



# TOWN OF COLONIE

Building and Fire Services Department  
Public Operations Center  
347 Old Niskayuna Road  
Latham, New York 12110

Paula A. Mahan  
Town Supervisor

Phone (518) 783-2706 Fax (518) 783-2772  
[www.colonie.org/building](http://www.colonie.org/building)

Paul D Shepard  
Manager

## 2016 COMMERCIAL BUILDING PERMIT FEE SCHEDULE

- 1. New Building for Non-Residential or Mixed Use**

For the first 1,000 SF	\$ 500
Over 1,000 SF	\$ 300/1,000 SF
- 2. New Building for Multiple Dwelling units such as apartment house, hotels, motels, etc.**

For the first 1,000 SF	\$ 525
Over 1,000 SF to 5,000 SF	\$ 425/1000 SF
Over 5,000 SF to 15,000 SF	\$ 375/1000 SF
Over 15,000 SF to 50,000 SF	\$ 325/1000 SF
Over 50,000 SF	\$ 275/1000 SF
- 3. Additions, alterations, conversions, roof repairs and alterations, demolition and change of tenant (except Executive Office Suites) of commercial buildings, multiple dwellings and mixed use; and for work on all structures not classified such as open air grandstands or bleachers, silos, radio or microwave towers, outdoor projection screens, docks or piers, oil or gas bulk stations, canopy, terminals and tank farms, electric substations, elevators and other construction not herein specifically enumerated or classified shall be based upon the total cost valuation of the work.**

Total Cost of Construction is \$1,000 or less	\$500
Each Additional \$1,000	\$ 9.00/\$1,000
- 4. Change in tenant (Executive Office Suite)** \$ 125
- 5. Change in ownership (no work)** \$ 100
- 6. Change in tenant- Cost of construction less than \$1000** \$ 300
- 7. Mall Kiosk** \$ 200
- 8. For new churches, parochial schools, private schools, convents, dormitory buildings or other building accessory to schools, colleges or churches or other not-for-profit organizations (with proof of non-profit status).**

First 1,000 SF	\$ 125
For each 1,000 SF thereafter to 15,000 SF total	\$ 85/1000 SF
Over 15,000 SF	\$ 60/1000 SF
- 9. Alterations, conversions, additions, demolition's or changes of tenant within above uses item #8 above**

Total cost of construction \$1,000 or less	\$ 125
For each additional \$1,000 or fraction	\$ 6/\$1,000.
- 10. Application to Zoning Board of Appeals (For churches, schools, etc.)** \$ 350
- 11. Application to Zoning Board of Appeals/Special Use Permit (SUP)** \$ 600
- 12. Inspections made before or after working hours.** \$ 150 per hour (2 hour minimum)
- 13. Fee for returned check** \$ 30



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<b>14. Zoning Conformance Letter for all commercial property</b>	\$ 75
<b>15. Permit Extensions (1 year)</b>	50% of the original permit fee (Minimum \$100)
<b>16. Tents</b>	
Temporary - retail use for a maximum of ten days for each tent.	\$ 200
Non retail use for a maximum of ten days for each site.	\$ 100
<b>17. Billboards</b>	
For a building permit or annual renewal permit.	\$125
<b>18. Sign Permit</b>	
(A) For a sign permit (a separate sign permit is required for each sign)	\$ 125
(B) For not-for-profit organization (with proof of non-profit status)	\$ 50
(C) Directional Signs	\$ 75
(D) Special Event Banner (30 days)	\$ 125
<b>19. Application for Special Exception Sign Permits and/or Appeals to the Sign Review Board</b>	
(A) For the first sign	\$300
(B) For each additional sign	\$150
(C) For not-for-profit organization (with proof of non-profit status)	\$125
<b>20. Junkyard Annual License Fee</b>	\$300
<b>21. Temporary Sale of Christmas Trees</b> (includes Fees for Planning Department & Refundable Site Restoration-Fee (\$500 cash or certified check)	\$ 725
<b>22. Retention of Expert Assistance for Wireless Telecommunications</b>	\$8,500
<b>23. Application for Wireless Telecommunications</b> Special Use Permit (New Tower or extension of existing tower)	\$6,000
<b>24. Application for Wireless Telecommunications</b> Special Use Permit (Other than New Tower or extension of existing tower)	\$3,500
<b>25. Miscellaneous Fees</b>	\$100

Square footage is determined by using the exterior dimensions of the building per story.  
Building Permits expire two (2) years from date of issuance.  
Fees are not refundable.



