

Town of Ulster 2019 Fee Schedule

A. Town Clerk

Copies of Town Code:

- (1) Complete Code Book: fifty dollars (\$50)
- (2) Zoning regulations: zoning books - ten dollars (\$10), zoning maps - six dollars (\$6), subdivision books - five dollars (\$5).

Town Clerk fees:

- (1) Accident report: twenty-five cents (\$0.25) per page.
- (2) Bingo, per occasion: eighteen dollars and seventy-five cents (\$18.75).
- (3) Boat fees:
 - (a) Seasonal permit: fifty dollars (\$50) per trailer.
 - (b) Daily permit: eight dollars (\$8) per trailer.
- (4) Copies, per sheet: twenty-five cents (\$0.25).
- (5) Dog licenses:
 - (a) Spayed/neutered: six dollars (\$6) per dog
 - (b) Non-Spayed/Non-neutered: sixteen dollars (\$16) per dog
 - (c) Enumeration fee: five dollars (\$5)
 - (d) Late fee for licenses obtained 60 days after due date: five dollars (\$5)
- (6) Entertainment permits/ event permits, per scheduled occasion: one hundred dollars (\$100).
- (7) Freedom of Information Act:
 - (a) Per page copy fee: twenty-five cents (\$0.25).
 - (b) For extensive searches of archive records: twenty-two dollars (\$22) per hour.

- (8) Games of chance, per year: twenty-five dollars (\$25).
- (9) Going out of business: five hundred dollars (\$500).
- (10) Hawkers and peddlers:
 - (a) Per day: twenty-five dollars (\$25)
 - (b) Three days: fifty dollars (\$50)
 - (c) Per month: one hundred dollars (\$100)
 - (d) Per year: three hundred dollars (\$300)
- (11) Junkyard permit fee: one thousand dollars for startup (\$1,000)
two hundred dollars (\$200) per year renewal.
- (12) Marriage license: Forty dollars (\$40).
- (13) Mobile home permits (on private land for originals and replacements): fifty dollars (\$50).
- (14) Mobile home parks, per lot permitted: ten dollars (\$10).
- (15) Pavilion permit:
 - April 1st to September 30th
 - (a) For resident: small pavilion – Weekend: one hundred dollars (\$100),
Weekday: fifty dollars (\$50); large pavilion – Weekend: two hundred dollars (\$200).
Weekday: one hundred dollars (\$100).
 - (b) Nonresident: small pavilion – Weekend: one hundred-fifty dollars (\$150)
Weekday: seventy-five dollars (\$75); large pavilion – Weekend: two hundred seventy-five dollars (\$275)
Weekday: one hundred-fifty dollars (\$150)
 - October 1st to October 31st
 - (a) Small pavilion - Weekend: forty dollars (\$40), Weekday: twenty dollars (\$20); large pavilion - weekend: eighty dollars (\$80); Weekday: forty dollars (\$40)
- (16) Tax bills - The fee for mailing of the notice of unpaid taxes, shall be a charge against the parcel, shall be pursuant to section 987 of Real Property Tax Law \$2.00.

C. Building Department

Building Permits:

(1) Residential – 1 and 2 family

Fee

Value of Construction

\$0 to \$2,000	\$12.00; permit must be obtained
\$2,001 to \$25,000	\$18.00, plus \$6.00 for each additional \$1,000 or fraction over \$2,000 to and including \$25,000
\$25,000 to \$50,000	\$150.00 for first \$25,000, plus \$5.00 for each additional \$1,000 or fraction thereof to and including \$50,000
Over \$50,000	\$270.00 for the first \$50,000 plus \$4.00 for each additional \$1,000 or fraction thereof

Along with the Building Permit fee, the Certificate of Occupancy fee will be paid.

(2) Commercial and Multi-family Uses

New Construction:

The Building permit fee will be calculated on the gross floor square foot area (based on exterior building dimensions including all walls and common-areas).

Gross Sq. Ft of Buildings/Structures	Fee Per Sq. Ft.
Up to 5,000	\$0.60 per sq. ft. or a min. of \$450
Over 5,000 up to 20,000	\$3,000.00 plus \$0.50 per sq. ft. over 5,000
Over 20,000 up to 50,000	\$10,000.00 plus \$0.40 per sq. ft. over 20,000
Over 50,000	\$20,000.00 plus \$0.30 per sq. ft. over 50,000

An escrow account will be established to cover consultant's costs as required.

