

TOWN OF CHEEKTOWAGA BUILDING & PLUMBING DEPARTMENT

PERMIT AND FEE SCHEDULE

Building/Structure Description	Fee Base	Applicable Fee	
Project Planning Fees			
Pre-Project Meeting	Assess viability of possible project through identification of land use and planning and zoning constraints	\$0	
Project Pre-Development Meeting with Cheektowaga Business Assistance Team	Assess viability of identified project through identification of planning, zoning and code issues	\$0	
	Requires submittal of completed "Development Review Application," Part One of an Environmental Assessment form, property survey	0-4.99 acres \$300 5-10 acres \$600 < 10 acres \$800	
	Early plan review option (non-refundable); applied to permit fee	Currently not available - pending	
	Engineering Storm Water Prevention Plan Permit (SWPPP) review and monitoring	TBD	
Request for Rezoning of Parcel	Requires submittal of completed "Application for Change of Zoning Classification" form	0-4.99 acres \$1,000 5-10 acres \$1,100 < 10 acres \$1,200	
SEQR Unlisted Action	Requires submittal of completed "Short Environmental Assessment Form"	0-4.99 acres \$400 5-10 acres \$500 < 10 acres \$600	
SEQR Type 1 Action	Requires submittal of completed "Long Environmental Assessment Form"	0-4.99 acres \$1,100 5-10 acres \$1,200 < 10 acres \$1,600	
SEQR DEIS/FEIS	Requires draft environmental impact statement	\$400	

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Special Use Permit	Requires submittal of completed "Application for Special Use Permit" form	0-4.99 acres \$1,000 5-10 acres \$1,100 < 10 acres \$1,200	
New Construction			
Electrical inspections must be conducted by one of the Town-approved Electrical Inspection Agency			
One- or two-family dwellings or multiple single family dwellings (townhouses) regulated by the Residential +/or Building Code of New York State , including accessory structures constructed simultaneously Installation of an approved factory manufactured home (modular) Includes all mechanicals Pre-construction or on-site construction meetings count as an inspection Not ready or failure to meet for scheduled inspection counts as inspection	Base fee (includes 20 inspections)	\$1,250	
	Each additional inspection, meeting or call-out after 20 inspections	\$50	
	Sewer tap	\$300	
	Street cut, if required	\$200	
	Street tree	\$150	
	Tree removal /reforestation fee	\$50	
	Siting of a manufactured home (includes up to 5 required inspections)	\$400	
	Each additional inspection, meeting or call-out after 5 inspections	\$50	
Garages, swimming pools or other miscellaneous structures not constructed simultaneously with the construction of a dwelling	In-ground pool	\$250	
	Above-ground pool	\$50	
	Accessory Structure (greater than 144 sq. ft. but less than 600 sq. ft.)	\$50	
	Accessory Structure (greater than 600 sq. ft.)	\$200	
	Shed (less than 144 sq. ft.)	No permit required	
	Plumbing separate inspection fee	Add at permit	
Building shells, Parking Ramps regulated by the Building Code of New York State Pre-construction, monthly or on-site construction meetings count as an inspection Cell towers and other miscellaneous structure	Amount per each \$1,000 value of construction per Engineer's Estimate of Cost or Contract for Construction Services	\$10	
Buildings and structures regulated by the Building Code of New York State Pre-construction, monthly or on-site construction meetings count as an inspection	Amount per each \$1,000 value of construction per Engineer's Estimate of Cost or Contract for Construction Services	\$10	
	Early plan review option (non-refundable); applied to permit fee	\$2,000	
	Plan security deposit – refundable upon submission of final as-built drawings	< \$100k \$200 >\$100k \$500	

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	Additional for each sleeping unit or classroom	Per room \$50	
	Plumbing – up to 5 inspections, meetings or call-outs	\$250	
	Plumbing – up to 10 inspections, meetings or call-outs	\$500	
	Plumbing – up to 20 inspections, meetings or call-outs	\$1,000	
	Tree removal /reforestation fee	\$500	
	Exterior storm drainage systems Plus inspections as noted above	\$200	
Water/sewer tap Separate sewer tap fee required for Erie County Sewer District 1	Fee per tap	\$500	
Alterations			
Electrical inspections must be conducted by one of the Town-approved Electrical Inspection Agency			
One- or two-family dwellings or multiple single family dwellings (townhouses) regulated by the Residential Code of New York State	Amount per each \$1,000 value of construction per Engineer's Estimate of Cost or Contract for Construction Services	\$7	
Solar panels or electrical back-up generators - residential	Base fee	\$50	
Buildings and structures regulated by the Building Code of New York State	Amount per each \$1,000 value of construction per Engineer's Estimate of Cost or Contract for Construction Services	\$10	
Solar panels - commercial	Amount per value of construction per Engineer's Estimate of Cost or Contract for Construction Services Up to \$750,000 Between \$750,000 & \$1.5 million Greater than \$1.5 million	\$500 \$1,000 \$1,500	
Smoke and Fire Sprinkler Systems	Base fee Each additional inspection, meeting or call-out after two (2) inspections	\$100 \$50	
Plumbing – Commercial/Residential			
Additional fee of \$50 will be charged for failed or additional inspections, meeting or call-out.			
Boiler/hot water heating systems, furnace and/or duct work	For each installation	\$50	
Bubbler systems	For each installation	\$50	
Catch basins/manholes (new and replacement)	Per fixture	\$50	
Drain tile (interior and exterior)	For each installation	\$50	
Fixture replacement with rough plumbing	Up to 3 fixtures Each additional fixture	\$50 \$10	

