Town of Lewis
8574 US Rt 9 / PO Box 59
Lewis, NY 12950
Phone: 518-873-6777

Permit Application / Fee Schedule

*** AN ADDITIONAL 50% OF THE APPLICABLE FEE WILL BE CHARGED AS A PENALTY FOR STARTING A PROJECT WITHOUT THE ISSUANCE OF A VALID BUILDING PERMIT.**

* The permit fee does not include the fee charged by outside agencies which do the required electrical inspections.

* $10.00 Planning Permit Application processing fee.

(1) One or Two Family Homes (including Manufactured Homes and Double Wide Mobile Homes)
For required permits see Note 2 below
See Note 1 Below.....$ .20 per sq. ft. 3 years
Minimum Fee.....$ 100.00
Permit for Foundation only.....$ 100.00

(2) Multiple Dwellings
For required permits see Note 2 below
See Note 1 Below.....$ .25 per sq. ft. 3 years
Minimum Fee.....$ 150.00

(3) Building of Non-residential Occupancy
For required permits see Note 2 below
See Note 1 Below.....$ .25 per sq. ft. 2 years
Minimum Fee.....$ 150.00

(4) Unattached Residential Garages, Carports, & Utility Sheds
Utility sheds up to 144 square feet – no permit required
For required permits see Note 2 below
See Note 1 Below.....$ .15 per sq. ft. 1 year
Minimum Fee.....$ 35.00

(5) All Additions
(Including Enclosed or Screened Porches and Attached Garages)
For required permits see Note 2 below
Fee on square footage on (1) – (4) above
(See Note 1 below)
Minimum Fee.....$ 50.00 2 years

(6) Repairs or Alterations to Residential Buildings
For required permits see Note 2 below
Up to $ 1000.00.....$ 35.00 2 years for Residential

Each $ 1000.00 Over	$ 5.00	1 year for Non-residential
(7) Solar Systems For required permits see Note 2 below Up to $ 1000.00	$ 100.00	1 year
(8) Cell Towers	$ 300.00	1 year

Cost based on structural, plumbing and electrical work. Do not include cosmetic work such as cabinets, carpet, etc. Fee not to exceed (1) – (4) above for a new building of the same size. See Note 1 below.

(9) Demolition	$ 50.00	1 year
(10) Decks and Open Porches Up to 144 sq. ft. Each additional 100 square foot or part Handicapped ramps on single family homes	$ 35.00 $ 8.00 N/C	1 year
(11) Single Wide Mobile Homes $ .10 per sq. ft. ..... Minimum	$ 75.00	1 year
(12) Swimming Pools..... (Above Ground) Enclosures around pre-existing pools In-Ground Pools	$ 40.00 $ 20.00 $ .10 per sq. ft.	1 year
(13) Solid, Liquid or Gas Burning Device (Included with new house permit)	$ 25.00	1 year
(14) Chimney Permit (Included with new house Permit)	$ 25.00	1 year
(15) Fuel Burning Device and Chimney If applied for together	$ 35.00	1 year
(16) Septic Systems 1 or 2 Family All others	$ 50.00 $ 85.00	1 year
(17) Conversion or Change of Occupancy Fee set per (6) above Minimum fee	$ 60.00	2 years for Residential 1 year for Non-residential
(18) Certificate of occupancy a. (It will be added to the permit fee)	$ 50.00	

(19) Required Fire Safety Inspection Pursuant to Local Law #1
Fee...$ 50.00 per hour. (1 hour minimum) .....$ 50.00

(20) Certificate of Inspection
No Permit issued...$50.00 per hour (2 hour minimum).....$ 100.00
Certification of Completion .....$ 25.00

(21) Building Permit Renewal
50% of current applicable fees 1 year

(22) Plan Review/Code Search (See Note 1).....$ 50.00 per hour (1 Hour Minimum)

(23) Floodplain Development Permit (See Note 4).....$ 300.00 3 years

Note 1: Square footage is based on outside dimensions of the building at each level and shall include habitable basement or occupied basements and attached garages.

STAMPED PLANS REQUIRED FOR:
a. 1 or 2 Family Residence 1500 square feet or over
b. All commercial buildings
c. All structural alterations/additions $20,000 or over

Where no stamped plans are required – detailed drawings and specifications will be required so the Code Enforcement Office will be able to determine if the project meets or exceeds the applicable Uniform Building Codes of New York State and Local Laws of The Town of Lewis.

Note 2: Permits and fees are required for septic, fuel burning devices and chimneys.

Note 3: Fees rounded to nearest dollar.

Note 4: In addition to the application fee, the applicant shall be responsible for reimbursing the Town of Lewis for any additional costs necessary for review, inspection and approval of this project. The Local Administrator may require a deposit of no more than $ 500.00 to cover these additional costs in accordance with Section 4.2-2 of the Town of Lewis Local Law for Flood Damage Prevention.