See *Escrow Amounts*.

Alterations or modification under construction:

\$0.30 per sq. ft. of gross floor area. Minimum of \$300

An escrow account will be established to cover consultant's costs as required.
See *Escrow Amounts*.

(3) Improvement Plan Inspection Fee:

Commercial and Multi-family residential: Where special site conditions require full-time inspection, the additional cost will be paid by the applicant.

(4) Other inspections and fees related to building construction:

(a) Requested inspections outside of normal business hours: fifty dollars (\$50.) per hour [minimum charge: two (2) hours in addition to the permit fee].

(b) Additional plan review required by changes, additions or revisions to approved plans: forty dollars (\$40.) per hour.

(c) In the event that an application for a building permit is not approved, the applicant shall be entitled to a refund of fifty percent (50%) of the fee paid. There is no refund on approved and issued permits.

(d) Building permit extension of one year: twenty dollars (\$20.) or ten percent (10%) of the original building permit fee, whichever is larger.

(5) Certificate of occupancy: **If building permit is in effect:** fifty dollars (\$50.) for one or two family dwellings. For all others, the charge is fifty percent (50%) of building permit fee. **If a building permit is not in effect:** and the work is partially or completely done, then in addition to the certificate of occupancy fee and building permit fee, there will be an additional compliance fee of two hundred dollars (\$200.) for a one or two family dwelling and one thousand dollars (\$1000.) for all other uses.

(6) Temporary certificates of occupancy:

(a) First temporary certificate of occupancy: two hundred dollars (\$200.) plus performance bond on remaining work required under site plan approval.

(b) Second and subsequent temporary certificates of occupancy: two hundred dollars (\$200.).

(c) No more than three (3) temporary certificates will be issued.

(7) Floodplain permits:

(a) Flood development permit: three hundred dollars (\$300.).

(8) Copy certificate of occupancy title search:

Residential Property \$ 75.00
Commercial Property \$100.00

(9) Demolition permit:

Residential Property \$150.00
Commercial Property \$500.00 plus \$.10 per square foot

(10) Blasting Fee: one hundred fifty dollars (\$150.) per parcel. Permit expires 30 days after issuance

(11) Other Permits (includes inspection for certificate of compliance):

(a) Fences - \$25

(b) Woodstoves - \$100

(c) Tents – Residential: No charge

Commercial: \$10 per day with no more than 15 days within a calendar year

(d) Fire/Burglar Installation Permit Fee for other than a 1 or 2 family residence is \$100 per install or remodel/alteration

(e) Fuel tank removal:

Residential Property \$ 50.00

Commercial Property \$100.00

(f) Roofs – based on cost of construction

(Residential/Commercial)

(12) Fire Inspections: As mandated by the Uniform Fire Prevention & Building Code
For each visit, fee based on gross square footage of floor area.

Size of Structure	Fee per Square Foot
Up to 2,000 sq. ft.	\$0.0150 per sq. ft.
Over 2,000 sq. ft. but not over 5,000 sq. ft.	\$30.00 plus \$0.0125 per sq. ft. for area over 2,000 sq. ft.
Over 5,000 sq. ft. but not over 10,000 sq. ft.	\$67.50 plus \$0.0100 per sq. ft. for area over 5,000 sq. ft.
Over 10,000 sq. ft. but	\$117.50 plus \$0.0075 per sq. ft.

not over 25,000 sq. ft.	for area over 10,000 sq. ft.
Over 25,000 sq. ft.	\$230.00 plus \$0.0060 per sq. ft. for area over 25,000

In the event the Fire Inspector is required to inspect a premise a third time to insure compliance with the Code an additional fee of \$100 is to be charged.

In the event the Fire Inspector is required to inspect a premise a fourth time to insure compliance with the Code an additional fee of \$125 is to be charged.

In the event of non-compliance with the Fire Inspector’s recommendations after a fourth visit the property owner will be subject to fines and expenses imposed by the Town Justice Court.

(13) Sign Fees:

(a) Fixed freestanding signs:

- (1) Twenty-five dollars (\$25.) revised sign permit.
- (2) Twenty-five dollars (\$25.) each, plus five dollars (\$5.) per square foot of sign face.

(b) Temporary and/or portable signs:

- (1) Maximum size: five by ten (5 x 10) feet; permit must be obtained by property owner.
- (2) Seventy-five (\$75) a month.

