

2026 FEES and PENALTIES

Adopted 1/7/26

PLANNING & ZONING:

**indicates fees that are subject to, by local law, charges associated with required specialized services, including, but not limited to, legal and engineering expenses.*

Plan/Project Review Fees		2025	2026
Consultation and Plan Review for Preliminary and Conceptual Design	1-Hour provided per site per project as a courtesy; additional time is \$100/hour	1-Hour provided per site per project as a courtesy; additional time is \$105/hour	
REZONE		2025	2026
Rezone, up to 5 acres and compatible with Land Use Map		\$385*	\$400*
Rezone, greater than 5 acres and compatible with Land Use Map		\$385 + \$55 per acre*	\$400 + \$60 per acre*
Comp Plan Land Use Map Amendment		\$5,000 + rezone fees*	\$5,000 + rezone fees*
VARIANCES			
AREA VARIANCES:			
Residential lot and/or uses with 1 - 2 dwelling units		\$200*	\$210*
Residential lot and/or uses with 3 or more dwelling units		\$250*	\$260*
Non-residential		\$330*	\$340*
USE VARIANCES:			
Residential		\$275*	\$285*
Non-residential		\$550*	570*
Appeals of Zoning Code Officer Decision/Code Interpretations		\$175*	\$180*
SUBDIVISIONS			
Sketch Plat Review		\$207*	\$215*
Preliminary Plat Review (Major/Cluster Subs Only)		\$200 + \$150 per lot*	\$210 + \$155 per lot*
Final Plat Review		50% of sketch plat review for minor subs, 50% of preliminary plat review for major/cluster subs*	50% of sketch plat review for minor subs, 50% of preliminary plat review for major/cluster subs*
Plat amendments/Re-plats if creating one or more new lots		Same fees as listed above	Same fees as listed above
Plat amendments/Re-plats for minor transfers of land and lot combinations not creating an increase in the number of lots		50% of fees listed above	50% of fees listed above
SITE PLAN REVIEWS			

Sketch Plan Review	\$150*	\$155*
Final Plan Review (based on est. project costs shown below:)		
\$1 - \$49,999.99	\$300*	\$310*
\$50,000 - \$99,999.99	\$400*	\$415*
\$100,000 - \$249,999.99	\$500*	\$515*
\$250,000 - \$499,999.99	\$600*	\$620*
\$500,000 - \$999,999.99	\$1000*	\$1,030
\$1,000,000 - \$2,499,999.99	\$3,000*	\$3,090
\$2,500,000 - \$4,999,999.99	\$4,000*	\$4,120
\$5,000,000 - \$9,999,999.99	\$5,000*	\$5,150
\$10,000,000 - \$19,999,999.99	\$6,000*	\$6,180
\$20,000,000 and over	\$7,000*	\$7,210
Projects With Interior Work Only/Change of Use	\$250*	\$260*
Amendments to approved site plans	50% of Fees listed above*	50% of Fees listed above*
Special Use Permit	\$400 + Site Plan Fees*	\$415 + Site Plan Fees*
Other Planning & Zoning		
Lot Line Alteration	\$200	\$210
Zoning Verification Letter	\$78	\$80
Non-conforming certifications	\$103	\$110
Floodplain Development	\$300*	\$310*
ZONING CODE AMENDMENTS:		
Letter requesting initiation	\$103*	\$110*
Fee if Town Board agrees to consider (Development District Modification or Open Development Designation)	\$600*	\$620*
* Additional Costs as Required		
SPECIAL AND ENVIRONMENTAL STUDIES:		
Short Environmental Assessment Form Review	(included in site plan)	\$100*
Full Environmental Assessment Form Review	(included in site plan)	\$300*
Environmental Impact Statement or Addendum to EIS	Cost Recovery	Cost Recovery
Special studies required, e.g. wetland delineations, geotechnical reports, traffic studies	\$250 per study*	\$260 per study*
Board agenda processing (non-refundable fee)	\$50	\$55
Public Hearing processing	\$60 + cost of legal notice in paper	\$63 + cost of legal notice in paper
Time extensions for any approved project	\$103	\$110
Minor Stormwater Pollution Prevention Plan (SWPPP) Review w/ no engineered practice	\$150*	\$155*
Major Stormwater Pollution Prevention Plan (SWPPP) Review w/ engineered practice	\$150*	\$155**

