



**TOWN OF LOCKPORT
FEE SCHEDULE
EFFECTIVE JANUARY 1, 2026**

**(If any action or request involves more than one fee,
each fee shall be applicable.)**

A. Documents and Information Copies:

- (1) Copies of documents from office: \$0.25 per page
- (2) Maps:
 - (a) Colored Zoning, small: \$6.00
 - (b) Master Plan, small: \$6.00
 - (c) Wetland maps: \$10.00
 - (d) Floodplain:
 - [1] Small colored: \$10.00
 - [2] Full set: \$50.00
 - (e) Election, School, Fire District Zoning, large: \$15.00
- (3) Ordinances, Laws and Regulations:
 - (a) Master Plan: \$50.00
 - (b) Zoning Code, including map: \$30.00
 - (c) Subdivision Regulations: \$25.00
 - (d) Sewer Code: \$25.00
 - (e) Water Code: \$25.00
 - (f) Town Code (Complete): \$250.00

B. Building Permit Fees (Includes final Certificate of Occupancy) ⁽¹⁾:

(1) Residential Buildings:

(a) Single family residence:	\$0.25 per square foot
(b) Two family residence:	\$0.15 per square foot
(c) Multiple dwelling:	
[1] One to five units:	\$0.25 per square foot
[2] Next 10 units:	\$50.00 per unit
[3] Additional units:	\$25.00 per unit
(d) Residential remodeling/addition and repair:	\$0.25 per square foot; minimum \$100.00
(e) Decks/Porch Roofs: (additions)	\$0.25 per square foot w/a minimum of \$50.00
(f) Mobile homes:	\$0.25 per square foot
(g) Sewer/Water Tap Inspection Fee/Each Lot (Per 4-inch or 6-inch tap or connection)	\$250.00
(h) Floodplain Development Permit	\$50.00

⁽¹⁾All permits may require a \$25.00 lot fee and a \$400.00 fee in lieu of parkland fee (the \$400 fee only applies to new construction only). Plumbing, water, and sewer fees may be added depending on the application's requirements. All building permits must be renewed for a fee of \$50.00 if the project is not issued a certificate of occupancy or compliance by the permit's expiration date. This fee will increase by an additional \$50.00 per year until the project is completed and a certificate of occupancy has been issued.

(2) Commercial and industrial buildings:

(a) New Construction	\$250.00 plus \$0.25 per square foot
(b) Commercial and industrial alteration, remodel, repair:	\$0.25 per square foot; minimum \$250.00

(c)	Communication towers:	\$600.00
(d)	Communication antennas:	\$100.00 each
(e)	Communication dishes:	\$100.00 each
(f)	Radio towers (single users):	\$100.00 each
(3)	Agricultural buildings:	
(a)	0 - 3,000 sq. ft.:	\$100.00
(b)	3,001 - 6,000 sq. ft.:	\$200.00
(c)	6,001 - 9,000 sq. ft.:	\$360.00
(d)	9,001 - 12,000 sq. ft.:	\$400.00
(e)	Over 12,000 sq. ft.:	\$400.00 plus \$0.01 per square foot over 12,000 square feet
(4)	Accessory buildings:	
(a)	Residential storage buildings, Pole Barns, Shed, Garages, & Detached Garages:	\$0.10 per square foot with a minimum of \$50.00
(b)	Commercial storage building:	\$50.00 plus \$0.10 per square foot
(5)	Roofing Permits	
(a)	Residential Building:	\$100.00
(b)	Commercial Building:	\$250.00
(6)	Plumbing fixture fees per unit:	
(a)	Units Installed:	Fee
	i. 1 to 5:	\$50.00
	ii. 6 to 10:	\$100.00
	iii. 11 to 15:	\$150.00

iv.	16 and greater:	\$150.00 plus \$5.00 per fixture for 16 and greater
	(b) All other miscellaneous plumbing and sewer repairs requiring a permit	\$50.00
(7)	Demolition of a Structure	
	(a) Residential Structure	\$100.00
	(b) Commercial Structure	\$250.00
(8)	Signs	
	(a) Temporary Sign Permit:	\$50.00
	(b) Permanent signs, new:	
	[1] Up to 100 square feet (each face):	\$50.00
	[2] Over 100 square feet:	\$50.00 plus \$0.25 per square foot
	(c) Electronic Sign:	½ of 1% of sign cost with a minimum of \$50.00
	(d) Alteration, resurface, (except for change in copy only), relocation repairs, or addition:	\$0.25 per square foot with a minimum of \$50.00
	(e) Annual inspection fee for all off site signs and billboards, to be paid annually as Of January 1 st of each year:	\$0.25 per square foot of sign face area
(9)	Miscellaneous Permits	
	(a) Pools:	
	[1] Above ground:	\$100.00
	[2] In-ground:	\$250.00
	(b) Fuel burning stoves or fireplace:	\$50.00

