



Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspectors
 Paul Rozsypal
Fire Inspector
 David Smith
Code Enforcement Officers
 Richard J. Siddi
 Benjamin C. Wolford

BUILDING DEPARTMENT
 9 North Broadway
 Nyack, New York 10960
 (845) 358 - 4249 / FAX: (845) 358 - 0672
www.nyack.gov buildingdepartment@nyack.gov

MANNY A. CARMONA
 Chief Building Inspector

EFFECTIVE: DECEMBER 8, 2022

PERMIT FEES SCHEDULE

§ 140-15 Building permit, building construction and other associated fees.

APPLICATION FEE	EXCEPT FOR SET FEES	\$200	
ACCESSORY STRUCTURES	UP TO 140 SQ. FT.	\$200	
	OVER 140 SQ. FT.	COST OF CONSTRUCTION	
CERTIFICATE OF OCCUPANCY	DETACHED 1-FAMILY	\$200	
	TOWNHOUSE, CONDO & CO-OP (R-3)	\$200	
	DETACHED 2-FAMILY	\$250	
	MULTI-FAMILY		
	3-FAMILY	\$300	
	4 – 50 FAMILY	\$200 PLUS \$50/D.U. OVER 3	
	51 PLUS FAMILY	\$100 PLUS \$50/D.U. OVER 3	
	COMMERCIAL		
	0 – 15,000 SQ. FT.	0.25¢ / SQ. FT.	
	15,001 – 30,000 SQ. FT.	0.20¢ / SQ. FT.	
	30,001 – 45,000 SQ. FT.	0.15¢ / SQ. FT.	
	OVER 45,001 SQ/ FT.	0.10¢ / SQ. FT.	
	HOTEL		
	COMMON AREA	COMMERCIAL C OF O SQ. FT.	
	PLUS, ROOMS	\$25 / ROOM	
	TEMPORARY		
	COMMERCIAL	\$1,000 / MONTH	
	DETACHED 1-FAMILY	\$200 / MONTH	
	TOWNHOUSE, CONDO & CO-OP (R-3)	\$200 / MONTH	
	DETACHED 2-FAMILY	\$250 / MONTH	
MULTIPLE DWELLING	\$500 PLUS \$50 / OCCUPIED D.U. / MONTH		
CHANGE OF USE OR TYPE OF OCCUPANCY IN COMMERCIAL SPACE	\$250		
CERTIFICATE OF COMPLIANCE	ALL	\$100	
COST OF CONSTRUCTION	ALTERATION	\$150 X SQ. FT. X .0117	
	NEW CONSTRUCTION		
	RESIDENTIAL	\$200 X SQ. FT. X .0117	
	COMMERCIAL	\$225 X SQ. FT. X .0117	
	ADDITION OR ALTERATION TO DECK OR PATIO	\$75 X SQ. FT. X .0117	
OVER \$4,000,000	25% DUE AT TIME OF APPLICATION		

CRANE	UP TO 7 DAYS	\$100
	8 – 14 DAYS	\$350
	15 – 30 DAYS	\$700
	OVER 30 DAYS	\$700 PLUS \$150/EACH DAY OVER 30 DAYS.
	PLUS	C OF C FEE
DEMOLITION	ACCESSORY STRUCTURE	\$200
	COMMERCIAL/MULTI-FAMILY DWELLING	\$400 INTERIOR ONLY \$1,000 STRUCTURE
	DETACHED 1 & 2 FAMILY & TOWNHOUSE	\$200 INTERIOR ONLY \$500 STRUCTURE
FENCE	UP TO 50 L.F.	\$100
	51 – 100 L.F.	\$150
	OVER 100 L.F.	\$200
ELECTRIC CAR CHARGER	COMMERCIAL	\$500 / CHARGING STATION
	RESIDENTIAL	\$300 / CHARGING STATION
GENERATOR	COMMERCIAL/MULTIPLE FAMILY DWELLING	\$700
	DETACHED 1 & 2 FAMILY, TOWNHOUSE AND CONDO & CO-OP (R-3)	\$300
LEGALIZATION OF WORK DONE W/O PERMIT	DOUBLE CURRENT PERMIT FEE OR \$500 WHICHEVER IS HIGHER	
LIFT	UP TO 7 DAYS	\$100
	8 – 14 DAYS	\$250
	15 – 30 DAYS	\$500
	OVER 30 DAYS	\$500 PLUS \$100/EACH DAY OVER 30 DAYS
	PLUS	C OF C FEE
MECHANICAL EQUIPMENT		\$200
MUNICIPAL SEARCH	RESIDENTIAL	
	1 – 2-FAMILY DWELLING	\$250
	3 – 10 MULTIPLE DWELLING	\$350
	11-50 MULTIPLE DWELLING	\$450
	51 - 100 MULTI-DWELLING	\$550
	101 PLUS MULTI-DWELLING	\$750
	COMMERCIAL	
	UP TO 2,500 SQ. FT.	\$300
	2,501 – 5,000 SQ. FT.	\$400
	5,001 – 10,000 SQ. FT.	\$600
OVER 10,000 SQ. FT.	\$800	
PERMIT RENEWAL		15% OF TOTAL ORIGINAL PERMIT FEES
PLAN REVIEW	FIRST	\$0
	SECOND	\$0
	THIRD OR MORE	\$100 / REVIEW
PLUMBING FIXTURE	REPLACEMENT	\$50
RE-INSPECTION	FIRST	\$0
	SECOND	\$100
	THIRD	\$200

