

Village of Penn Yan

Office of Zoning and Building Inspection

Adopted January 1, 2023

Fee Schedule

Residential Building Permits		Fee	Min Fee
Construction	Single & two family homes only - New construction, additions, interior & exterior renovations, and porches	\$.15/sf	\$ 75.
Accessory Structures	Premade and kit sheds	\$ 50.	
Accessory Structures	Stick build or pole barn style building	\$.10/sf	\$ 75.
Basic Alteration	Plumbing, heating, structural	\$ 50.	
Deck, not enclosed		\$ 50.	
Demolition	Removal of structure or portion thereof	\$ 50.	
Electrical	Work performed inside the house: panel repair or replacement, service upgrade, repair, removal or alteration	\$ 50.	
Fence	All fences	\$ 50.	
Pool	All structures capable of holding water 24" in depth: Above ground pool, hot tub, temporary pool, in ground pool and soft side pool	\$ 50.	
Roof	All roofs	\$ 50.	
Solid Fuel	Fireplace, stoves, furnaces	\$ 50.	

Commercial Building Permits		Fee	Min Fee
Construction	Commercial structures, multi-family houses & all other than residential new construction, additions, renovations, alterations, porches and repairs	\$.20/sf	\$ 100.
Accessory Structures	Any detached structure, accessory in nature to the use of the principle structure	\$.20/sf	\$ 100.
Basic Alteration	Plumbing, heating	\$ 100.	
Demolition	Removal of structure or portion thereof	\$ 100.	
Electrical	From meter to anything attached to or inside structure, tele-communication	\$ 75.	
Fence	Fences, retaining walls, structural buffers, etc.	\$ 100.	
Fire Alarm System		\$ 100.	
Mechanical Equipment	Type I & II hoods, RTUs, generators, elevators and exterior free standing equipment and like mechanical equipment	\$ 100.	
New Use	New business	\$ 25.	
Removal of Underground Tanks	Combustible liquids	\$ 100.	
Roof	All roofs	\$ 100.	
Sign	All signs	\$ 50.	
Special Events Permit	Firework tents, parties to public, etc.	\$ 75.	
Sprinkler System		\$ 100.	

Fire Safety & Property Maintenance Inspection		Min Fee	Max Fee
Multi-unit Dwelling	Once every two years <i>\$ 25. plus \$ 10. for each additional unit over 3 with a maximum cap of \$ 250.</i>	\$ 25.	\$ 250.
Business / Industrial	Once every two years Assembly and hazard uses are annually <i>\$ 10./1,000 sf (\$ 25. minimum and \$ 250. maximum cap)</i>	\$ 25.	\$ 250.

Next ---->>

Miscellaneous		Min Fee	Max Fee
Lot Line Adjustment		\$ 25.	
Stop Work Order	Work started without permit	\$ 250.	
Truss Framing	NYS §382-A (in addition to permit construction fee)	\$ 50.	
Zoning Compliance Letter		\$ 25.	

Building Permit Renewal

First year	100% of original fee
Next six (6) month extension	100% of original fee
Second six (6) month extension	200% of original fee

Planning Board, Applications to

Fee

Site Plan Review without special use permit	\$ 100.
Site Plan Review with special use permit	\$ 100.
Minor Subdivision	\$ 150.
Major Subdivision	\$ 500.

Zoning Board of Appeals, Applications to

Fee

Area, Interpretation and Use Variance	\$ 50.
---------------------------------------	--------

Payment may be made in the form of a check made payable to the Village of Penn Yan or cash.

Schedule of Short-term Rental Permit Fees

Office of Zoning & Building Inspection ♦ PO Box 426, 111 Elm Street, Penn Yan, NY 14527 ♦ 315-536-6397

1. It is required that a separate application be made and a separate fee be paid for each STR property. Each parcel of property identified by a different tax map ID number requires a separate application as well as a separate application fee.
2. The **initial application fee** for: a) first time application for a STR facility permit; b) application for issuance of a STR facility permit subsequent to revocation of a STR facility permit or denial of a renewal of a STR facility permit for a particular property; c) application for issuance of a STR facility permit after the expiration of a previously issued STR facility permit for that property when the permit has been expired for more than three (3) months, shall be as follows:
 - a. For a property with an owner or owners of a 51% or greater interest of the fee title in the subject property, which owner or owners is (are) a residents within the geographic limits of the Village of Penn Yan, the sum of \$500.00
 - b. For a property with an owner or owners of a 51% or greater interest of the fee title in the subject property, which owner or owners is (are) a residents within the County of Yates, outside the geographic limits of the Village of Penn Yan, the sum of \$1,500.00
 - c. For a property with an owner or owners of a total of a 51% or greater interest of the fee title in the subject property, which owner or owners are resident outside the geographic limits of the County of Yates, the sum of \$2,500.00
3. The application **fee for renewal** of a short-term rental facility permit which has not expired and is not a permit application as specified in sub-paragraphs “b)” and “c)” of the introductory paragraph Section “2.” hereof, shall be as follows:
 - a. For a property with an owner or owners of a 51% or greater interest of the fee title in the subject property, which owner(s) is (are) a resident(s) within the geographic limits of the Village of Penn Yan, the sum of..... \$50.00
 - b. For a property with an owner or owners of a 51% or greater interest of the fee title in the subject property, which owner(s) is (are) resident(s) in the County of Yates, outside the geographic limits of the Village of Penn Yan, the sum of..... \$150.00
 - c. For a property with an owner or owners of a total of a 51% or greater interest of the fee title in the subject property, which owner or owners are residents outside the geographic limits of the County of Yates, the sum of \$250.00
4. For the purposes hereof the term “resident” shall be defined as applied by the provisions of Section 3 of the Public Officers Law of the State of New York.
5. To establish 51% ownership the provisions of the deed to the property or, if ownership is other than by individual people, then the underlying document creating the entity which owns the property must specify the ownership interests of the specific people who are a part of that entity.
6. The provisions hereof shall become effective immediately upon the adoption hereof.