(c) Certificate of compliance for non-occupied structures - \$25.00.

(14) Penalty Fees: An additional fee in the amount of \$250.00 for residential construction work or \$500.00 for commercial construction shall accompany an application for a building permit which is submitted to the Town of Ulster Building Department after the work contemplated by the applicant has commenced. [LL# 1 of 2014 - Adopted on 2-6-2014]

(15) Landlord Registration Fees:

(a) The one time Registration Fee is \$20.00 per unit.

(b) The Inspection Fee is as follows:

3 – 9 Units	\$100.00 plus	\$45.00 per unit
10 – 20 Units	\$200.00 plus	\$40.00 per unit
Over 20 Units	\$350.00 plus	\$35.00 per unit

D. Planning Board Fees [Note: Refunds of site plan fees shall be limited to plans withdrawn prior to Planning Board review.]:

- (1) Site plans, residential (attached; multiple dwellings; duplex, etc.): sixty dollars (\$60.) per dwelling unit applied for, plus one hundred dollars (\$100.00) per one thousand (1,000) gross square feet of nonresidential structure.
- (2) Site plans, commercial/office/individual:
 - (a) Four hundred dollars (\$400), plus a fee based on the gross square footage of the floor area as follows:

Size of Structure In Square Feet	Fee per Square Foot
Up to 2,000	\$0.30
Over 2,000 up to 5,000	\$600 plus \$0.25 over 2,000
Over 5,000 up to 20,000	\$1,250 plus \$0.20 over 5,000
Over 20,000 up to 50,000	\$4,000 plus \$0.15 over 20,000
Over 50,000	\$7,500 plus \$0.10 over 50,000

- (b) Site plan for signs only: fifty dollars (\$50), plus sign permit fee of twenty dollars (\$20) each, plus five dollars (\$5) per sq. ft. of sign face.
- (3) Site plan renewal/extension: twenty percent (20%) of application fee.
- (4) Special Use Permit: fifty dollars (\$50) plus Site Plan fees.
- (5) SEQR review [additional fee]:
 - (a) SEQR, Type II and unlisted actions: included in site plan fee except when a positive SEQR declaration is reached, in which case the fees are the same as for a Type I action.
 - (b) Type I action: application fee of three hundred dollars (\$300.) plus actual expense of review (time and materials), subject to the fee limitation in 6 NYCRR Part 617.13.
 - 2% of total cost for residential;
 - ½ of 1% of total cost as provided in 6 NYCRR 617.13
- (6) Sign permit fee: Same as Site Plan.
- (7) Subdivisions:

- (a) Sketch plan review: One hundred dollars (\$100) for each submission to Planning Board.
- (b) Lot line revision for adjustments and deletions; Two Hundred Dollars (\$200)
- (c) Preliminary plat, major subdivision: Three hundred dollars (\$300), plus two hundred dollars (\$200) per each newly created lot.
- (d) Preliminary plat, minor subdivision: Three hundred dollars (\$300), plus one hundred (100) per lot
- (e) Recreation fee (in lieu of land) One Thousand dollars (\$1,000) per dwelling unit.
- (8) Workshop: A fifty (\$50) dollar cancellation fee will be charged to all persons making appointments to the weekly workshop sessions. This fee is to be received at the scheduling of workshop appointments and will be returned to the individual at the time of the appointment. If the appointment is not kept the fee will be retained by the Town.

E. Zoning Board of Appeals Fees

RESIDENTIAL

- (1) Area Variance: fifty dollars (\$50)
- (2) Use Variance: one hundred dollars (\$100)
- (3) Public Hearing: fifty dollars (\$50)
- (4) Sign variances: one hundred dollars (\$100) plus public hearing - \$50.
- (5) 280-variances: two hundred fifty dollars (\$250)
- (6) Interpretation: fifty dollars (\$50)
- (7) Appeals from decisions of administrative officer: two hundred fifty dollars (\$250)

COMMERICAL

- (1) Area or Use Variance: two hundred fifty dollars (\$250)

F. Escrow Amounts

- (1) Upon application to the Town Board, Building Department, Planning Board or Zoning Board of Appeals for any action or approval provided by law, the applicant shall deposit with the Town an amount determined by the approving agency to be sufficient to cover the reasonable and necessary costs of engineering, planning, legal and other consulting fees incurred by the Town in connection with the inspection and review of the application, including all costs necessary to comply with the State Environmental Quality Review Act. The approving agency

may require the deposit of additional amounts from time to time thereafter if necessitated by further professional consulting fees in connection with the inspection and review of an application. If such additional amount is not deposited with the Town within 20 days after the applicant is notified in writing of the requirement for such additional deposit, the approving agency may suspend its inspection and review of the application. The amount of the deposits and costs set forth herein shall be audited by the Town Supervisor.

