	\$100 for every 30 days
7.5	Research for Certificate of Occupancy & Violations Search	\$100
7.6	On-Site Inspection for Certificate of Occupancy & Violations Search	\$200
7.7	Demolition--Residential	\$100 per story per building
7.7.1	Demolition--Commercial	\$500 per story per building
7.8	Reinspection	\$50
7.9	Amendment to Permits	\$50 per amendment
7.10	Failure to Obtain Permit	\$300.00 plus permit fee
7.11	Expired Permit	2 x Permit Fee
7.12	Extension of Permit, 1 year only	½ of Permit Fee
7.13	Topsoil and Excavation/Fill/Grading Permits	\$100 + \$500 per acre over 1 acre

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7.14	Residential SWPPP review (for one and two family dwellings)-- Larger SWPPPs will require escrow accounts to be set up	\$100.00
	Fire Safety Inspections	
7.15	Multi-Family Residential Inspections	
	Multi-family dwellings, year-round	
	Residence (2-10) units	\$75.00
	Multi-family dwellings (10 or more units)	\$150.00
	Hospitals, Nursing Homes, Healthcare Facilities	\$175.00
	Transient Housing (hotels, Motels, Boarding Houses, Bed and Breakfast	
	Up to 10 Units	\$75.00
	More than 10 Units	\$150.00
7.16	Before or After Hours Inspection Fee	\$150.00 per inspector, up to 4 hours

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	To accommodate homeowners or contactors with time constraints or construction schedules requests for special inspections must be made in advance	
7.17	Places of Public Assembly	Annual Inspections
	Costs will cover posting, annual inspections, etc.	
	50-100 persons	\$75.00
	100-300 persons	\$100.00
	301-600 persons	\$150.00
	601-1000 persons	\$200.00
	1000 or more persons	\$350.00
	Burn Permits	
7.18	Burn Permits **Subject to conditions and Fire Department approval	
	One-Time Permit (two weeks)	\$5.00
	Seasonal Permit (three months)	\$25.00
8		
8.1	Flood Plain Permit	
	Verifiable construction cost	
	• \$0 - \$20,000	\$50
	• \$20,000 - \$50,000	\$75
	• \$50,000 - \$150,000	\$100
	• \$150,000 or more	\$200

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9	GIS Data Requests	
	Production of GIS maps/map layers	
9.1	Copies 8.5" x 11" or 8.5" x 14"	\$5 per copy
9.2	Copies larger than 8.5" x 14" (requires use of large format printer)	\$10 per copy
9.3	Special order map production (requires special features such as overlays)	\$45 per copy
10	Miscellaneous	
10.1	Fees are not refundable	
10.2	Escrow accounts will be adjusted and refilled as the need arises.	
11	Exceptions	
11.1	Section 281, Cluster Developments, will be subject to subdivision fees but not site plan review fees	
11.2	Applicant for both site plan approval and special use permit approval shall pay only the larger of the two application fees and shall be exempt from payment of the smaller of the two fees	
11.3	Charitable, educational and municipal organizations, including IRS 501C3 organizations as granted by the Town Assessor, are to pay ½ the value of the fees quoted herein	

12 Escrows for Planning Board Review.

12.1	Lot Line realignment/revision	Initial Deposit: \$250 per lot / Minimum Reserve \$100
12.2	Subdivision: per lot	Initial Deposit: \$250 per lot / Minimum Reserve \$100
12.3	Special Use Permits	Initial Deposit: \$200 per lot / Minimum Reserve \$100

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12.4	Site Plans: Square footage of built and disturbed areas (building,	
	Pre-application Conference	\$500.00
	Up to 1,000 sq. ft.	Initial Deposit \$2000 / Minimum Reserve \$200
	1,001 to 10,000 sq. ft	Initial Deposit \$7500 / Minimum Reserve \$500
	10,001 and over	Initial Deposit \$15,000 / Minimum Reserve \$2000
	WBOD Site Plan Review for residential and non-residential accessory structures that would not trigger full site plan review	Initial Deposit \$200 / Minimum Reserve \$100
12.5	Rezoning / Overlay Zone	
	Preapplication Conference	Initial Deposit \$1500 / Minimum Reserve \$200
	Town Board Review--all overlay and rezoning applications:	
	Concept and Sketch Plan Review	
	Up to 20 acres	Initial Deposit \$10,000 / Minimum Reserve \$2000
	20-100 acres	Initial Deposit \$20,000 / Minimum Reserve \$3000
	Over 100 acres	Initial Deposit \$30,000 / Minimum Reserve \$5,000
	Town Board Review—all overlay and rezoning applications: Final development review	
	Up to 20 acres	Initial Deposit \$10,000 / Minimum Reserve \$2000
	20-100 acres	Initial Deposit \$20,000 / Minimum Reserve \$3000
	Over 100 acres	Initial Deposit \$30,000 / Minimum Reserve \$5,000

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	The above amounts are in addition to any fees due under Section 4.8 of this schedule of fees	

Note: References to Fee Schedule as described in Town of Lloyd Town Code:

1. Zoning Board of Appeals: Article XXXI,
2. Planning Board: Article XXXII, Section 100-

Adopted by the Town of Lloyd Town Board on August 9, 2006, Revision 09/12/2007, Revision 2/13/2008 Revision 1/7/2009; Revision 3/11/2009; Revision 10/14/2009; Revision 01/06/2010;

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When Due

Upon Application

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Before Site Plan signed by Town
Upon Application
Upon Application
Before site plan or subdivision plat signed by Town
Before site plan or subdivision plat signed by Town
Upon Application
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Upon Application

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Upon application for permit

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Upon application for permit

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Before review of SWPPP
Before Inspection

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Before Inspection
Before Inspection
Before Inspection
Before Issuance of Burn Permit
Upon application

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Upon
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