(c) Home Solar:	½ of 1% of project Cost with a minimum Of \$50.00
(d) Generator Permit (Permanent):	
[1] Residential Building:	\$75.00
[2] Commercial Building:	\$150.00
(e) Operation Permits:	\$50.00
(f) Truss Identification Fees:	\$75.00
(g) Building permit renewal:	\$50.00
(h) New Certificate of Occupancy	\$50.00
(i) Certificate of Compliance:	
[1] First Unit:	\$50.00
[2] Each Additional Unit	\$25.00/unit
(j) Temporary site trailers:	\$100.00/trailer
(k) Home occupation fee:	\$50.00
(6) Storage tanks:	
(a) Above and below ground:	\$0.05 per gallon

C. Zoning Board of Appeals/Planning Board and Related Fees:

- | | |
|---|--|
| (1) Zoning Variances (area and use): | |
| Residential, total cost: | \$150.00 |
| Commercial, per variance: | \$150.00 |
| (2) Flood Zone Variance: | \$150.00 |
| (3) Permit to develop in flood zone: | \$50.00 plus building permit review fees |
| (4) Flood zone determination letter: | \$50.00 |
| (5) Special Use Permits | |
| (a) SUP (temporary and permanent) including two engineering reviews (does not include PIP costs): | \$250.00 |
| (b) SUP (additional engineering reviews, per additional review after 2 reviews): | \$750.00 |
| (6) SEQR Document Review | \$150.00 |
| (7) Site Plan Review Application | \$500.00 |
| (8) Architectural Review | \$150.00 |
| (9) Review of subdivision application ² :
(does not include PIP Fees) | \$250.00 plus \$25/lot |
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² If a subdivision or site plan application is significantly altered, due to project changes or the project is delayed due to applicant's request or failure to proceed, an additional fee will be charged at 50% of the original fee. | |
| (10) Engineering Review Fee | |
| [a] < 1 acre: | \$500.00 |
| [b] 1-5 acres: | \$1,250 + \$300/acre
over 1 acre |
| [c] > 6 acres | \$2,500 + \$300/acre
over 6 acre |
| (11) Flood Plain Study Engineering Review: | \$500.00 |
| (12) Site Plan Drainage Review: | |
| (a) Over 1 Acre to 5 Acres: | \$850.00 |
| (b) Over 5 Acres: | \$1,350.00 |

- (13) Water Model Engineering Review: \$850.00
- (14) Sewer Model Engineering Review: \$850.00
- (15) Traffic Impact Study Review: \$1,500.00
- (16) Fees in Lieu of Parkland:
 - (a) For each building lot within a residential subdivision: \$400.00
 - (b) For each dwelling unit within a residential site plan: \$400.00
 - (c) For each mobile home lot within a mobile home park: \$400.00⁽³⁾

⁽³⁾ This fee is in addition to private recreation areas established in a mobile home park as required by the Town's law and regulations. If, for any reason, such private recreation area is not developed, the fee shall be \$800.00 for each lot. This section does not authorize waiver of required private recreation areas.

- (17) Wind Energy Conversation Systems: See Town Code Section 200-188
- (18) Solar Energy Systems: See Town Code Section 200-198

D. Application for rezoning, if taken up by Town Board:

- (1) \$500.00 plus \$100.00 per acre or any fraction thereof over one acre.

E. Public Improvement Permit:

(1) Fee for review and approval of plans and specifications by engineers (including review, comment letter, second review and approval letter) and the review and approval and acceptance of insurance, bonds, easements, dedications, other documents and agreements by the Town Attorney:

(a) Residential subdivisions:

[1] Twenty lots or fewer:	\$75.00 per lot
[2] Over 20 lots:	\$1,500.00 plus \$50.00 per lot

(b) Commercial subdivisions:

Minimum of \$500.00
or Residential
Schedule, whichever
is greater

(2) Additional Engineering Reviews, if second review does not result in approval of plans:

\$1,500.00 per
review, regardless
of the scope of the
project

(3) Public improvement inspection fees:

Cost	Fee
\$0.00 to \$150,000.00	5% of Construction (All construction values)
\$150,000.00 plus	4% of Construction (All construction values)

**F. Sewer and Water Department Fees.
(Payable directly to Town Building Department):**

(1) Sewer connection inspection fee,
standard four or six inch tap: \$250.00

(2) Water:

(a)	Size (inches)	Tapping Fee	Meter Charge	Total
	5/8 ⁽⁴⁾	n/a	\$485.00	
	3/4 ⁽⁴⁾	n/a	\$485.00	
	1	\$1,750.00	\$570.00	\$2,320.00
	1½ ⁽⁴⁾	n/a	\$1,100.00	
	2	\$2,600.00	\$1,360.00	\$3,960.00

⁽⁴⁾ Meter replacements only. New taps not allowed.

