



**TOWN OF BALLSTON
BUILDING DEPARTMENT
323 CHARLTON ROAD
BALLSTON SPA, NY 12020
518-490-2715
building@townofballstonny.org**

FEE SCHEDULE
Effective January 11, 2022
(per Town Board Resolution 22-13)

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
Swimming Pool Permit	\$100
Agricultural Building	\$.08 per sq. ft; minimum charge \$25.00 and maximum charge \$250.00
Mechanical Permit (PV Array, Generator, Wood burning equipment, gas/wood fireplace, EV charging station, etc)	\$100
Wastewater System (Septic) Permit	\$100
Sign Permit	\$100
Demolition	\$100
Renewal of Permit	\$100
Soil Disturbance Permit	\$200 up to 3 acres, \$60 each additional acre (only required for sites > 1 acre)
Stormwater Management Fee*	\$100
Dock Permit	\$50
Change of Occupancy/Tenancy	\$50
Misc. Permit not listed	\$100
Re-inspection Fee**	\$100 /for each additional re-inspection

*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.

**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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PLANNING BOARD FEES

SITE PLAN REVIEW

Application fee	\$500.00 + \$.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	\$500.00
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LOT LINE ADJUSTMENT

Application fee	\$150.00
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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)

Initial Engineering review fee	\$2000 (Escrow)
Preliminary/Final Approval Application fee	\$500.00 + \$100 per lot/dwelling (excl. original lot/dwelling)
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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ZONING BOARD FEES

Use Variance Application Fee	\$500.00
Area Variance Application Fee	\$250 plus \$50 per additional variance requested
Interpretation of the Law	\$100
Other	\$100

PURCHASE OF DEVELOPMENT RIGHTS FEES

Residential Fee*	\$10,000/Unit
Business & Commercial Fee*	\$1.00/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 Wind Mills	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	