

**VILLAGE OF WILLIAMSVILLE**  
**BUILDING DEPARTMENT FEE SCHEDULE**

5565 Main Street, Williamsville, NY 14221 • (716) 632-7747 • Fax (716) 626-4964  
Office Hours: Monday – Friday 8:00 am to 12:00 pm and 1:00 pm to 3:00 pm

**2023-2024**

**Building Permit Fees:** *minimum \$50.00 for residential and \$100.00 for commercial*

Residential – new buildings, additions, renovations, garages, porches...	\$8.00 / \$1,000 construction
Commercial – new buildings, additions, renovations.....	\$12.00 / \$1,000 construction
<b>Accessory Structures</b>	
Pre constructed.....	\$50.00
Constructed on site.....	\$80.00
Building Permit Renewal Fee.....	10% of original fee (minimums apply)
Third Time Renewals.....	25% of original fee (minimums apply)
Curb Cut (new or modification).....	\$100.00
Decks (open decks).....	\$100.00
Demolition.....	\$100.00 / 1,000 sq. ft.
<b>Equipment (air conditioners, fireplaces, furnaces, etc.)</b>	
Residential.....	\$50.00 per
Commercial.....	\$12.00 / \$1,000 construction
Fences.....	\$50.00
Floodplain Development.....	\$150.00
Generators.....	\$75.00
Lift Stop Work Order.....	\$100.00
NY State Fee for Buildings with Trusses.....	\$50.00
Paving/Sealing (R-3M, MU, NMU, and M-1 zones).....	\$50.00
<b>Pools and Hot Tubs</b>	
Aboveground.....	\$75.00
Inground.....	\$8.00 / \$1,000 construction
<b>Roof Replacement</b>	
Residential.....	\$8.00 / \$1,000 construction
Commercial.....	\$12.00 / \$1,000 construction
Solar Panel Installation.....	\$200.00
Tents and Temporary Structures.....	\$75.00
Telecommunication Installation.....	\$500.00 per antenna/piece
<b>Not Otherwise Specified</b>	
Residential.....	\$8.00 / \$1,000 construction
Commercial.....	\$12.00 / \$1,000 construction

Fees will be doubled when an approved permit is not secured prior to starting work.

All fees are nonrefundable.

Permit applications and forms can be downloaded from our website, [www.walkablewilliamsville.com](http://www.walkablewilliamsville.com)

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**Plumbing Permit Fees:** *in addition to building permit fees*

Backflow Prevention Device / Grease Interceptors	
Interior.....	\$250.00
Exterior.....	\$500.00
Bubbler.....	\$100.00
Lawn Sprinkler (installation, alteration, addition, repair, or replacement)...	\$75.00
Road Cuts <i>must be cold patched immediately; no open trenches.</i>	
Half Road Cut (32" or less).....	\$150.00
Full Road Cut (more than 32").....	\$300.00
Sanitary Sewer Dye Test.....	\$75.00
Sanitary Sewer Taps	
One or Two Family Dwellings.....	\$250.00
All Other Taps.....	\$500.00
Sewer Compliance Inspection.....	\$70.00
Sewer Compliance Inspection Waiver	
Residential.....	\$1,500.00 in escrow
Commercial (1 to 5 units).....	\$5,000.00 in escrow
Commercial (more than 5 units).....	\$10,000.00 in escrow
Sewer or Water Minor Repair or capping.....	\$80.00
Sewer Drain Installation (Sanitary and Storm Sewer)	
Residential (from street to house with no tap).....	\$140.00
Commercial (from street to building with no tap).....	\$240.00
Storm Sewer Taps	
Residential Zones (R-1, R-2, R-3).....	\$150.00
All Other Zones (R-3M, MU, NMU, M-1).....	\$400.00
Water Line Installation or Replacement	
Residential (from street to house).....	\$100.00
Commercial (from street to building).....	\$200.00
Varied Fixtures*.....	\$25.00 each

\*fixtures include bathtubs, sinks, laundry trays, drinking fountains, dishwashing machines, lavatory sinks, shower stalls, urinals, water closets, floor drains, roof drains, whirlpool tubs, bidets, water heaters, hot water tanks (residential or commercial), air conditioners, catch basins, subsoil drainage systems, garbage disposals (residential or commercial), sump pumps, and vacuum air gaps.

