

TOWN OF GARDINER DOB FEE & FINE SCHEDULE

This fee schedule was approved by the Town Board on 3/5/24

	New Fee	NEW GSF
BUILDING DEPARTMENT FEES		
New Residence Under 2300 Square Feet (Finished Space) \$500,000 max cost	\$ 550.00	\$0.30
New Residence Over 2300 Square Feet (finished Space) \$600,000 max cost	\$ 550.00	\$0.50
New Residence Under 2300 Square Feet (Finished Space) over \$500,000 cost	1% of project cost	\$0.00
New Residence Over 2300 Square Feet (finished Space) over \$600,000 cost	1% of project cost	\$0.00
New Residence Two Family	\$550.00	\$0.50
New Residence Multi-Family	1% of project cost	\$0.00
<i>New Residence Inspection Fee Schedule *All new residence inspection schedules assume a total of 14 inspections (see list provided with the approved permit). If you exceed the standard allotment there's a \$25 per inspection fee*</i>		
Residential Addition w/bedroom	\$ 300.00	\$0.50
Residential Addition no bedroom	\$225.00	\$0.50
Residential Renovation less than 1,000 square feet	\$ 125.00	\$0.50
Residential Renovation more than 1,000 square feet	\$275.00	\$0.50
Auxiliary Dwelling Unit	\$550.00	\$0.30
New Commercial Space up to 2,000 Square Feet	1% of project cost	\$0.00
New Commercial Space over 2,000 Square Feet	2% of project cost	
Commercial Renovation	\$550.00	\$0.50
Garages more than 1,000 square feet	\$ 350.00	\$0.50
Garages less than 1,000 square feet	\$ 225.00	\$0.50
Deck/Porch Over 500 square feet	\$ 225.00	\$0.50
Deck/Porch Under 500 square feet	\$ 100.00	\$0.50
Pool - Above Ground	\$175.00	\$0.50
Pool - In Ground max cost of \$100,000	\$550.00	\$0.50
Pool - In Ground cost over \$100,000	1% of project cost	
Sheds	\$ 100.00	\$0.50
Barn up to 1,000 Square Feet	\$150.00	\$0.15
Barn over 1,000 Square Feet	\$357.50	\$0.15
Yurt	\$ 125.00	\$0.00
Signs	\$ 125.00	\$0.25
All Others (no additions)	\$ 130.00	\$0.50
Compliance Inspection Residential Single & Two-Family	\$260.00	\$0.00
Compliance Inspection Multi-Family	\$ 300.00	\$0.00
Compliance Inspection Commercial up to 1,200 square feet	\$260.00	\$0.00
Compliance Inspection Commercial over 1,200 square feet (base fee for inspection + \$25 per unit, i.e. Wildflower or Lazy River)	\$260.00	
Large Scale Solar Farm (this is a per acre fee)	\$ 4,000.00	\$0.00
Hot Tubs	\$130.00	\$0.00
Solar Panels	\$ 130.00	\$0.00
Wood and Pellet Stoves	\$ 125.00	\$0.00
Heating/Cooling System Replacement	\$ 130.00	\$0.00
Roofs (replacement)	\$ 100.00	\$0.00
Windows and Doors (new framing or more than 50% replaced)	\$ 125.00	\$0.00
Electrical System Upgrade	\$125.00	\$0.00
Generator	\$125.00	\$0.00
Fuel Tank Removal and Install	\$ 100.00	\$0.00
Driveway Permit	\$ 130.00	\$0.00
Demolition Permit	\$ 100.00	\$0.00
Municipal Search Request	\$ 100.00	\$0.00
Expedited Municipal Search Request	\$ 175.00	\$0.00
Commercial Truss Fee	\$ 150.00	\$0.00
Fireworks Permit	\$ 100.00	\$0.00
Zoning Permit	\$ 150.00	\$0.00
Operating Permit	\$ 75.00	\$0.00
Temporary Certificate of Occupancy Residential	\$ 75.00	\$0.00
Certificate of Occupancy Residential	\$ 50.00	\$0.00
Temporary Certificate of Occupancy Commercial	\$ 100.00	\$0.00
Certificate of Occupancy Commercial	\$ 75.00	\$0.00
		\$0.00
Flood Plain Development Permit	\$ 75.00	\$0.00
All Permit Renewals - 1st renewal (first renewal is 30% or the		\$0.00
All Permit Renewals - 2nd renewal (After two renewals you must apply for a new permit) Second renewal is 50% of the		\$0.00
Pre Application Conference W/Building Inspector (a per hour	\$ 75.00	\$0.00
FIRE / SAFETY		
Residential Two Family & Multi-Family	\$ 75.00	
Commercial up to 1,200 square feet	\$ 125.00	
Commercial over 1,200 square feet + \$25 per unit	\$ 125.00	
Annual Fire Safety & Property Maintenance	\$ 75.00	
36 Month Fire Safety & Property Maintenance (if multi unit the fee is \$25 per unit otherwise the fee is \$250)	\$ 250.00	
FINES		
Stop Work Order Surcharge Residential <i>If you violate the stop work order there will be a \$100 per day surcharge for residential</i>	\$ 150.00	
Stop Work Order Surcharge Commercial	\$ 300.00	\$0.00
Working without a permit surcharge to permit application Residential	\$ 100.00	\$0.00
Working without a permit surcharge to permit application Commercial	\$ 300.00	\$0.00
<i>If you violate the stop work order there will be a \$200 per day</i>		
Failure to call for requirement inspections \$50 (fee imposed for each inspection missed)	N/A	

