

Town of Gates

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Town Council
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DEPARTMENT OF PUBLIC WORKS
PERMIT, INSPECTION AND APPLICATION FEE SCHEDULE

Adopted by the Town Board on January 2, 2025

I. Building Permits

New Construction

Residential, Single and Two Family	\$0.30 per square foot
Residential, Multi-Family	Use Alteration Schedule
Residential, Accessory	Use Alteration Schedule
Commercial or Industrial	Use Alteration Schedule

Additions

Residential.....	\$100.00 + 0.30 per square foot
Multi-family, Commercial or Industrial	Use Alteration Schedule

Alteration or Remodeling

\$0 to 14,999	\$200.00
\$15,000 to 29,999	\$300.00
\$30,000 to 49,999	\$500.00
\$50,000 +	0.8% of Valuation

Cell Towers

Modifications to Existing.....	\$100.00 + Alteration Schedule
New Construction	\$950.00 + Alteration Schedule

Certificates of Occupancy

Residential.....	\$250.00
Commercial or Industrial	\$400.00

Chickens (Chapter 62) \$60.00

Decks, Gazebos and Porches

Residential, Up to 144 square feet	\$60.00
Residential, Over 144 square feet	\$60.00 + 0.12 per square foot
Residential, Replacement of Guards, Stairs and/or Decking	\$20.00
Commercial.....	\$0.12 per square foot (\$150.00 min)

Demolition

Residential.....	\$50.00
Commercial or Industrial	\$0.06 per square foot (\$250.00 min)

Elevator Inspection Certificates..... \$100.00

Fences \$60.00

Fill Permit	\$100.00
Flood Plain Development	\$150.00 (waived with Site Plan Approval)
Foreclosures (Chapter 147-5)	\$75.00
Foundations	
Residential	\$50.00
Commercial up to \$50,000	\$250.00
Commercial - \$50,001 and up	\$400.00
Garages and Carports (Permanent Only)	Use Alteration Schedule
Generators	
Residential	\$80.00
Commercial	\$100.00
Commercial with Fire Pump	\$150.00
Hot Tubs	\$80.00
Miscellaneous Work Permit	
Electrical	\$30.00
Mechanical	\$30.00
Plumbing	\$30.00
Rental Property (Chapter 148)	
Single Family Rental Property (3yr Certificate of Compliance)	\$200.00
Each additional dwelling unit	\$50.00
Short-term Rental Property Permit (90 days)	\$100.00
Roofing	
Residential	\$50.00
Commercial or Industrial	Use Alteration Schedule
Sheds	
Up to 144 square feet	\$75.00
Between 144 and 200 square feet	\$150.00
200 square feet and above	See New Construction
Signs	
Permanently Fixed	\$100.00 per sign
Refacings & Replacements	\$100.00 per sign
Temporary & Window Graphics	\$50.00 per application
Solar Panel/Photovoltaic Systems	
Residential (NYS Unified Solar Permit)	\$80.00
Commercial or Industrial	Use Alteration Schedule
Small Cell Facilities (in ROW)	
Initial Usage Fee	\$500.00 for 5 installations + \$100.00 for each additional
Re-Occuring Annual Usage Fee	\$270.00 per facility
Facility Installation	\$950.00 per installation

Swimming Pools

Above Ground.....	\$100.00
In-Ground (includes Fence)	\$150.00
Pool Heater (Standalone)	\$20.00

Temporary Site Trailer or Storage	\$100.00
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Town Right-of-Way Work (Chapter 158)

Driveway.....	\$100.00
Utility (New Construction & Major Replacement/Rehabilitation).....	\$250.00
Utility (Annual).....	\$500.00

Vacant Properties (Chapter 147-6)	\$100.00
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Administrative Fees

After Hours Inspection.....	\$125.00
File Review	\$50.00
New Tenant Inspection	\$75.00 (credited towards subsequent permits)
Re-inspection	\$125.00
Stop Work Order	
Residential, Single Family	\$250.00
Residential, Multi-Family	\$500.00
Commercial or Industrial.....	\$750.00
Working without a Permit.....	4x the Permit Fee + \$100.00
Zoning Compliance Letter	\$60.00
Photocopies	
Letter, Legal, or Tabloid (11x17) Size	\$0.25 per page
Large Format	\$5.00 per sheet

