



Town of Ballston
 Building Department
 323 Charlton Rd
 Ballston Spa, NY 12020

2023 FEE SCHEDULE

(Per Town Board Resolution 23-151)

BUILDING DEPARTMENT FEES

Residential Permit (incl. new construction, garages, additions, renovations, alterations)	\$.25 per sq. ft, minimum charge of \$100.00 includes C/O.
Accessory Structures (incl. sheds (>120 sq. ft), porches and decks)	\$.25 per sq. ft, minimum charge of \$100.00
Commercial Building Permit** (incl. new construction, alterations, additions, etc.)	\$.35 per sq. ft, minimum charge of \$250.00
Solar	Type I, Residential: \$.25 per sq. ft. array area, minimum charge \$100.00 Type II-B, Commercial: \$.35 per sq. ft. array area Type III, Community Solar Installation (CSI): \$.20 per sf. of solar modules.
Swimming Pool Permit	\$100.00
Agricultural Building	\$.08 per sq. ft; minimum charge \$25.00 and maximum charge \$250.00
Mechanical Permit (Generator, Wood burning equipment, gas/wood fireplace, EV charging station, etc.)	\$100.00
Wastewater System (Septic) Permit	\$100.00
Sign Permit	\$100.00
Demolition	\$100.00
Renewal of Permit	\$100.00
Soil Disturbance Permit	\$200.00 up to 3 acres, \$60.00 ea. additional acre (only required for sites > 1 acre)
Stormwater Management Fee*	\$100.00
Dock Permit	\$ 50.00
Change of Occupancy/Tenancy	\$ 50.00
Misc. Permit not listed	\$100.00
Re-inspection Fee**	\$100.00 for each additional reinspection

***Applicant is responsible for town-incurred expenses, if any, during the review process. For any project covered by NYS DEC SPDES 6P-0-20-0001, an inspection oversight escrow of \$1000 is required at time of MS4 Acceptance.**

****An initial engineering review escrow of \$1000.00 is required for any permitted changes to Telecommunications Towers.**

*****If a jobsite is not ready for an inspection and an Inspector has to make a 2nd trip to the jobsite, applicant shall incur a \$100.00 fee for each additional re-inspection.**



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FIRE SAFETY INSPECTION FEES

Commercial/Residential Fire Inspection < 5,000 SF	\$ 50.00
Commercial Fire Inspection Fee > 5,000 sf.	\$125.00
Commercial Fire Inspection Fee > 10,000 sf.	\$225.00
Fire Re-inspection Fee (Third and additional visits)	\$100.00

ZONING BOARD OF APPEALS FEES

Use Variance	\$500
Area Variance	\$250 plus \$50 per additional variance requested
Interpretation of the Law	\$100
Other	\$100



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PLANNING BOARD FEES

SITE PLAN REVIEW

Application Fee	\$500 + \$.05 per sf. building size (Max fee \$1000)
Initial Engineering review fee	\$2000 (Escrow)
SWPPP Review fee, if required	\$1500 (Escrow)
Parks & Recreation fee (in lieu of dedication of parkland, payable upon approval)	\$2000 per dwelling unit or commercial building (excl. first dwelling unit)

SPECIAL USE PERMIT

Application fee	\$500
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LOT LINE ADJUSTMENT

Application fee	\$150
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MINOR SUBDIVISION (1-4 lots)

Application fee	\$200 + \$100 per lot/dwelling (excl original lot/dwelling)
SWPPP review fee, if required (Required for Ballston Lake Watershed Overlay)	\$1500 (Escrow)
Parks & Recreation fee (in lieu of dedication of parkland, payable upon approval)	\$2000 per dwelling unit or commercial building (excl first dwelling unit)

MAJOR SUBDIVISION (5+ lots)

Preliminary/Final Approval application fee	\$500 + 100 per lot/dwelling (excl original lot/dwelling)
Initial Engineering review fee	\$2000 (Escrow)
SWPPP Review fee, if required	\$1500 (Escrow)
Parks & Recreation fee (in lieu of dedication of parkland, payable upon approval)	\$2000 per dwelling unit or commercial building (excl first dwelling unit)

GIS WORK

	\$200 PER LOT OR \$250.00 per map
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PURCHASE OF DEVELOPMENT RIGHTS FEES

Residential Fee*	\$10,000/Unit
Business & Commercial Fee*	\$2.00/sf

**A reduction in PDR fees may be applicable if the applicant participates in the Town's Green Energy Incentive Program. Reductions are reflected in 138-168 Table 2 and are determined by the extent of the energy efficient upgrades. The Energy Efficient Point Schedule reflects the criteria required that determines fee reductions in 138-168 Table 2.*

Energy Efficiency Point Schedule	
ITEM	Points
Air Source Heat Pump	6
Solar Panels	12
Hydropower/Site Specific	8
Solar Shingles	12
Private Windmills	8
Solar Water Heater	4
Spray Foam Envelope	4
Level 2 ESVE	2
LED Lighting and Smart Thermostats	2
Radiant Heat Flooring	2-12 *
Mechanical Ventilation and Heat Recovery MVAR	4
Storage Battery	6
Heat Pump Hot Water Heater	2
Tankless Hot Water Heaters	2
Biomass Boiler	4
Thermal Mass Storage	8
Buildings Constructed to LEED Standards	
Platinum Rating Level	12
Gold Rating Level	9
Silver Rating Level	6
Certified Rating Level	3
* Square footage dependent	