(b) Water connection inspection fee -
Larger than 2 inch \$750.00

(3) Service calls:

(a) Water turned on/off: \$50.00

[1] After Normal work hours: \$125.00

(b) Frozen meter repair: Cost of replacement
meter

[1] After normal work hours: \$150.00 plus cost
of replacement meter

(c) Sewer calls (Individual Service -
Residential or Commercial): \$75.00

[1] After normal working hours: \$150.00

(d) Additional notification of
inspections for plumbing
connections sump pumps/drain
connections after second
notification with no response: \$25.00 per
notification

(4) Water Service Box Replacement Cap
Installation: \$40.00

(5) Water Fees for Temporary Hydrant, Irrigation and Farming Operations:

- (a) Water Usage: \$3.20/1,000 gallons
*All readings are rounded up to the next Thousand Gallons
*Minimum Water Usage Bill is \$50 (exclusive of meter rental fee)
- (b) Temporary Water Meter & Backflow (Backflow if required) ⁽⁵⁾

[1] 1": \$275.00
[2] 2": \$400.00

⁽⁵⁾ Meter Fee includes Backflow Prevention Device (if not provided by the applicant), Town of Lockport Water Department delivery, set-up and removal of the meter. Contractor is not allowed to pick up the meter and install themselves.

(c) Replacement of Meter & Backflow (Due to Theft, Damage, etc):

[1] 1" \$1,700.00
[2] 2" \$2,500.00

(6) Manual Water Meter Reading Fee- Residential

- (a) After 3 consecutive quarterly water meter readings that are not able to be remotely read and require the Town of Lockport Water Department to manually read the water meter and/or estimate quarterly usage, the following fees will apply to each subsequent estimated water bill
- | | |
|--------------------------------------|--------------------------------|
| [1] 4 th Missed Reading | \$25 added to the water bill |
| [2] 5 th Missed Reading | \$50 added to the water bill |
| [3] 6 th + Missed Reading | \$100 added to the water bill. |

- (7) Fee for Calibration of large meters that has not been done annually:
(Must provide documentation to the Town) \$250.00

I. Highway Department Fees:

- | | |
|--|---------|
| (1) Replacement or second 96 gallon recycling bin: | \$65.00 |
| (2) Replacement or second 96 gallon trash bin: | \$65.00 |

- (3) Application for piping roadside Ditch: \$50.00 (Non-Refundable)
- (4) Installation of piping for roadside Ditch: \$10.00 per linear foot (cost of pipe and fittings to be paid directly by the homeowner)

J. Stormwater Pollution Prevention Plans (SWPPP) Design Review and Construction Inspection:

(1) Single Phase Residential & Commercial Development Projects:

- (a) In Conformance with New York State Design Manuals (NYSDEC 5-Day Review Period):

Area	SWPPP Design Plan Review	Construction Inspection
Less than 1 Acre	\$0	\$0
1 Acre to 5 Acres	\$400	\$600
5 Acres to 10 Acres	\$600	\$750
Over 10 Acres	\$600 + \$20 Per Acre over 10 Acres	\$750 + \$50 Per Acre over 10 Acres

- (b) Not In Conformance with New York State Design Manuals (NYSDEC 60-Day Review Period):

Area	SWPPP Design Plan Review	Construction Inspection
Less than 1 Acre	\$0	\$0
1 Acre to 5 Acres	\$800	\$750
5 Acres to 10 Acres	\$1,000	\$900
Over 10 Acres	\$1,000 + \$25 Per Acre over 10 Acres	\$900 + \$60 Per Acre over 10 Acres

(2) Multi-Phase Residential & Commercial Development Projects:

- (a) When the entire project is first being reviewed and approved by the municipality, the Single Phase Residential & Commercial Development Project schedule above shall be used to determine

an initial fee based on the entire acreage of the project to be developed in several phases.

- (b) An additional \$750 for each subsequent phase after the 1st initial phase shall be collected at the beginning of the development of each subsequent phase and used for construction inspection.