II. Fire Marshal

Construction Permits

Automatic Fire Extinguishing Systems	\$150.00
Chimney/Fireplace/Reline	\$75.00
Fire Alarm/Detection Systems & Equipment	\$150.00
Fire Pumps & Equipment.....	\$150.00
Flammable & Combustible Liquid Storage & Equipment	\$150.00
Flammable Spray/Dipping Operations	\$150.00
Hazardous Materials	\$150.00
Liquid Propane Gas.....	\$150.00
Membrane Structures	
Temporary (6 months maximum).....	\$150.00
Permanent.....	\$350.00
Private Fire Hydrants	\$150.00
Solid Fuel Burning Appliances.....	\$150.00
Standpipe Systems	\$150.00
Tank Install/Removal.....	\$150.00
Torch Down Roofing	\$150.00
Truss Identification Sign Enforcement (State Requirement).....	\$65.00
Unvented Room Heaters	\$50.00

Operational Permits

Amusement Buildings.....	\$125.00
Automotive Wrecking Yards/Junkyards.....	\$150.00
Carnivals/Fairs	\$200.00
Combustible Dust Producing Operations.....	\$100.00
Combustible Fiber Storage	\$100.00
Compressed Gas.....	\$150.00
Cryogenics	\$100.00
Day Care Centers	\$75.00
Dry Cleaning Plants	\$125.00
Electrical Energy Storage System.....	\$150.00
Explosives/Blasting.....	\$150.00
Exhibits/Trade Shows	\$200.00
Flammable & Combustible Liquid Storage	
Up to 25 gallons inside or 50 gallons outside	\$100.00
Over 25 gallons inside or 50 gallons outside	\$125.00
Bulk Storage – First 50,000 gallons	\$125.00
Bulk Storage – Each additional 10,000 gallons	\$50.00
Flammable Spray/Dipping Operations	\$125.00
Fruit Ripening Process	\$125.00
Fumigating & Thermal Insecticidal Fogging.....	\$125.00
Gasoline Service Stations	
First 20,000 gallons	\$100.00
Each additional 10,000 gallons	\$50.00
Each Dispensing Unit.....	\$25.00
Hazardous Materials	\$125.00
High Piled Storage	\$125.00
Hotel/Motel Inspections.....	\$250.00
Hot Work Operations	\$125.00
LP Gas Exchange.....	\$100.00
Liquid Propane Gas Bulk Storage	
0 to 500 lbs	\$125.00
501 to 2,500 lbs	\$200.00
2,501 to 6,000 lbs	\$275.00
6,001 to 10,000 lbs	\$350.00
Over 10,001 lbs	\$500.00
Lumber Yards/Woodworking Plants	\$100.00
Magnesium.....	\$100.00
Miscellaneous Combustible Storage.....	\$125.00
Multiple Dwellings	
Up to 100 Dwelling Units	\$150.00
101 to 200 Dwelling Units	\$250.00
Over 200 Dwelling Units	\$500.00
Open Burning.....	\$75.00
Places of Assembly	
Up to 100 Occupants	\$100.00
101 to 500 Occupants	\$125.00
Over 500 Occupants	\$175.00
Pyrotechnic Displays	\$150.00

Operational Permits continued...

Special Event Inspection.....	\$150.00
Standby/Fireworks Inspection Display.....	\$100.00
Storage of Scrap Tire & By-products.....	\$125.00
Tents, Exceeding 30-ft in Length.....	\$25.00
Vehicle Repair Garages.....	\$100.00
Waste Oil Heaters.....	\$75.00

III. Planning and Zoning

Town Board Applications

Rezoning of Land.....	\$60.00 per acre (\$400 min)
Incentive Zoning.....	\$500.00
Conditional Use Permit (Public Hearing).....	\$300.00
Conditional Use Permit (Renewal).....	\$200.00

Planning Board Applications

Concept Review.....	\$200.00
Site Plan Approval – Preliminary.....	\$500.00
Site Plan Approval – Final.....	\$300.00
Subdivision Approval - Preliminary.....	\$500.00 + \$50 per lot
Subdivision Approval – Final.....	\$300.00 + \$50 per lot
Re-subdivision Approval (Lot Combination).....	\$200.00
Administrative Site Plan.....	\$150.00
Administrative Lot Line Adjustments.....	\$150.00
Administrative SWPPP Review.....	\$300.00

Zoning Board of Appeals Applications

Area Variances.....	\$100.00
Use Variances.....	\$250.00

IV. Plumbing Permits

Construction

Residential.....	\$40.00 + fixtures/drains/laterals
Commercial.....	\$80.00 + fixtures/drains/laterals
Fixtures.....	\$5.00 each
Drains & Laterals.....	\$10.00 each

Water Service Replacement

Residential.....	\$25.00
Commercial/Industrial.....	\$50.00

Sump Pumps (New Construction)

Residential.....	\$10.00
Commercial/Industrial.....	\$20.00

Gas Line for Fireplace Inserts..... \$40.00

Grease Trap Installation or Inspection..... \$50.00

Oil/Water Separator..... \$25.00