

TOWN OF LLOYD DEVELOPMENT

16-Apr-25

This Fee Schedule is established in order to ensure that the costs of any engineering, environmental, planning, legal, inspection or other fees or costs incurred by the Town of Lloyd with respect to matters brought before the Planning Board, the Zoning Board of Appeals, Town Board or any Town departments are to be borne by the Applicant.

Upon the filing of any application or any application for a permit, the Applicant shall pay or deposit with the Town a sum of money calculated in accordance with the fee structure as described below. In the case of Site Plan or Subdivision approval, the fee shall be calculated at the time of approval of the Site Plan or Subdivision, and all fees must be paid to the Town before the Town signs the plat or maps.

All Bonding for improvements must be in place before the Site Plan or Subdivision Plat is signed

All fees described below are to be paid at the Building Department, using checks, money orders, or, when less than seventy-five (75) dollars, cash. Checks should be made out to the Town of Lloyd.

The Town shall not schedule an Applicant for appearances before any of the Boards to discuss any application or process any permit application until the appropriate fees are paid in full and required escrow accounts are up to date.

A Certificate of Occupancy shall not be issued unless all fees incurred by the Applicant's project have been paid in full to the Town.

This Fee Schedule may be revised from time to time by the Town of Lloyd

SECTION	FEE	When Due
1	Fees do not include required escrow	
1.1	Site Plan Application: All Structures, Commercial and Residential, and Uses \$1,000.00 up to 5,000 sq. ft. of floor area + \$200 per 1,000 sq. ft. over 5,000 sq. ft. of floor area.	Upon Application

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1.2	Parking in Commercial Zones	\$50 per site plan approved required parking space (fee applicable at time of site plan approval).	Before Site Plan signed by Town
2			
		Fees do not include required escrow	
2.1	Subdivisions Application	\$100 per lot	Upon Application
2.2	Lot Line Revision Application	\$200 per submission	Upon Application
2.3	Special Use Permit (Planning Board)	\$300	Upon Application
3			
Town Board Actions		Fees do not include required escrow	
3.1	Rezoning (includes PUDs, PRDs, MUDs and TNDs filing for application/petition) (Town Board)	\$2,500 plus \$500 per acre or part thereof	Upon Application
4			
Recreation Fees			
4.1	Single-Family Homes, Apartments, Condominiums, Cooperatives	\$2,500 per new dwelling unit (fee calculated based on time of approval)	Before site plan or subdivision plat signed by Town
4.2	PUD, PRD, TND, MUD, other overlay zones as incorporated	\$2,500 per dwelling unit)--dwelling units shall include but not be limited to apartments, condominiums, attached or detached homes, convalescent and long term care rooms, in-patient long term care rooms. (fee calculated based on time of approval)	Before site plan or subdivision plat signed by Town
5			
Zoning Board of Appeals		Fees do not include required escrow	
5.1	Residential Variances (ZBA)	\$200 + \$15 per dwelling unit	Upon Application
5.2	Commercial/Industrial Variances (ZBA)	\$500 plus \$45 per 1,000 sq ft of building area	Upon Application
5.3	Soil Mining Variances (Town Board)	\$600 plus \$200 per acre or part thereof	Upon Application
5.4	Interpretation of the Zoning Code	\$200.00	Upon Application

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5.5	Appeal as an Aggrieved Person(s)	\$200.00	Upon Application
5.A	Environmental Review (by any Board performing such review):		
	<p>Review of EAF, DEIS & FEIS documents as prepared by an Applicant and submitted to the Town, including preparation of Environmental Review Documents and Review of Impacts addressed under SEQRA will be charged if the services of a private consultant, as appointed by the Town Board, are required</p>	<p>The actual cost of review may be charged up to 2% of project cost, as stipulated by NYCRR 617.17 as may be amended; an escrow account will be established for the purpose of this review as authorized by Town Code Article IV, Section 100-8(F)(2)</p>	

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6	<p>Inspections for Site Improvements / Building Dept, Highway Dept & Water/Sewer Dept, as appropriate : Residential Developments, Commercial Developments, Industrial Developments, PUDs and PRDs</p>	<p>A designated construction fee account shall be used to cover the cost incurred by the Town in conducting inspection of construction as it progresses until all work is completed and/or a final Certificate of Occupancy is issued. The Building Department is responsible for the construction fee account. A construction fee account in the amount determined necessary by the Town Engineer but not in excess of 10% of the Performance Bond {see Performance Bond Table-9/10/08} shall be computed at the time of the Preconstruction Conference. The amount will be paid in three equal installments as necessary to cover the cost of the inspections made & conducted by the Town, with the first installment paid prior to the start of any construction activity. The first installment is not returnable to the applicant. Any unused amounts from the second, third or subsequent installments will be returned to the appropriate party.</p>	
6.1	<p>Performance Bonds</p>	<p>An amount to be used by the town to cover the costs of unbuilt site improvements. The total amount shall be determined by a person designated by the Town Board using the Table of Rates for Computing Total Amount of Performance Bonds adopted 9-10-08. A 1.5 multiplier will be applied to the total amount using the above table to determine the total amount of bonding required.</p>	
7 Building Permits			
7.1	<p>Accessory Structures</p>		
	<ul style="list-style-type: none"> · Fence - residential 	<p>\$50</p>	<p>Upon application for permit</p>
	<ul style="list-style-type: none"> · Fence - commercial 	<p>\$100</p>	<p>Upon application for permit</p>
	<ul style="list-style-type: none"> · Signs, Residential 	<p>\$50</p>	<p>Upon application for permit</p>
	<ul style="list-style-type: none"> · Signs, Commercial 	<p>\$100 Flat plus \$1.25 per square foot</p>	<p>Upon application for permit</p>