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Hot water tanks, tankless water heaters, water services, re-pipe water lines, sewer caps, back-up generators (permanent installation)	For each installation	\$50	
Inflow & Infiltration inspection (residential and residential vacant land)	For each building or vacant lot	\$50	
Inflow & Infiltration inspection (commercial or commercial vacant land)	For each building or vacant lot	\$150	
Lawn sprinklers	Base fee	\$50	
RPZ/backflow	Per unit	\$50	
Sewer repair – exterior	Base fee	\$50	
Sewer repair – interior	Base fee	\$50	
Storm water drainage	For first acre For each additional acre	\$300 \$200	
Sump pump/water back-up pump	Base fee	\$50	
Time of sale inspection	Base fee	\$100 (offsets against permits if required)	
Plumbing Licenses			
Master Plumber’s Examination	Per applicant	\$150	
Master Plumber’s Annual License Renewal	Annual renewal	\$100	
Journeyman Plumber’s Examination	Per applicant	\$50	
Journeyman Plumber’s Annual License Renewal	Annual renewal	\$35	
Sewer Contractor’s Examination	Per applicant	\$150	
Sewer Contractor’s Annual License Renewal	Annual renewal	\$100	
Waterproofing Contractor’s Examination	Per applicant	\$100	
Waterproofing Contractor’s Annual License Renewal	Annual renewal	\$50	
Plumbing Penalties			
All penalties must be paid prior to pulling any new permits			
Failure to call for required inspection – first event	Residential Commercial	\$100 \$200	
Failure to call for required inspection – second event	All cases	Loss of Town Plumber’s license	
Pulling permit for other/ failure to supervise plumbing staff on site – first event	All cases	\$500	
Pulling permit for other/ failure to supervise plumbing staff on site – second event	All cases	Loss of Town Plumber’s license	

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Change of Tenant			
Base fee	Plumbing, Fire and Project Manager inspections – up to 5 inspections, meetings or call-outs	\$250	
Not ready or failure to meet for scheduled inspection counts as inspection	Each additional inspection, meeting or call-out after 5 inspections	\$50	
Fire Inspections/Operating Permits			
Electrical inspections must be conducted by one of the Town-approved Electrical Inspection Agency			
Bon Fire/Open Burns - must be approved by Town Board	Per event	\$25	
Commercial sprinkler/alarm systems – installation or alteration of 25% or more of system or devices (excludes repairs for which permit is not required)	Base fee	\$100	
Commercial fire suppression system – installation (excludes repairs for which permit is not required)	Base fee	\$100	
Elevators	Annual reports must be forwarded to Fire Inspector for review	No permit required	
Fire Works - - must be approved by Town Board	Per event	Based on application with minimum \$200	
Hazardous materials	Annual permit and inspection fee	\$100	
Commercial (any non-residential building not otherwise named in this section)	Triannual permit and inspection fee	\$100	
Public Assembly permit (commercial enterprises with occupancy loads of 50 or more)	Annual permit and inspection fee	\$100	
Multiple dwellings (3 or more units) The common areas are those "within a building that are available for common use by all tenants, (or) groups of tenants and their invitees."	Triannual permit and inspection fee	\$200 for first 5 common areas; \$100 for every 5 additional common area	
New private hydrant(s)	Per first hydrant	\$100	
	Each additional hydrant	\$50	
Replace existing hydrant(s)	Each hydrant	\$50	
Storage tank demolition	Per tank	\$50	
Storage tank installation	First tank	\$150	
	Each additional tank	\$50	
Tent for public assembly or commercial use	Each tent per event	\$50	
Special Permits & Fees			
Electrical inspections must be conducted by one of the Town-approved Electrical Inspection Agency			
Building relocation - Residential	Siting of a manufactured home (includes up to 5 required inspections)	\$400	
	Each additional inspection, meeting or call-out after 5 inspections	\$50	

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Building relocation - Commercial	Amount per each \$1,000 value of construction per Engineer's Estimate of Cost or Contract for Construction Services	\$10	
Demolitions – Residential accessory structure	Less than 450 sq. ft. – no permit required	\$0	
Demolitions - Residential	Base fee per structure	\$150	
Demolitions - Commercial	Base fee per structure	\$150	
Foundation repairs - residential	Base fee per structure Plumbing separate inspection fee	\$150 Add at permit	
Foundation repairs - commercial	Amount per each \$1,000 value of construction per Engineer's Estimate of Cost or Contract for Construction Services	\$10	
Other – any item not noted above	Base fee Each additional inspection, meeting or call-out	\$50 \$50	

Signs

Wall, free-standing signs	Per face	\$100	
Temporary sign	Base fee Refundable deposit (returned when sign is removed prior to expiration date of temporary sign posting period as stated in permit)	\$100 Possible refund of \$50	

Notes

Fees are waived for all governmental agencies, authorities or departments.

No other fees may be waived or amended.