- (2) Any portion of the deposit that is not expended during the inspection and review of the application shall be returned to the applicant upon final approval by the Town.
- (3) Should the actual consulting fees exceed the deposit made to the Town for the application, the applicant shall reimburse the Town for the difference prior to the final approval of the application. No final approval shall be granted to the applicant unless all professional consulting fees charged in connection with the inspection and review of the application have been reimbursed to the Town.
- (4) The deposits made to the Town hereunder shall be placed in an account deemed appropriate by the Town Board.

G. Water Rates

Bright Acres Water District, water rates: first 9,000 gallons or any portion thereof in each quarter: \$68.00; 9,001 - 20,000 gallons for \$6.43 per 1,000 gallons or any portion thereof: 20,001 – 50,000 gallons for \$7.06 per 1,000 gallons or any portion thereof: 50,001 gallons and above for \$8.54 per 1,000 gallons or any portion thereof.

Cherry Hill Water District, water rates: first 5,000 gallons or any portion thereof in each quarter: \$24.00; 5,001 gallons and above for \$4.84 per 1,000 gallons or any portion thereof.

Glenerie Water District, water rates: first 5,000 gallons or any portion thereof in each quarter: \$24.00; 5,001 gallons and above for \$3.88 per 1,000 gallons or any portion thereof.

Halcyon Park Water District, water rates: first 5,000 gallons or any portion thereof in each quarter: \$20.50; 5,001 – 20,000 gallons for \$3.38 per 1,000 gallons or any portion thereof: 20,001 – 50,000 gallons for \$4.01 per 1,000 gallons or any portion thereof: 50,001 gallons and above for \$4.62 per 1,000 gallons or any portion thereof.

East Kingston Water District, water rates: first 5,000 gallons or any portion thereof in each quarter: \$24.00; 5,001 gallons and above for \$4.49 per 1,000 gallons or any portion thereof.

Spring Lake Water District, water rates: first 5,000 gallons or any portion thereof in each quarter: \$28.75. Over 5,001 gallons and above for \$7.10 per 1,000 gallons or any portion thereof.

Ulster Water District, water rates: first 5,000 gallons or any portion thereof in each quarter: \$24.00. For over 5,000 gallons: \$3.16 per 1,000 gallons up to 200,000 gallons. Over 200,000 gallons: \$3.97 per 1,000 gallons or any portion thereof.

Inter – District Rates:
 Sales from Ulster Water District - \$3.74 per 1000 gallons or any portion thereof
 Sales from Cherry Hill Water District - \$4.12 per 1000 gallons or any portion thereof

H. Water tap permit:

H-1 Fees:	<u>Size of Tap</u>	<u>Fee</u>
	<u>(inches)</u>	
	¾	\$ 350.00
	1	450.00
	1 ¼	500.00
	1 ½	550.00
	2	700.00
	4	1,000.00
	6	1,500.00
	8	2,200.00
	10	4,000.00
	12	6,000.00

H-2 The tapping of water mains or distribution pipes, the furnishing of the corporation cocks, the curb cock and the box shall be provided by the district. The cost of the above-mentioned material shall be included in the permit fee for a three-fourths inch tap. All materials for a larger tap shall be provided by owner of the property.

H-3 Water usage studies: If prior years' records have to be removed from storage to compile request, a fee of fifteen dollars (\$15.) per hour with a two-hour minimum will have to be paid in advance via estimate to actual settled at conclusion of project.

H-4 Turning water on after being turned off at the curb stop: thirty dollars (\$30).

H-5 Replacement of residential meters after pipe burst: one hundred fifty-five dollars (\$155) or value of meter. Replacement of frost plate for residential meters: fifty dollars (\$50) or value of frost plate, plus value of water lost as estimated by the district superintendent.

H-6 Reapplication for water after water has been shut off at the corporate cock: not less than one hundred dollars (\$100).

