



Village of Saranac Lake

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294

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Building, Planning, Zoning, and Public Works Permit Fee Schedule

Adopted: April 10, 2023

Building	Permit Fee
Repairs, Alterations, Additions, Garage, Shed, Outbuildings, Decks, and Fences	
Repairs/Alterations	\$25
Sheds/Outbuildings	\$50
Garages	\$100
Fences	\$25
Additions 144 sq. ft-1000 sq. ft.	\$50
Each Additional 1000 sq. ft.	\$100
Deck 144 sq. ft. – 500 sq. ft.	\$50
Each Additional 100 sq. ft.	\$10
Structural Alterations	\$50
New Construction	
One or two Family Dwelling up to 1500 sq. ft	\$200
One or two Family Dwelling over 1500 sq. ft	\$300
Commercial Buildings up to 1500 sq. ft.	\$500
Commercial Buildings over 1500 sq. ft	\$600
Town Houses up to 1500 sq. ft.	\$200
Town Houses over 1500 sq. ft	\$300
Non-Structural Roofing and Structural Roofing	
Non-Structural Roofing 144 sq ft-1000 sq ft.	\$50
Each Additional 100 sq ft.	\$10
Structural Roofing	\$100
Non-Structural Commercial Roofing 144 sq ft.-1000 sq ft.	\$100
Each Additional 100 sq ft.	\$100
Residential Electrical/HVAC/Plumbing Installation	
New Electrical Service or Service Upgrade	\$100
New Electrical System Installation	\$100
HVAC System Installation	\$100
Plumbing Installation	\$100
Chimney/Woodstove/Pellet Stove/Boiler/Furnace Installation	
Chimney Installation/Upgrade	\$50
Wood Stove Installation	\$50
Pellet Stove Installation	\$50
Boiler/Furnace Installation	\$50
Demolition of Residential and Commercial Building	
Residential Demolition	\$100
Commercial Demolition	\$250

Planning	Application Fee
Site Plan	
Development Administrator Review	\$100
Planning Board Review	\$250
Amendment	\$100
Special Use	\$300
Special Use (Home Occupation)	\$50
Historic District/Land Disturbance Review	\$100
Subdivision	
Minor Residential	\$250
Major Residential	\$250 + \$40 per lot
Commercial	\$500 + \$50 per lot
Boundary Line Adjustment	\$100
Variance or Interpretation	
Staff Determination Letter	\$0
Interpretation	\$150
Area Variance	\$200
Area Variance for Trash Storage Enclosure	\$100
Use Variance	\$250
Other	
Land Use District Zoning Map Amendment	\$500
Land Use Code Text Amendment	\$500
Planned Unit Development Application	\$1000
Floodplain Development Permit Application	\$50+review fees
Sign Permit/Temporary Sign Permit	\$0
Retroactive Sign Permit Penalty	\$50

Notes: Fee is waived for Non-Profit organization retail sale events. A Certificate of Incorporation and filing receipt will need to be provided.

Public Works	Permit Fee
Street and Sidewalk Opening	
Street (Asphalt)	\$288 minimum (0-60 sq ft.) + \$4.80 for each additional sq. ft.
Sidewalk (Brick/Concrete)	\$440 minimum (0-20 sq ft.) + \$22.00 for each additional sq ft.
Curbing	\$220 minimum (0-5.5 l. f.) + \$40.00 for each additional l.f.
Sewer Tap	
Sewer	\$250
Water Tap	
¾" Line	\$690 per each
1" Line	\$720 per each
Water Lines Installed	
¾" Line	\$77 per linear foot
1" Line	\$83 per linear foot
Water Meters	
5/8" Line	\$584 per each
1"	\$780 per each