



TOWN OF WHEATFIELD

COUNTY OF NIAGARA

Office of Building, Plumbing, Electrical and Zoning

2800 Church Road, North Tonawanda, NY 14120

Phone: (716) 694-1026 Fax: (716) 694-1800

www.wheatfield.ny.us

Building Department Fee Schedule

Effective September 10, 2018

Re Residential Buildings

Single Family Dwellings	\$300.00
Lot Fee	\$100.00
Recreation Fee	\$350.00
Top Soil Certification	\$125.00
Storm Water Connection & Drainage	\$250.00
Curb Cut & Driveway Construction	\$250.00

Two Family Dwellings	\$375.00
Lot Fee	\$100.00
Recreation Fee - Per Unit	\$350.00
Top Soil Certification	\$125.00
Storm Water Connection & Drainage	\$250.00
Curb Cut & Driveway Construction	\$250.00

Multiple Family Dwellings	
First 5 Dwelling Units	\$400.00
6 - 15 Dwelling Units - Per Unit	\$200.00
All Additional Dwelling Units - Per Unit	\$150.00
Lot Fee	\$100.00
Recreation Fee - Per Unit	\$350.00
Top Soil Certification	\$125.00
Storm Water Connection & Drainage	\$250.00
Curb Cut & Driveway Construction	\$250.00

Model Home Permit (additional fee) \$250.00

Residential Additions (including porches or covered porches, gazebos or pavilions etc.) \$50.00 plus 15¢ per sq. ft.

Residential Remodeling of Existing Structure \$50.00 plus 10¢ per sq. ft.

Garage/Shed & all other residential accessory structures 10¢ per sq. ft.
\$30.00 minimum

Renewal of Building Permit (extension of 1 year)		50% of orig. cost - \$30 minimum
Unoccupied Agricultural buildings		\$250.00
Certificate of Occupancy or Compliance - (applies only to previously occupied buildings)		\$35.00
Commercial Vehicle Permit – ZBA Approval required		\$50.00
Deck Permit		\$50.00
Fence Permit	Residential	\$30.00
	Commercial	\$35.00
Foundation Only	Residential	\$50.00
	Commercial	\$300.00
Fuel Tanks	In Ground	\$50.00
	Above Ground (1000 gallon & up)	\$50.00
Comprehensive Plan Books		\$15.00
Roof Permit	Residential	\$50.00
	Commercial	\$100.00
Tr Sign Permit		\$50.00
Swimming Pools	Above ground	\$35.00
	In ground	\$75.00
Wood Burning Stoves or Fireplaces		\$35.00
Standard Specs CD		\$10.00
Truss Signage		\$50.00
Standard Specs Book		\$15.00

Comprehensive Plan Books	\$15.00
Commercial Buildings	\$100.00 plus 25¢ per sq. ft.
Storm Water Connection & Drainage	\$250.00
Curb Cut & Driveway Construction	\$250.00
Truss Signage	\$50.00
Top Soil	\$125.00
Industrial Buildings	\$200.00 plus 30¢ per sq. ft.
Storm Water Connection & Drainage	\$250.00
Curb Cut & Driveway Construction	\$250.00
Truss Signage	\$50.00
Topsoil	\$125.00

Commercial & Industrial - Remodel, Repair, Addition or Alteration of Existing:

Construction of less than 1500 sq.ft.	\$300.00
1501-5000 sq. ft.	\$750.00
Over 5000 sq. ft.	\$1500.00

Stadiums, Arenas and Similar Construction - retail space, office space and other related commercial facilities located within are charged the usual commercial fees. \$500.00

Cellular Towers Permit	\$1500.00
Annual Tower Inspection Fee	\$1,000.00

Miscellaneous

Permit to develop in a flood hazard	\$100.00
Flood zone variance	\$100.00
Flood zone letter	\$25.00
Letter of zoning or use compliance	\$25.00
Resubmittal of plans on same lot	\$100.00

- Building fees for Condominiums and Town Houses - consistent with those of a single family dwelling. Each unit is owned individually and requires a separate building permit and certificate of occupancy.
- No Permit obtained or delayed - In the event work requiring a building permit was commenced without first having the appropriate permit applied for, secured and obtained, said permit fee will be doubled. Each day is considered a separate violation.
- Stop Work Order - \$100.00 fee to commence construction again after the stop work problem is addressed.

FEES FOR PLANNING & ZONING

PLANNING BOARD

APPLICATION FOR REZONING.....\$150

APPLICATION FOR REVIEW AND APPROVAL OF SUBDIVISION

FOR 1ST 20 LOTS.....\$65 PER LOT

OVER 20 LOTS.....\$40 PER LOT

APPLICATION FOR SITE PLAN REVIEW.....\$200

** FOR EACH REVIEW AFTER SECOND REVIEW.....\$150

SPECIAL USE PERMIT.....TEMPORARY.....\$75

PERMANENT.....\$150

TOPSOIL REMOVAL PERMIT.....\$750

ZONING BOARD OF APPEALS

VARIANCE TO ZONING ORDINANCE.....\$100

DISH ANTENNA SPECIAL PERMIT (PERMANENT).....\$50