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06/2016

## 2016 RESIDENTIAL BUILDING PERMIT FEE SCHEDULE

<b>1. New one or two family dwelling (including garages)</b>	
up to 1,500 SF	\$700
over 1,500 SF to 3,000 SF	\$1,000
over 3,000 SF to 4,500 SF	\$1,300
over 4,500 SF to 6,000 SF	\$1,800
over 6,000 SF to 7,500 SF	\$2,300
over 7,500 SF	\$2,800
<b>2. Additions, alterations, conversions, miscellaneous, demolition, etc., to one or two family dwellings (including garages and decks).</b>	
(1) When the cost is \$1,000. or less	\$ 50
(2) For each additional \$1,000. or fraction thereof	\$ 8/\$1,000
<b>3. Sheds &amp; Pools</b>	
(1) Sheds & Gazebos	\$ 50
(2) Swimming pools (above ground)	\$ 75
(3) Swimming pools (in ground)	\$ 250
<b>4. Application to Zoning Board of Appeals</b>	
(1) Home Occupation	\$ 100
(2) One family dwelling including accessory structure	\$ 100
(3) Two family dwelling including accessory structure	\$ 150
(4) Mobile Home Parks	\$ 275
(5) Subdivision	
Minor (as defined in Land Use Regulation)	\$ 250
Major (as defined in Land Use Regulation)	\$ 500
(6) Special Use Permit (SUP)	\$ 125
<b>5. Inspections made before or after working hours.</b>	\$150 per hour (2 hour minimum)
<b>6. Fee for returned check</b>	\$ 30
<b>7. Permit Extension (6 months)</b>	50% of original permit fee (Minimum \$50)
<b>8. Zoning Conformance Letter (excluding apartment houses)</b>	\$ 35
<b>9. Zoning Application (Home Occupation)</b>	\$ 35
<b>10. Zoning Application for Subdivision (Minor)</b>	\$175
<b>11. Zoning Application for Subdivision (Major)</b>	\$300
<b>12. Annual Inspection of Accessory Dwelling Unit</b>	\$ 25
<b>13. Fee for HUD Inspections</b>	\$100



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## FARM BUILDINGS

- 1. For farm buildings, including barns, poultry houses, silos, animal shelters, sheds and buildings for the storage of implements used for farming purposes, the charges for permits shall be based upon the total cost of labor and material in accordance with the following:**
  - (1) When the cost of construction is \$1,000 or less \$ 100
  - (2) For each additional \$1,000 \$ 6/1,000
- 2. Application to Zoning Board of Appeals \$ 250**
- 3. Inspections made before or after working hours. \$ 150 per hour (2 hour minimum)**
- 4. Fee for returned check \$ 30**

## ABANDONED/VACANT BUILDING REGISTRATION FEE SCHEDULE

- 1. For properties that are vacant for less than one year: \$250.
- 2. For properties that are vacant for more than one year on the anniversary, but less than two years: \$500.
- 3. For properties that are vacant for at least two years on the anniversary, but less than three years: \$1,000.
- 4. For properties that are vacant for at least three years on the anniversary, but less than four years: \$2,000.
- 5. For properties that are vacant for at least four years on the anniversary, but less than five years: \$3,000; and
- 6. For properties that are vacant for at least five years on the anniversary, but less than ten years: \$3,500; and
- 7. For properties that are vacant for at least 10 years on the anniversary: \$5,000; plus an additional \$500 for each year in excess of 10 years.

## MANUFACTURED HOME PARK ANNUAL PERMIT FEE

- (A) From 1 to 5 Mobile Homes \$ 200
- (B) From 6 to 25 Mobile Homes \$ 250
- (C) From 26 to 50 Mobile Homes \$ 325
- (D) From 51 to 75 Mobile Homes \$ 400
- (E) From 76 to 100 Mobile Homes \$ 500
- (F) From 101 to 150 Mobile Homes \$ 600
- (G) From 151 to 200 Mobile Homes \$ 750
- (H) Over 200 Mobile Homes \$ 900

**MANUFACTURED HOME REMOVAL \$100**

**NEW MANUFACTURED HOME \$350**

**Square footage is determined by using the exterior dimensions of the building.**

**Fees are not refundable.**

**Residential permits expire 1 year from date of issuance**

**Farm permits expire 2 years from date of issuance**