



Village of Saranac Lake

Building/Planning Department
 39 Main St.
 Saranac Lake, NY 12983
 Phone (518) 891-4150
www.saranaclakeny.gov

Building, Planning and Public Works Fee Schedule

Adopted: September 28, 2020

The Village of Saranac Lake accepts cash, check or credit card. Checks must be made payable to: Village of Saranac Lake

Building			
Building/Structure Description		Fee Description	Fee
New Construction			
One- or two-family dwellings or townhouses		First 1,500 square feet of area	\$200
		Each additional 1,000 sq. ft. or fraction thereof	\$100
Accessory structures (Examples of accessory structures include garages, sheds, pole barns, decks, swimming pools, outdoor wood boilers, boathouses, docks and photovoltaic systems)		144-1,000 sq. ft.	\$25
		Each additional 1,000 sq. ft. or fraction thereof	\$50
All other residential buildings and non-residential buildings and structures		Each 1,000 sq. ft. or fraction thereof	\$200
Additions			
One- or two-family dwellings or townhouses		Each 1,000 sq. ft. or fraction thereof	\$100
Accessory structures		Each 1,000 sq. ft. or fraction thereof.	\$25
All other residential buildings and non-residential buildings and structures		Each 1,000 sq. ft. or fraction thereof	\$200
Alterations/Renovations			
One- or two-family dwellings or townhouses ¹	Minor alterations/renovations including non-structural roofing ²		\$25
	Electrical, HVAC, and/or plumbing system installations or any combination thereof		\$50
	Major alterations/renovations, including structural alterations ³		Each 1,000 sq. ft. or fraction thereof
Accessory Structures		Each 1,000 sq. ft. or fraction thereof	\$25
All other residential & non-residential buildings and structures ¹	Minor alterations/renovations including non-structural roofing ²		\$50
	Electrical, HVAC, and/or plumbing system installations or any combination thereof		\$100
	Major alterations/renovations, including structural alterations ³		Each 1,000 sq. ft. or fraction thereof

Notes:¹To calculate the total fee for minor alterations/renovations add the alteration/renovation fee and the electrical, HVAC, plumbing fee if applicable. ²Minor alterations/renovations are non-structural projects under 1,000 sq. ft. including roof, siding and window replacement. ³For major alteration/renovation projects do not include the electrical, HVAC, plumbing fee in the total fee.

Building (Miscellaneous)	
Trash Storage Permit	\$25
Fence or retaining wall	
Residential	\$25
Commercial	\$50
Certificate of Compliance/ Occupancy	
In conjunction with Building Permit	No fee
Without Building Permit (single-family dwelling applications)	\$25
Without Building Permit (all other applications)	\$50
Periodic Inspection	No fee
Temporary Certificate of Occupancy (maximum 6 months)	\$25 for every 30 days
Building Permit Renewal (one renewal)	25% of fee (\$25 Minimum)
Operating Permit	\$50
Demolition	
Residential	\$50
Commercial	\$100
Retroactive Permit Penalty	25% of fee (\$50 Minimum)

Public Works	
Street and Sidewalk Opening	
Street (Asphalt)	\$288 minimum (0-60 s.f.) + \$4.80 for each additional s.f.
Sidewalk (Brick/Concrete)	\$440 minimum (0-20 s.f.) + \$22.00 for each additional s.f.
Curbing	\$220 minimum (0-5.5 l.f.) + \$40 for each additional l.f.
Sewer Tap	
Sewer	\$250 per each
Water Tap	
3/4"	\$690 per each
1"	\$720 per each
Water Lines Installed	
3/4"	\$77 per linear foot
1"	\$83 per linear foot
Water Meters	
5/8"	\$584 per each
1"	\$780 per each

Planning	
Site Plan	
Development Administrator Review ¹	\$100
Site Plan Review	\$250
Site Plan Amendment	\$100
Special Use	\$300
Special Use (Home Occupation)	\$50
Historic District/Land Disturbance Review	\$100
Subdivision	
Minor Residential	\$250
Major Residential	\$250 + \$40 per lot
Commercial	\$500 + \$50 per lot
Boundary Line Adjustment	\$100
Variance or Interpretation	
Staff Determination Letter	\$0
Interpretation	\$150
Area Variance	\$200
Area Variance for Trash Storage Enclosure	\$100
Use Variance	\$250
Other	
Land Use District Zoning Map Amendment	\$500
Land Use Code Text Amendment	\$500
Planned Unit Development Application	\$1,000
Floodplain Development Permit Application	\$50 + review fees
Sign Permit/ Temporary Sign Permit	\$0
Retroactive Sign Permit Penalty	\$50
Notes: ¹ Fee is waived for Non Profit organization Retail Sale Events. A Certificate of Incorporation and filing receipt will need to be provided	