H-7 Quarterly commercial minimum meter charge: all districts

METER SIZE	MINIMUM GALLONS
1"	23,000
1 ½"	38,000
2"	75,000
3"-7"	100,000
8" and above	200,000

H-8 Bulk water sales for distribution, use or consumption outside the water district: twelve dollars (\$12) per thousand (1,000) gallons.

H-9 Sprinkler Systems: Three Hundred Dollars (\$300.00) per year or Seventy Five Dollars (\$75.00) per quarter.

H-10 Outside district: district rate plus twenty five percent (25%).

I. Sewer rates

Ulster Sewer Improvement Area: Five thousand (5,000) gallons or any portion thereof in each quarter: \$14.25. For over five thousand (5,000) gallons: \$2.27 per one thousand (1,000) gallons or any portion thereof.

Washington Ave Sewer District: Five thousand (5,000) gallons or any portion thereof in each quarter: \$64.00. For over five thousand (5,000) gallons: \$12.89 per one thousand (1,000) gallons or any portion thereof. Each property that is not serviced by municipal water shall be charged one hundred and fifty (\$150.00) in each quarter or for the actual use as above if the private well that services the property has a meter accessible to the Sewer District.

J. Sewer permit fee, Ulster Sewer District, Washington Ave. District and Whittier:

- (1) Residential: seventy-five dollars (\$75).
- (2) Commercial: two hundred fifty dollars (\$250).
- (3) Industrial: one thousand dollars (\$1,000).
- (4) Wastewater discharge permit: three thousand five hundred dollars (\$3,500).

K. Transfer Station Fees

PERMITS:

- Per year \$50.00

- Second permit \$40.00
- Half year \$40.00 (pro-rated on a half-year basis after July 1)
- Single day \$20.00

For Town of Ulster Residents over the age of 62 only, the following fees apply

- Per year \$35.00
- Half year \$27.50 (pro-rated on a half-year basis after July 1)
- Second permit \$27.50
- Single Day \$10.00

COUPONS:

- Book of Twenty \$80.00
- Book of Ten \$40.00
- Book of Five \$20.00
- One coupon \$ 4.00

Permits, coupon books and single coupons may be purchased with cash, check or money order at the Town Clerk’s Office. **Permits and coupon books may be purchased at the Transfer Station by check or money order only.**

CHARGEABLE ITEMS:

REFRIGERATORS, AIR CONDITIONERS AND DEHUMIDIFIERS ARE NOT ACCEPTED.

- Appliances 5 coupons or \$ 20.00
- Bedding
 - Twin and full mattress 3 coupons or \$ 12.00
 - Box spring 3 coupons or \$ 12.00
 - Queen or larger 4 coupons or \$ 16.00
 - Box spring 4 coupons or \$ 16.00
- Couch 4 coupons or \$ 16.00
- Dresser/chest 1 coupon or \$ 4.00 per drawer space
- Folding chair 1 coupon or \$ 4.00
- Household trash 1 coupon or \$ 4.00 per 30-35 gallon bag
- Love seat 3 coupons or \$ 12.00
- Living room chair 3 coupons or \$ 12.00
- Non-upholstered chair 2 coupons or \$ 8.00
- Tires (car and pickup **only**) 2 coupons or \$ 8.00

BRUSH AND CLEAN LUMBER:

Must be 6” or less in diameter and 6’ or less in length

- Pickup truck load 2 coupons or \$ 8.00
- 1-ton truck or larger 4 coupons or \$ 16.00

PROPANE GAS TANK:

- 20 pound – shut off valve must be removed 1 coupon or \$ 4.00

COMPOST (Remove if not in biodegradable paper bags)

- Grass clippings and leaves, etc. No charge

THE FOLLOWING ITEMS ARE NOT ACCEPTED:

- Construction materials/debris
- Demolition materials/debris
- Hazardous waste

THE FOLLOWING ITEMS ARE ACCEPTED AT NO CHARGE (Permit required)

- Recyclable glass (only clear, green or brown)
- Bottles
- Jars
- Recyclable plastic
- Cans
- Lids
- Cardboard (MUST BE FLATTENED)
- Brown
- Gray
- Brown bags
- Magazines and junk mail
- Various types of colored printed materials
- Phone books
- Newspapers
- Electronics
- Scrap metal (MUST BE SEPARATED – STEEL/ALUMINUM/COPPER)
Metal items only (less than 2 cu.ft.)