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	· Pools, Above Ground	\$75	Upon application for permit
	· Pools, In Ground	\$250	Upon application for permit
	· Sheds, Prefabricated Drop-off	\$50	Upon application for permit
	· Sheds, Constructed on Site	\$100	Upon application for permit
	· Porches and Decks, open	\$0.30 per square foot	Upon application for permit
	· Porches and Decks, covered	\$0.40 per square foot	Upon application for permit
	· Porches and Decks, enclosed	\$0.40 per square foot	Upon application for permit
	· Garages	\$0.40 per square foot	Upon application for permit
7.2	Alterations (Interior)		
	· Residential (Kitchens, Bathrooms, Rec-room, etc.)	\$0.30 per square foot \$50.00 minimum fee	Upon application for permit
	Commercial	\$0.50 square foot (total work area) \$200.00 minimum fee	Upon application for permit
7.3	Additions		
	Residential	\$0.50 per square foot	Upon application for permit
7.4	New Construction- Single Family		
	Finished Areas	\$0.40 per square foot	Upon application for permit
	Unfinished Areas	\$0.25 per square foot	Upon application for permit
7.5	New Construction – Commercial	\$0.50 per total square foot Minimum \$200.00	Upon application for permit
7.6	New Construction- Agricultural Non-residential, non-agricultural use building on active farm	\$0.20 square foot Minimum \$200.00	Upon application for permit
7.7	Change of Tenant (no construction involved)	\$50.00	Upon application for permit

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7.8	Electrical Installations and Additions (no construction involved) Service upgrades, additional wiring, switches, outlets, etc.		
	Residential	\$50.00	Upon application for permit
	Commercial	\$100.00	Upon application for permit
	Solar Panel Install	\$150.00	Upon application for permit
7.9	Heating Equipment Installation (Furnaces, boilers, fireplaces, woodstoves, etc.) *not covered under a building permit		
	New Installations	\$75.00	Upon application for permit
	Replacements	\$75.00	Upon application for permit
8 Misc			
8.1	Driveway Permit, where no curbs exist (asphalt concrete apron required at all driveways from road edge of pavement to highway taking line)	\$100	Upon application for permit
8.2	Driveway Permit, where curb cut is required (concrete apron required at all driveways where curbs exist)	\$20 per ft of curb cut	Upon application for permit
8.3	Street Opening Permit (installation of and connection to existing utilities within dedicated right of way)	\$100 + \$100 per sq yd of disturbed pavement area	Upon application for permit
8.4	Blasting Permit	\$300 for every 30 days	Upon application for permit
8.5	Research for Municipal Search	\$150	Upon application for permit
8.6	On-Site Inspection for Municipal Search	\$200	Upon application for permit
8.7	Demolition--Residential	\$100 per story per building	Upon application for permit
8.7.1	Demolition--Commercial	\$500 per story per building	Upon application for permit

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8.8	Reinspection (after failed inspection)	\$50	Upon application for permit
8.9	Amendment to Permits	\$50 per amendment	Upon application for permit
8.10	Failure to Obtain Permit	\$500.00 plus permit fee	Upon application for permit
8.11	Expired Permit	2 x Permit Fee	Upon application for permit
8.12	Extension of Permit, 1 year only	½ of Permit Fee (max 2 extensions)	Upon application for permit
8.13	Topsoil and Excavation/Fill/Grading Permits	\$100 + \$500 per acre over 1 acre	Upon application for permit
8.14	Residential SWPPP review (for one and two family dwellings)--Larger SWPPPs will require escrow accounts to be set up	\$100.00	Before review of SWPPP
8.15	Before or After Hours Inspection Fee	\$150.00 per inspector, up to 4 hours	
9	Fire Safety Inspections		
9.1	R1--Transient Housing (hotels, Motels, Boarding Houses, Bed and Breakfast)		
9.1.2	Up to 10 Units	\$150.00	Before Inspection
9.2	More than 10 Units	\$400.00	Before Inspection
9.3	R2-Apartment Houses/Multi-Family/Vacation Time Share properties Residential units	\$100.00 plus \$10.00 per unit, no max	Before Inspection
9.4	A2-Restuarants/ Bars/Nightclubs	\$100.00	Before Inspection
9.5	A3- Church	no fee	N/A
9.6	A3- Art Galleries/ Funeral Parlors / Billiards / Other A3	\$100.00	Before Inspection
9.7	B-Offices / Dry Cleaners / Clinic (outpatient) /	\$100.00 up to 4 suites, \$25.00 each additional suite	Before Inspection
9.8	E- Schools	\$100.00	Before Inspection