Site Plan Violation is a \$100 per day surcharge from the date of violation

Annual Fire Safety & Property Maintenance \$ - \$75.00

Please select one below			
Deck		Above Ground Pool	
Shed		Inground Pool	
Garage		Hot Tub	
Barn		Generator	
Yurt		Windows & Doors	
Roof		HVAC	
Electrical System Upgrade		Solar	
Fuel Tank Removal / Install		Demolition Permit	

TOWN OF GARDINER Planning Board & ZBA

This fee schedule is TBD pending review by the chairman of the board

PLANNING BOARD FEES	
Site Plan Review - Commercial Application Fee	\$ 675.00
Site Plan Review Residential and Multi-Residential Application Fee	\$ 675.00
Site Plan Revision Application Fee	\$ 675.00
Subdivision Fees - Minor	
Lot-Line Revision Application Fee	\$ 675.00
2-Lot Subdivision Application Fee	\$1,350.00
3-Lot Subdivision (Minor) Application Fee	\$1,350.00
Sketch Plan Review	\$ 675.00
Preliminary Plat/Final Plat Review Application Fee	\$1,350.00
Subdivision Fees - Major 4 lots or more or newly created road frontage	
Application and Sketch Plan review	\$1,350.00
Preliminary Plat Review Application Fee	\$1,350.00
Final Plat Review Approval Application Fee	\$1,350.00
Fees in Lieu of Parkland	
Lot Line Revision (no new lot created)	\$ 675.00
Minor Subdivision (1 & 2 lots)	\$1,350.00
Major Subdivision (3 lots or more)	\$1,600.00
Special Permit Applications	
Planning Board Special Permit Application Fee	\$1,350.00
Town Board Special Permit Application Fee	\$1,600.00
ZONING FEES	
ZBA Fees - Area Variance Application Fee	
Area Variance Application Fee	\$ 450.00
Use Variance Application Fee	\$ 900.00
Appeal of Decision of Building Inspector	\$ 450.00
Technical Review Fees - In addition to all fees, all applicants shall be	
Pre-application Conference with Building Inspector	\$75.00
Application Fee	\$300
A Board Foot Fee TBD after review of the proposed plan	\$125
Technical Review Fees - In addition to all fees, all applicants shall be charged any and all technical review fees, including but not limited to engineering fees, attorney fees, and environmental analysis fees.	