

**TOWN OF WILTON
BUILDING DEPARTMENT**

**SCHEDULE OF PERMIT FEES
EFFECTIVE JULY 1, 2017**

1. Building Permit fees (including associated building, plumbing, electrical and heating). This applies to both residential and commercial construction.

Residential additions/alterations fees will be based on the estimated costs furnished by the applicant, which will typically include mechanical and electrical work. However, if the costs furnished to the Building Department appear to not represent an accurate fair market cost, the Building Official, based upon his judgment, can alter the fee to more closely reflect current market costs. Costs are based on “average” market pricing in our town and comparable areas. If the applicant disagrees with the Building Official’s decision, they must then submit signed contracts with all cost estimates to the Building Official for verification and comparison.

Based on estimated cost of the project – Residential Building Permits \$10.00 for each \$1,000 or part thereof with a \$40.00 minimum plus .26 per 1,000 for the State of CT Education Fund.
Commercial Building Permits \$10.00 for each \$1,000 or part thereof with a \$40.00 minimum plus .26 per 1,000 for the State of CT Education Fund.

	<u>Commercial</u>	<u>Residential</u>
Plan Review Fees:		
Under 4,000 sq ft.	\$100.00	\$100.00
4,001-10,000 sq ft.	\$200.00	\$125.00
over 10,000 sq ft.	\$300.00	
New Homes		\$150.00
Amendments		\$ 50.00
Certificate of Occupancy/Approval:		
Under 4,000 sq.ft	\$ 75.00	\$ 25.00
4,001-10,000 sq.ft.	\$ 100.00	
Over 10,000 sq.ft.	\$ 125.00	

Zoning related permit fees that may be collected separately or added to Building Permits if applicable:

State Zoning Fee (Per CGS 22a-27j-01)	\$ 60.00	\$ 60.00
*(Fee added to all zoning/site permit fees)		
		<u>w/State Zoning Fee</u>
* Local Zoning: Sheds	\$ 50.00*	\$110.00
Additions	\$ 100.00*	\$160.00
New Homes	\$ 150.00*	\$210.00
<u>Commercial</u>		
Under 4,000 sq ft.	\$ 250.00*	\$310.00
4,001-10,000 sq ft.	\$ 300.00*	\$360.00
over 10,000 sq ft.	\$ 400.00*	\$460.00
*Zoning Permit (Mechanical Site Approvals)		
Residential	\$ 25.00*	\$ 85.00
Commercial	\$ 50.00*	\$110.00

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| *Site work Permit: | \$ 50.00* | \$110.00 |
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2. Mechanical/Electrical/Minor Permits - \$10.00 for each \$1,000 or part thereof with a \$40.00 minimum *plus* .26 per 1,000 for the State of CT Education Fund.
 3. Other permit fees:

C/O Inspection: (Older Permits- microfiche)	\$25.00(Per Permit)	\$25.00 (Per Permit)
C/O letters (At Building Official's Discretion)		\$25.00 (Per Permit)
Weekend/after hours inspections:	\$150.00	\$150.00
Re-inspection:	\$ 25.00	
 4. Demolition Permit Fees:

Commercial Buildings	\$400.00
Single Family Dwellings	\$300.00
Garages/sheds/accessory structures	\$200.00
Pools	\$75.00
Interior/Minor	\$75.00
Legal Notice Fee (if required)	\$15.00
 5. Refunds or canceled permits - only upon written request – 15% of the total permit fee minus administrative and state mandated fees within 6 months of the issuance of the permits. No refunds issued after 6 months and no partial refunds for decreases in the scope of projects.
 6. New dwellings: - including condominiums: the living area will be figured at \$140.00 per sq. ft. (includes, hvac**, electrical, plumbing, alarms) plus extras as listed below:

Attic:	\$110.00 per sq. ft.*
Basements:	\$110.00 per sq. ft. *
Garages: - Basement – one (1) car -	\$5,000.00
Basement – two (2) car -	\$7,000.00
Attached or detached – one (1) car -	\$10,000.00
Attached or detached – two (2) car -	\$13,000.00
Attached or detached – Three (3) car -	\$17,000.00
Porches and decks with roofs:	\$60 per sq ft.
Open decks :	\$45 per sq. ft.
 7. New Commercial Buildings: \$70.00 per sq. ft. or estimated cost whichever is greater.
 8. Records maintenance fee - \$40.00 per building permits with estimated costs over \$20,000.

*** Geothermal heating/cooling systems - Due to high cost of these systems, we will be charging a separate fee for this and it will be calculated at 50% of the estimated cost of the system using the same formula as the revised building permit fees as proposed above (\$10.26 per thousand).*