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9.90	I2--Hospitals, Nursing Homes, Healthcare Facilities	\$175.00	Before Inspection
9.10	I4- Daycare/Childcare	\$100.00	Before Inspection
9.11	M- Stores/Gas Stations/ Other Merchantile	\$100.00	Before Inspection
9.12	S-Storage/Warehouse	\$300.00	Before Inspection
9.13	Places of Public Assembly	Annual Inspections	
9.13.1	Costs will cover posting, annual inspections, etc.		
9.13.2	50-100 persons	\$100.00	Before Inspection
9.13.3	100-300 persons	\$100.00	Before Inspection
9.13.4	301-600 persons	\$150.00	Before Inspection
9.13.5	601-1000 persons	\$200.00	Before Inspection
9.13.6	1000 or more persons	\$350.00	Before Inspection
10 Burn Permits			
	Burn Permits **Subject to conditions and Fire Department approval		Before Issuance of Burn Permit
10.1	One-Time Permit (two weeks)	\$5.00	
10.2	Seasonal Permit (three months)	\$25.00	
11 Flood Plain Permit			
	Verifiable construction cost		Upon application
	· \$0 - \$20,000	\$50	
	· \$20,000 - \$50,000	\$75	
	· \$50,000 - \$150,000	\$100	
	· \$150,000 or more	\$200	

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12	GIS Data Requests / Copies and Printing		
12.1	Copies 8.5" x 11" or 8.5" x 14"	\$5 per copy	
12.2	Copies larger than 8.5" x 14" (requires use of large format printer)	\$10 per copy	
12.3	Special order map production (requires special features such as overlays)	\$45 per copy	
13	Exceptions		
13.1	Section 281, Cluster Developments, will be subject to subdivision fees but not site plan review fees		
13.2	Applicant for both site plan approval and special use permit approval shall pay only the larger of the two application fees and shall be exempt from payment of the smaller of the two fees		
13.3	Charitable, educational and municipal organizations, including IRS 501C3 organizations as granted by the Town Assessor, are to pay 1/2 the value of the fees quoted herein		
14	Escrows for Planning Board Review.		
14.1	Lot Line realignment/revision	Initial Deposit: \$350 per lot / Minimum Reserve \$100	Upon application

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14.2	Subdivision: per lot	Initial Deposit: \$350 per lot / Minimum Reserve \$100	Upon application
14.3	Special Use Permits	Initial Deposit: \$300 per lot / Minimum Reserve \$100	Upon application
14.4	Short Term Rentals	Initial Deposit: \$400 / Minimum Reserve \$100	Upon application
14.5	Site Plans: Square footage of built and disturbed areas (building, parking lots, etc)		Upon application
	Pre-application Conference	\$500.00	Upon application
	Up to 1,000 sq. ft.	Initial Deposit \$2000 / Minimum Reserve \$200	Upon application
	1,001 to 10,000 sq. ft	Initial Deposit \$7500 / Minimum Reserve \$500	Upon application
	10,001 and over	Initial Deposit \$15,000 / Minimum Reserve \$2000	Upon application
14.6	WBOD Site Plan Review for residential and non-residential accessory structures that would not trigger full site plan review	Initial Deposit \$300 / Minimum Reserve \$100	Upon application
14.7	Rezoning / Overlay Zone		
	Preapplication Conference	Initial Deposit \$1500 / Minimum Reserve \$200	Upon application
14.8	Town Board Review--all overlay and rezoning applications:		
	Concept and Sketch Plan Review		Upon application
	Up to 20 acres	Initial Deposit \$10,000 / Minimum Reserve \$2000	Upon application
	20-100 acres	Initial Deposit \$20,000 / Minimum Reserve \$3000	Upon application
	Over 100 acres	Initial Deposit \$30,000 / Minimum Reserve \$5,000	Upon application

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14.8.1	Town Board Review—all overlay and rezoning applications: Final development review		Upon application
	Up to 20 acres	Initial Deposit \$10,000 / Minimum Reserve \$2000	Upon application
	20-100 acres	Initial Deposit \$20,000 / Minimum Reserve \$3000	Upon application
	Over 100 acres	Initial Deposit \$30,000 / Minimum Reserve \$5,000	Upon application
The above amounts are in addition to any fees due under other sections of this schedule of fees			
15 Escrows for Zoning Board of Appeals applications			
15.1	Area Variance	Initial Deposit \$300	Upon application
15.2	Use Variance	Initial Deposit \$750	Upon application
15.3	Interpretation	Initial Deposit \$300	Upon application
15.4	Appeal as Aggrieved Person	Initial Deposit \$300	Upon application
The above amounts are in addition to any fees due under other sections of this schedule of fees			
16 Miscellaneous			
16.1	Fees are not refundable		
16.2	Escrow accounts will be adjusted and refilled as the need arises.		

Note: References to Fee Schedule as described in Town of Lloyd Town Code.