**Licensing Fees:**

Plumbing License..... \$50.00

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**Commercial Fire Protection Equipment Fees:** *in addition to Building Permit Fees*

**New Equipment**

Automatic Fire Extinguishing System	
1 to 24 units or single restaurant hood.....	\$150.00
More than 24 units or multiple restaurant hoods.....	\$300.00
Fire Pumps or Equipment not Otherwise Listed.....	\$150.00
Fire Alarm Systems.....	\$150.00
Fire & Smoke Detection Systems	
1 to 24 units.....	\$150.00
More than 24-50 units.....	\$300.00
50 or more.....	\$400.00

**Alterations or Replacements**

Automatic Fire Extinguishing System	
1 to 24 units or single restaurant hood.....	\$100.00
More than 24 units or multiple restaurant hoods.....	\$200.00
Fire Pumps or Equipment not Otherwise Listed.....	\$100.00
Fire Alarm Equipment Minor Repair.....	\$50.00
Fire Alarm Systems.....	\$100.00
Fire & Smoke Detection Systems	
1 to 24 units .....	\$100.00
24-50 units .....	\$200.00
50 or more units.....	\$300.00

**Sign Permit Fees:**

**Temporary Signs**

New Business (90 day permit).....	\$50.00
Existing Business (30-day permit, no more than two renewals)....	\$30.00
Banner Signs (2-week permit, no more than four times per year)	\$50.00

**Permanent Signs (May require Planning Board approval, see signage code)**

A-Frame Signs .....	\$50.00
Under 25 sq. ft. ....	\$100.00
25 to 35 sq. ft. ....	\$200.00
35 to 45 sq. ft. ....	\$250.00
45 to 55 sq. ft. ....	\$300.00
Over 55 sq. ft. ....	\$400.00 (+ \$10/sq. ft. over 55 sq. ft.)

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**Planning Board Fees:**

Architectural Review – Additions.....	\$500.00
Architectural Review – New Buildings.....	\$1,000.00
Site Plan Review – Additions.....	\$500.00
Site Plan Review – New Buildings.....	\$1,000.00

**Development Plan Review Fees:** *per chapter 21 of the Village Code*

**Engineering Cost Recovery\***

Residential (R-1, R-2, R-3, and R-3M).....	\$500 per lot or living unit
Non-residential (MU, NMU, M-1).....	\$2,000.00 per building/structure

\* Engineering Review fees are required for most large projects and for projects triggering SWPPP. The amount of the fee can be increased by the Village of Williamsville to cover costs incurred by the Village in excess of amounts listed above. Where costs are lower than amounts listed, the balance is refunded to the applicant. For Mixed Use developments incorporating residential units, only the per structure or building fee is required.

**Retention of Experts\*..... cost determined by Village**

\*In the event the Village determines that is necessary to retain an expert or consultant to evaluate a land use application or proposed development plan, it may retain such expert or consultant and charge the applicant for the cost of such service. This does not apply to any development of land of 0.5 acre or less, any development of land for the purposes of single- or two-family residential development, or any proposed development constituting a Type II action pursuant to the State Environmental Quality Review Act.

**Historic Preservation Fees:**

Residential.....	No Fee
Commercial (Zones MU, NMU, R-3M, M-1).....	\$100.00

**Zoning Board of Appeals Fees:**

Residential Variance Application.....	\$100.00
Commercial Variance Application.....	\$150.00

**Outdoor Seating Permit Fees:**

1 to 8 Seats.....	\$150.00
9 to 59 Seats.....	\$300.00
60+ Seats.....	\$500.00
Additional Inspections.....	\$50.00

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**Miscellaneous Fees:**

Certificate of Compliance or Occupancy Inspection	
One or Two Family Residence.....	\$75.00
Multifamily Residence.....	\$40.00 per unit
Commercial or Industrial Building.....	\$100.00
Change of Use Review Fee.....	\$75.00
Requested Fire Inspections.....	\$75.00
School Inspection.....	\$125.00
Zoning Conformance letter or re-certification Inspection.....	\$50.00
Short Term Rental Registration.....	\$100.00

**Inspection Fees:**

After-Hours Inspections.....	\$100.00 per Inspection
Additional Inspections.....	\$30.00 per Inspection

**Electrical Permits and Inspections:** through the Town of Amherst

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