RETAINING WALL	COMMERCIAL/MULTIPLE FAMILY DWELLING	COST OF CONSTRUCTION
	DETACHED 1 & 2 FAMILY, TOWNHOUSE AND CONDO & CO-OP (R-3)	\$400
ROOF	DETACHED 1 & 2 FAMILY, RE-ROOFING	\$300
	SECOND LAYER	\$200
	3 – 4 FAMILY DWELLING	
	RE-ROOFING	\$500
	SECOND LAYER	\$300
	ALL OTHERS	\$700
SCAFFOLD	UP TO 7 DAYS	\$100
	8 – 14 DAYS	\$250
	15 – 30 DAYS	\$500
	OVER 30 DAYS	\$500 PLUS \$100/EACH DAY OVER 30 DAYS.
	PLUS	C OF C FEE
SIDING		\$300
SIDEWALK	PER LINEAR FEET	\$10
SIGN	PER SIGN	\$100
SOLAR	COMMERCIAL/MULTIPLE FAMILY DWELLING	\$700
	DETACHED 1 & 2 FAMILY, TOWNHOUSE AND CONDO & CO-OP (R-3)	\$300
STOP-WORK ORDER	UNDER A BUILDING PERMIT	\$100
	W/O A BUILDING PERMIT	\$300
SWIMMING POOL / SPA / HOT-TUB	ABOVE GROUND	\$200
	IN-GROUND	\$500
	COMMERCIAL	\$1,500
TANK ABANDONMENT, REMOVAL OR INSTALLATION	PER TANK	\$200
TENT	400 SQ. FT. OR MORE	\$200
TELECOMMUNICATION FACILITY	CO-LOCATION OR ALTERNATION	\$2,500
	NEW FACILITY	\$5,000
TREE	PER TREE	\$100
WINDOW REPLACEMENT	ONE WINDOW \$100	\$25 PER ADDITIONAL WINDOWS
WITHDRAWN PERMIT APPLICATION		25% OF FEE PAID OR \$100, WHICHEVER IS LESS
ARCHITECTURAL REVIEW BOARD	1 & 2 – FAMILY DWELLING	\$100
	ALL OTHERS	\$250

PLANNING BOARD	DEMOLITION	\$150
	SITE PLAN OR AMENDMENT PLUS	\$300
		\$50 PER DWELLING UNIT
		\$50 PER 1,000 SQ. SF. COMMERCIAL GROSS FLOOR AREA
	SPECIAL PERMIT	\$300
	SUBDIVISION	
	MAJOR	\$5,000 PLUS \$1,000 / LOT
	MINOR	\$2,500 PLUS \$500 / LOT
TREE	\$50	
ZONING BOARD OF APPEALS	AREA VARIANCE	
	1 – 2-FAMILY DWELLING	\$250
	ALL OTHERS	\$500
	USE VARIANCE	
	1 – 2-FAMILY DWELLING	\$500
	ALL OTHERS	\$750
	SPECIAL PERMIT	\$300
	INTERPRETATION	\$250
VILLAGE BOARD	BONUS FLOOR AREA (SPECIAL PERMIT)	10% OF THE MARKET VALUE DETERMINED BY TOWN ASSESSOR
	AMENDMENTS TO ZONING	\$500 PER TAX LOT ALL COSTS & EXPENSES
SEQRA	TYPE I & UNLISTED	\$200
	TYPE II	\$0
	ENVIRONMENTAL IMPACT STATEMENT	\$300
FLOODPLAIN DEVELOPMENT		\$375
ESCROW ACCOUNT		TBD PER PROJECT
NOTICE OF PUBLIC HEARING		\$150

Every application for a building permit shall be accompanied by the payment of an application fee or a fee as set forth above.

