



# Village of Saranac Lake

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

Adopted: May 28, 2024

<b>Building</b>	<b>Permit Fee</b>
<b>Repairs, Alterations, Additions, Garage, Shed, Outbuildings, Decks, and Fences</b>	
Repairs/Alterations	\$25
Sheds/Outbuildings	\$50
Garages	\$100
Fences	\$25
<b>Additions</b> 144 sq. ft.-1000 sq ft.	\$50
Each Additional 1000 sq ft.	\$100
<b>Deck</b> 144 sq ft. – 500 sq ft.	\$50
Each Additional 100 sq ft.	\$10
Structural Alterations	\$50
<b>New Construction (See Attached Below)</b>	
<b>Non-Structural Roofing and Structural Roofing</b>	
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 1000 sq ft.	\$100
<b>Residential Electrical/HVAC/Plumbing Installation</b>	
New Electrical Service or Service Upgrade	\$100
New Electrical System Installation	\$100
HVAC System Installation	\$100
Plumbing Installation	\$100
<b>Chimney/Woodstove/Pellet Stove/Boiler/Furnace Installation</b>	
Chimney Installation/Upgrade	\$50
Wood Stove Installation	\$50
Pellet Stove Installation	\$50
Boiler/Furnace Installation	\$50
<b>Demolition of Residential and Commercial Building</b>	
Residential Demolition	\$100
Commercial Demolition	\$250

<b>Planning</b>	<b>Application Fee</b>
<b>Site Plan</b>	
Development Administrator Review	\$100
Planning Board Review	\$250
Amendment	\$100

Special Use	\$300
Special Use (Home Occupation)	\$50
Historic District/Land Disturbance Review	\$100
<b>Subdivision</b>	
Minor Residential	\$250
Major Residential	\$250 + \$40 per lot
Commercial	\$500 + \$50 per lot
Boundary Line Adjustment	\$100
<b>Variance or Interpretation</b>	
Staff Determination Letter	\$0
Interpretation	\$150
Area Variance	\$200
Area Variance for Trash Storage Enclosure	\$100
Use Variance	\$250
<b>Other</b>	
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.

<b>Public Works</b>	<b>Permit Fee</b>
<b>Street and Sidewalk Opening</b>	
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 sq ft
<b>Sewer Tap</b>	
Sewer	\$250
<b>Water Tap</b>	
¾" Line	\$690 per each
1" Line	\$720 per each
<b>Water Lines Installed</b>	
¾" Line	\$77 per linear foot
1" Line	\$83 per linear foot
<b>Water Meters</b>	
5/8" Line	\$584 per each
1"	\$780 per each



**Village of Saranac Lake**  
**Building Permit Fee Schedule**  
**New Construction**

One or Two Family Dwellings

1-1,000	Square feet of area	\$250.00
1,001-1,500	Square feet of area	\$350.00
1,501-2,000	Square feet of area	\$800.00
2,001-2,500	Square feet of area	\$1,000.00
2,501-3,000	Square feet of area	\$1,200.00
3,001-3,500	Square feet of area	\$1,500.00
3,501-4,000	Square feet of area	\$1,900.00
4,001-4,500	Square feet of area	\$3,800.00
4,501-5,000	Square feet of area	\$4,200.00

Every 1,000 square feet of area add \$200.00

Commercial Property

\$1.00 per square foot of construction

## Penalties

### 1. Criminal Penalties

A violation of this Code is hereby declared to be an offense, punishable by a fine not exceeding three hundred and fifty dollars (\$350) or imprisonment for a period not to exceed six months, or both for conviction of a fire offense; for conviction of a second offense both of which were committed within a period of five years, punishable by a fine not less than three hundred and fifty dollars (\$350) nor more than seven hundred dollars (\$700) or imprisonment for a period not to exceed six months, or both; and, upon conviction for a third of subsequent offense all of which were committed within a period of five years, punishable by a fine not less than seven hundred dollars (\$700) nor more than one thousand dollars (\$1000) or imprisonment for a period not to exceed six months, or both. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this code shall be deemed misdemeanors and for such purpose only all provisions of law relating to misdemeanors shall apply to such violations. Each week's continued violation shall constitute a separate additional violation.

### 2. Revocation of Permits

A. Any permit or approval granted under this code, which is based upon or is granted in reliance upon any material representation, or failure to make material fact or circumstance known, by or on behalf of an applicant shall be void. This provision shall not be construed to affect the remedies otherwise available under this section or other applicable law.

B. The enforcement officer may revoke a building permit in the following instances:

- i. Where there has been a false statement or misrepresentation as to a material fact in the application, plans or specifications on which the building permit was based.
- ii. Where the building permit was issued in error and should have been issued in accordance with the applicable law
- iii. Where the work performed under the permit is not being performed in accordance with the provisions of the application, plans, specifications or approval
- iv. Where the party to whom a building permit has been issued fails or refuses to comply with an administrative stop order issued by the enforcement officer