

VILLAGE OF HEAD-OF-THE-HARBOR

500 North Country Road
St. James, NY 11780
631-584-5550 631-862-1417 (FAX)

FEE SCHEDULE Adopted by the Board of Trustees On August 21, 2024

1. <u>Building Permits</u>	
a. application fee	\$200.00 required for all applications unless otherwise noted
b. any building permit for principal building or accessory structure	\$3.00 per square foot, not less than \$300.00
c. patios	\$0.30 per square foot, not less than \$100.00
d. swimming pool	\$500.00
Tree removal	\$50.00 application fee + \$50.00 per tree
driveways	\$100.00 application fee + \$150.00 permit fee
e. tennis court	\$500.00
f. hot tubs and similar structures	\$250.00
g. demolition permits *valid for a period of sixty (60) days	\$1.00/ sq. ft. – min. \$1,500.00 principal building \$1.00/ sq. ft – min. \$200.00 accessory building
h. fences	\$ 50.00 application fee + \$150.00 permit fee
i. tank installations	\$100.00 application fee + \$150.00 permit fee
j. generator	\$100.00 application fee + \$150.00 permit fee
plumbing or electrical	\$100.00 application fee + \$150.00 permit fee
k. updated certificate of occupancy / certificate of completion	\$50.00
l. building permit for work started without building permit	300% of fee for building permit
m. certificate of existing use / letter in lieu of a C.O. (including required inspection)	\$500.00
n. any renovation or remodeling project not described hereinabove:	\$2.00 / square foot, not less than \$300.00
o. tent permits	\$100 application fee +
closed sided	\$0.30 / square foot, not less than \$200.00
open sided	\$100.00
p. renewals	
1. first 12 Month renewal	50% of initial fee
2. second, third, fourth renewals	100% of initial fee
3. each subsequent renewal	200% of initial fee
2. <u>Planning Board</u>	
a. site plan review	
1. \$250.00 for the first two acres plus \$150.00 for each additional acre or fraction thereof.	
2. Trust & Agency deposit (for Professional Services):	\$2,500.00.
(If account drops below half of amount received, additional monies will be requested. Remaining balance will be refunded upon approval of Planning Board.)	
b. subdivisions	
1. \$600.00 for the first two acres plus \$200.00 for each additional acre or fraction thereof.	
2. Trust & Agency fee (for Professional Services):	\$5,000.00.

(If account drops below half of amount received, additional monies will be requested. Remaining balance will be refunded upon approval of Planning Board and Board of Trustees.)	
3. <u>Zoning Board of Appeals</u>	
a. area variance or interpretation	
1. up to two (2) items	\$1,000.00
2. each additional item	\$ 200.00
b. use variance	\$2,000.00
c. variance in a or b, for work completed or commenced prior to the issuance of a building permit.	300% of fee for a variance application
Trust & Agency deposit (for Professional Services): \$2,500.00. (If account drops below half of amount received, additional monies will be requested. Remaining balance will be refunded upon approval of Board of Trustees.)	
4. <u>Board of Trustees</u>	
a. Change of Zone	\$2,000.00
b. Special Permits	\$1,500.00
c. All Other Applications	\$1,500.00
Trust & Agency deposit (for Professional Services): \$2,500.00. (If account drops below half of amount received, additional monies will be requested. Remaining balance will be refunded upon approval of Board of Trustees.)	
5. <u>General</u>	
a. any request for a demolition permit shall be accompanied by a current title report listing any mortgagee and by a written consent from the mortgagee.	
b. all fees are nonrefundable except Trust & Agency deposits.	
c. all building permits expire one (1) year after date of issuance	

Reasonable and necessary costs incurred by the Village of Head-of-the-Harbor for the hiring of an engineer, planner or other professional consultant to assist a board in the review of an application will be billed to the applicant in accordance with Local Law No. 2 of 2020.

Any fee set forth hereinabove shall be subject to amendment, including increase, by resolution adopted by the Board of Trustees of the Village of Head-of-the-Harbor.