The cost of construction shall be the sum of all costs, direct and indirect, inherent in converting a design plan to a finished project, including all expenses incurred by a contractor for labor, material, equipment, financing, services, utilities, etc., plus overheads and contractor's profit (costs of land, architectural design, consultant and engineer fees shall not be considered construction costs).

The Village of Nyack shall have the power to employ consultants and to pay for their services and such other expenses as may be necessary and proper to review the building permit application prior to referral to the land use boards for review. The Building Inspector, in his sole discretion, shall require an applicant to reimburse the Village for the cost of consultant services pertinent to the subject application, and, where such action is anticipated in advance, the Building Inspector may require that an appropriate and reasonable sum be placed in escrow by the applicant to cover such reimbursement. No application shall be reviewed or approved unless the escrow account is paid in full.

ESCROW ACCOUNT SHALL BE REPLENISHED ONCE FUNDS IN ACCOUNT REACHES 50% OF ORIGINAL AMOUNT. ONCE ALL BILLS ARE PAID, REMAINING FUNDS WILL BE RETURNED TO THE APPLICANT.

MULTIPLE DWELLING FIRE SAFETY INSPECTION FEES SCHEDULE

§ 140-29 Fees for certificate of compliance

NUMBER OF UNITS	UP TO 10	\$50 / UNIT
	OVER 10	\$500 COMMON AREA ONLY
HOTEL	COMMOM AREA	COMMERCIAL FIRE SAFETY SQ. FT.
	PLUS, ROOMS	\$25 / ROOM
RE-INSPECTION	FIRST	\$0
	SECOND	\$200
	THIRD	\$400

Property owners shall register the property through Inspection Reports Online (IROL) at www.inspectionreportsonline.com and shall make sure that the following inspection reports are uploaded in the IROL program as may be applicable:

- [1] Fire alarm system.
- [2] Fire sprinkler system.
- [3] Boiler/furnace.
- [4] Clothes dryer.
- [5] Elevator.
- [6] Fire escape.
- [7] Fire extinguisher (if more than 10 are installed).
- [8] Dwelling units self-inspection checklist provided by Fire Inspector (NYSFC, PMC, MRL and Local Code).
- [9] Exit/emergency lights.
- [10] Generator.
- [11] Private fire hydrant.

COMMERCIAL FIRE SAFETY INSPECTION FEES SCHEDULE

§ 196-43 Fees for certificate of compliance.

PLACE OF ASSEMBLY	OCCUPANCY LOAD	
	UP TO 50	\$125
	51 – 100	\$150
	101 – 300	\$175
	OVER 300	\$1 / PERSON
PLACE OF WORSHIP	THAT HAVE A VALID C OF O	1/2 OF REQUIRED FEE FOR NON-RELIGIOUS USES
HOTEL	COMMON AREA	ALL OTHER S OCCUPANCY SQ. FT.
	PLUS	\$25 PER ROOM
ALL OTHERS OCCUPANCY	SQ. FT.	
	UP TO 2,500	\$125
	2,501 – 5,000	\$175
	5,001 – 7,500	\$225
	7,501 – 10,000	\$400
	10,001 – 25,000	\$600
	25,001 – 50,000	\$850
	50,001 – 75,000	\$1,000
	75,001 – 100,000	\$1,200
	100,001 – 125,000	\$1,500
	125,001 – 150,000	\$1,750
	150,001 – 175,000	\$2,000
	175,001 – 200,000	\$2,250
	200,001 – 250,000	\$2,500
	250,000 – 300,000	\$2,750
300,001 – 350,000	\$3,000	
350,001 – 400,000	\$3,250	
400,001 – 450,000	\$3,500	
450,001 – 500,000	\$3,750	
MOBILE FOOD TRUCK		\$75
OPERATING PERMIT		\$100
OUTDOORS FIRE PERMIT		\$100
VACANT BLDG. PLACARD		\$200
RE-INSPECTION	FIRST	\$0
	SECOND	\$200
	THIRD	\$400

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