



TOWN OF ULYSSES

BUILDING, CODE, PLANNING, & ZONING DEPARTMENT

2026 Department Fee Schedule

Building Permit application fees are calculated following submission of a complete application. Applications are not reviewed until a completed application has been received and the fee has been paid.

**indicates fees that are subject to, by local law, charges associated with required specialized services, including, but not limited to, legal and engineering expenses.*

BUILDING/CODE:

Plan Review Fees	2026
Consultation and Plan Review for Preliminary and Conceptual Design	1-Hour provided per site per project as a courtesy; additional time is \$80/hour

Building Permits	2026
1 & 2 Family Residences, inc. finished basements	\$0.80/SF or \$8/K, (greater #)
Modular	\$0.60/SF
Unfinished basements	\$0.55/SF
Multiple dwelling/multi-residential	\$420 + \$9/K
Commercial building	\$620 + \$9/K
Alterations, Renovations, Additions, (R)	\$260 + \$6/K
Alterations, Renovations, Additions, (C)	\$620 + \$9/K
Accessory Building - separate from main building	\$75 + \$9/K
Accessory Building - attached to 1 & 2 family res.	\$90 + \$9/K
Prefabricated Shed	\$90 + \$9/K
Pools	\$155 + \$9/K
Roof	\$105 + \$9/K
Deck	\$105 + \$9/K
Plumbing - Residential	\$130 + \$16 per fixture
Plumbing – Non-residential	\$210 + \$16 per fixture
Building permit renewal	1/2 original fee
Building begun without valid permit	2x Fee
Solar, wind, alt energy - residential	\$210 (two trips included), addition trips \$80/each
Solar, wind, alt energy - commercial	\$775 if <1,000 SF, + \$0.55/SF if >1,000SF
Sign Permit	\$130 per sign
Fence	\$110
Woodstove or heating unit	\$130
Demolition	\$310

Other Building	
Operating Permit	\$100
Fireworks Display	\$200
Special Event Operating Permit - >2000 attendees	\$300 + Site Plan Fees + inspections @ \$75/hour
Special Event Operating Permit - <2000 attendees	\$200 + Site Plan Fees + inspections @ \$75/hour
Fire inspection	\$85/2, then \$75/additional
Zoning Compliance Review	10% of overall permit fees
New address reflective sign	\$40

PLANNING & ZONING:

Plan/Project Review Fees	2026
Consultation and Plan Review for Preliminary and Conceptual Design	1-Hour provided per site per project as a courtesy; additional time is \$105/hour
REZONE	2026
Rezone, up to 5 acres and compatible with Land Use Map	\$400*
Rezone, greater than 5 acres and compatible with Land Use Map	\$400 + \$60 per acre*
Comp Plan Land Use Map Amendment	\$5,000 + rezone fees*
VARIANCES	2026
AREA VARIANCES:	
Residential lot and/or uses with 1 - 2 dwelling units	\$210*
Residential lot and/or uses with 3 or more dwelling units	\$260*
Non-residential	\$340*
USE VARIANCES:	
Residential	\$285*
Non-residential	\$570*
Appeals of Zoning Code Officer Decision/Code Interpretations	\$180*
SUBDIVISIONS	2026
Sketch Plat Review	\$215*
Preliminary Plat Review (Major/Cluster Subs Only)	\$210 + \$155 per lot*
Final Plat Review	50% of sketch plat review for minor subs, 50% of preliminary plat review for major/cluster subs*
Plat amendments/Re-plats if creating one or more new lots	Same fees as listed above
Plat amendments/Re-plats for minor transfers of land and lot combinations not creating an increase in the number of lots	50% of fees listed above

SITE PLAN REVIEWS		2026
Sketch Plan Review		\$155*
Final Plan Review (based on estimated project cost)		(See below)
\$1 - \$49,999.99		\$310*
\$50,000 - \$99,999.99		\$415*
\$100,000 - \$249,999.99		\$515*
\$250,000 - \$499,999.99		\$620*
\$500,000 - \$999,999.99		\$1,030*
\$1,000,000 - \$2,499,999.99		\$3,090*
\$2,500,000 - \$4,999,999.99		\$4,120*
\$5,000,000 - \$9,999,999.99		\$5,150*
\$10,000,000 - \$19,999,999.99		\$6,180*
\$20,000,000 and over		\$7,210*
Projects With Interior Work Only/Change of Use		\$260*
Amendments to approved site plans		50% of Fees listed above*
Special Use Permit		\$415 + Site Plan Fees*
Other Planning & Zoning		2026
Lot Line Alteration		\$210
Zoning Verification Letter		\$80
Non-conforming certifications		\$110
Floodplain Development		\$310*
ZONING CODE AMENDMENTS:		
Letter requesting initiation		\$110*
Fee if Town Board agrees to consider (Development District Modification)		\$620*
* Additional Costs As Required		
SPECIAL AND ENVIRONMENTAL STUDIES:		
Short Environmental Assessment Form Review		\$100*
Full Environmental Assessment Form Review		\$300*
Environmental Impact Statement or Addendum to EIS		Cost Recovery
Special studies required, e.g. wetland delineations, geotechnical reports, traffic studies		\$260 per study*
Board agenda processing (non-refundable fee)		\$55
Public Hearing processing		\$63 + cost of legal notice in paper
Time extensions for any approved project		\$110
Minor Stormwater Pollution Prevention Plan (SWPPP) Review w/ no engineered practice		\$155*
Major Stormwater Pollution Prevention Plan (SWPPP) Review w/ engineered practice		\$155*
Printed copies of Comp Plan, etc.		\$30/copy
<i>Legal, Engineering, and other professional fees incurred as part of project review to be borne by the applicant.</i>		