

Building Permit and Other Fees
Approved by Niles Town Board, January 14, 2021

Residential Construction:

Single-family homes up to 2,000 sq. ft. - \$500.00

Single-family homes over 2,000 sq. ft. - \$0.25 per sq. ft.

Two-family homes up to 4,000 sq. ft. - \$1,000.00

Two-family homes over 4,000 sq. ft. - \$0.25 per sq. ft.

Modular homes - \$400.00

Mobile homes - \$250.00

**Additions/alterations/renovations - \$0.25 per sq. ft. –
Minimum of \$200.00**

**Repairs, such as support structures, framing, electrical,
plumbing, HVAC, and windows - \$100.00.**

Detached garages, pole barns - \$200.00.

Attached garages - \$250.00.

Storage sheds (up to 125 sq. ft.) - \$25.00

Storage sheds (over 125 sq. ft.) - \$50.00

Decks - \$125.00

Fireplaces, chimneys, wood stoves - \$100.00

Building Permit and Other Fees
Approved by Niles Town Board, January 14, 2021
(Page 2)

Residential Construction (continued):

Swimming pools (above ground) - \$75.00

Swimming pools (in ground) - \$100.00

**Work started prior to obtaining a Building Permit –
Double the standard fee.**

**Renewal of expired permit – 6-month extension for the
greater of \$25.00 or 25% of the original fee.**

**Floor area shall not include cellar, non-habitable
basement, non-habitable attic, or carport, but shall
include an accessory garage. Floor area shall be
based upon outside dimensions of the building.**

Non-Residential or Commercial Construction:

Commercial building up to 5,000 sq. ft. - \$1,500.00

Commercial building over 5,000 sq. ft. - \$0.30 per sq. ft.

**(If Engineering inspection are required, that fee will be
added to the permit fee at cost.)**

Building Permit and Other Fees
Approved by Niles Town Board, January 14, 2021
(Page 3)

Non-Residential or Commercial Construction:

Cell Towers – new - \$1,500.00

Upgrades to existing cell towers - \$750.00.

**Work started prior to obtaining a Building Permit –
Double the standard fee.**

**Renewal of expired permit – 6 month extension for the
greater of \$25.00 or 25% of the original fee.**

**Floor area shall not include cellar, non-habitable
basement, non-habitable attic or carport, but shall
include an accessory garage. Floor area shall be
based upon outside dimensions of the building.**

NOTE: All fees include the Certificate of Occupancy.

**NOTE: When re-inspection is required the Code
Enforcement Officer shall have the discretion to charge
an additional fee up to \$50.00**

**NOTE: If the Town expends funds for professional
services, including but not limited to Town Engineer
fees, the applicant shall pay the cost of said fees to the
Town prior to final inspection.**

Building Permit and Other Fees
Approved by Niles Town Board, January 14, 2021
(Page 4)

NOTE: The permit fee for a building occupied in part for residential use and in part for nonresidential use shall be the sum of the two (2) occupancy fees calculated separately. Floor area shall include basement, cellar and sub-cellar, but shall not include a crawl space or an attic space, no part of which exceeds five (5) feet in height. Floor area shall be based upon outside dimensions of the building.

Other Fees:

Minor Roof-mount solar system - \$100.00

Minor solar system – ground mount - \$250.00

Major solar system - \$1,000.00

Demolition/removal - \$50.00

Area Variance Application - \$25.00

Site Plan Review Fee - residential - \$100.00

Site Plan Review Fee – commercial/other - \$500.00

Subdivision Fee - \$75.00 per lot

Building Permit and Other Fees
Approved by Niles Town Board, January 14, 2021
(Page 5)

Fire Inspections:

1. Building <5000 square feet - \$50.00.
2. Building 5000 – 20,000 square feet - \$75.00
3. Building > 20,000 square feet - \$100.00

Do not need a Building Permit for the Following

1. Ordinary repairs not structural in nature.
2. New roof unless making structural changes.
3. New windows unless making structural changes.
4. New siding unless making structural changes.
5. Fences.