

TOWN OF MANCHESTER CURRENT BUILDING & ZONING FEES
Original 10/95 UPDATED 5/06 UPDATED 12/17 UPDATED 02/2021***

- FEES, CHARGES AND EXPENSES SHALL BE ASSESSED AS PART OF THE APPLICATION FOR SPECIAL USE
- PERMITS, VARIANCES, APPEALS, SITE PLAN APPROVAL, ZONING PERMITS AND AMENDMENTS TO DEFRAID
- EXPENSES AND A PROCEDURE FOR THEIR COLLECTION. THE TOWN BOARD SHALL ESTABLISH A SCHEDULE OF FEES, CHARGES & EXPENSES AND A PROCEDURE FOR THEIR COLLECTION. THE SCHEDULE OF FEES, CHARGES & EXPENSES SHALL BE POSTED CONSPICUOUSLY IN THE TOWN HALL. THE SCHEDULE OF FEES, CHARGES & EXPENSES MAY BE ALTERED OR AMENDED BY RESOLUTION DULY ADOPTED BY THE TOWN BOARD.
- NO ACTION SHALL BE TAKEN ON ANY APPLICATION OR APPEAL UNTIL ALL APPLICABLE FEES, CHARGES & EXPENSES HAVE BEEN PAID IN FULL AND NOTICE THEREOF FORWARDED TO THE APPROPRIATE BOARD ALONG WITH THE APPLICATION.

BUILDING GENERAL	\$30.00
(Construction or installation of a one story detached structure associated with one and two family dwellings, which are used for tool storage sheds, playhouses or similar uses, provided the gross floor area does not exceed 144 sq. ft.)	
BUILDING (ANY NEW and/or ADDITIONS OR REMODELING)	\$.20 /SF.**
(To include detached or attached accessory building, modular and pre-manufactured homes, decks, door replacement (with structural change) and any construction over 144 sq. ft.	
PERMIT RENEWAL FEE	\$10.00
JUNK YARD LICENSE	\$50.00
COMPLETE CODE BOOK*	\$100.00
CHAPTER 325*	\$15.00
CHAPTER 275 SUBDIVISION	\$10.00
ZONING MAP	\$5.00
SITE PLAN REVIEW AND HEARING NOTICE	\$145.00
SPECIAL USE PERMIT AND HEARING NOTICE	\$145.00
AREA VARIANCE AND HEARING NOTICE	\$145.00
USE VARIANCE AND HEARING NOTICE	\$145.00
FARM STRUCTURE	\$.20/SF (MAX - \$200.00)
CERTIFICATE OF COMPLIANCE	\$25.00
(Included in permit fee for new construction only)	
CERTIFICATE OF OCCUPANCY	\$.25.00
(Included in permit fee for new construction only)	
ANNUAL BUSINESS CERTIFICATE OF OCCUPANCY	\$25.00
C OF O SECURITY DEPOSIT FOR NEW HOMES*	\$150.00
DEMOLITION (EXPIRES IN 90 DAYS)	\$30.00

INTERPRETATION	\$25.00
REROOFING	\$40.00
REPLACEMENT WINDOWS (Structural change or more than 50%)	\$20.00
SWIMMING POOLS/HOT TUBS (2 feet in height and over)	\$50.00
FENCES, Residential	\$25.00
REMOVAL OF STOP ORDER	\$100.00
SIGNS (Home Occupation and Business)	\$50.00
SEPTIC SYSTEM INSPECTION/ PERK TEST	\$50.00
MANUFACTURED HOME LICENSE FEE PER LOT (Parks Only)	\$6.00
CAMPGROUND LICENSE FEE PER LOT	\$6.00
REPLACE MANUFACTURED HOME	\$125.00
SOLAR- RESIDENTIAL	\$50.00
SOLAR- COMMERCIAL	\$4.00/KW
HOME OCCUPATION	\$50.00
SOLID FUEL/VENTLESS GAS/CHIMNEY/FIREPLACE	\$25.00
WATER HEATER/FURNACE	\$25.00
PHOTOCOPIES PER SHEET	\$0.25
CELL TOWER LICENSE FEE - (ANNUAL)	\$250.00
CELLTOWER BUILDING PERMIT FEE	\$150.00
CELL TOWER ADDITIONAL ANTENNA SET	\$150.00
FEE FOR INSPECTION OF MANUFACTURED HOME	
- Within a 10-mile radius of Town Hall	\$50.00
- Outside of 10-mile radius of Town Hall	\$100.00
CODE AMENDMENT APPLICATION FEE	\$50.00
FUEL TANKS: INSTALL OR REMOVE	\$50.00
REPLACEMENT ALARM SYSTEMS	\$25.00

*See Res. #47/2006 – 3/14/06

** See Res. #125/2003 – APPROVAL TO ROUND OFF TOTAL TO NEAREST DOLLAR

***See Res. # 157 Update Fees 12/12/17

SUBDIVISION FEES:

- The fee shall be a minimum of fifteen dollars (\$15.00) for each subdivision constituting two (2) or less acres in total size.
- For subdivisions with a total land area in excess of two (2) acres, a fee of twenty dollars (\$20.00) plus five dollars (\$5.00) per acre over the two (2) acres will be submitted to the town clerk by the Subdivider.

**** In addition to any other fees provided herein or elsewhere, upon application for a building permit for new residential construction a security deposit in the amount of one hundred fifty dollars (\$150.00) shall be paid which, within ten (10) days after the issuance of the certificate of occupancy will be refunded in full****