Printed copies of Comp Plan, etc.	\$26/copy	\$30/copy
<i>Legal, Engineering, and other professional fees incurred as part of project review to be borne by the applicant.</i>		

BUILDING/CODE:

Plan Review Fees	2025	2026
Consultation and Plan Review for Preliminary and Conceptual Design	1-Hour provided per site per project as a courtesy; additional time is \$75/hour	1-Hour provided per site per project as a courtesy; additional time is \$80/hour
Building Permits	2025	2026
1 & 2 Family Residences, inc. finished basements	\$0.70/SF or \$7/K, (greater #)	\$0.80/SF or \$8/K, (greater #)
Modular	\$0.55/SF	\$0.60/SF
Unfinished basements	\$0.50/SF	\$0.55/SF
Multiple dwelling/multi-residential	\$400 + \$8/K	\$420 + \$9/K
Commercial building	\$600 + \$8/K	\$620 + \$9/K
Alterations, Renovations, Additions, (R)	\$250 + \$5/K	\$260 + \$6/K
Alterations, Renovations, Additions, (C)	\$600 + \$8/K	\$620 + \$9/K
Accessory Building - separate from main building	\$70 + \$8/K	\$75 + \$9/K
Accessory Building - attached to 1 & 2 family res.	\$85 + \$8/K	\$90 + \$9/K
Prefabricated Shed	\$85 + \$8/K	\$90 + \$9/K
Pools	\$150 + \$8/K	\$155 + \$9/K
Roof	\$100 + \$8/K	\$105 + \$9/K
Deck	\$100 + \$8/K	\$105 + \$9/K
Plumbing - Residential	\$125 + \$15 per fixture	\$130 + \$16 per fixture
Plumbing – Non-residential	\$200 + \$15 per fixture	\$210 + \$16 per fixture
Building permit renewal	1/2 original fee	1/2 original fee
Building begun without valid permit	2x Fee	2x Fee
Solar, wind, alt energy - residential	\$200 (two trips included), addition trips \$75/each	\$210 (two trips included), addition trips \$80/each
Solar, wind, alt energy - commercial	\$750 if <1,000 SF, + \$0.50/SF if >1,000SF	\$775 if <1,000 SF, + \$0.55/SF if >1,000SF
Sign Permit	\$125 per sign	\$130 per sign
Fence	\$100	\$110
Woodstove or heating unit	\$125	\$130
Demolition	\$300	\$310
Other Building		
Operating Permit	\$100	\$105
Fireworks Display	\$200	\$210
Special Event Operating Permit - >2000 attendees	\$300 + Site Plan Fees + inspections @ \$75/hour	\$310 + Site Plan Fees + inspections @ \$80/hour

Special Event Operating Permit - <2000 attendees	\$200 + Site Plan Fees + inspections @ \$75/hour	\$200 + Site Plan Fees + inspections @ \$80/hour
Fire inspection	\$85/2, then \$75/additional	\$88/2, then \$80/additional
Zoning Compliance Review	10% of overall permit fees	10% of overall permit fees
New address reflective sign	\$40	\$42

EMERGENCY MEDICAL SERVICES:

SERVICE PROVIDED	FEE
Motor Vehicle Accident (MVA Surcharge), including non-transport	\$450
BLS Non-Emergency	\$500
BLS Emergency	\$1,050
2024 new fee type BLS Treat and Release	\$100
ALS 1 Non-Emergency	\$950
2024 new fee type ALS Treat and Release	\$850
ALS 1 Emergency	\$1,405
ALS 2 Emergency	\$1,612
Specialty Care Transport	\$500
Paramedic Intercept	\$1,200
Ground Transport per Mile	\$35.00

EV CHARGING

Item:	Reference:
\$0.15/kwh for energy	Res. #2021-65
\$0.50/hour for the first 3 hours for parking to offset system costs & 10% handling fee	Res. #2021-65
\$1.50/hour for time after 3 hours	Res. #2021-65

HIGHWAY/DPW

Item:	Fee:	NOTES:
New Driveway Culvert permit	\$200	New in 2025

CLERK:

DOG FEES:		NOTES:
Dog license/renewal (spayed/neutered)	\$15.00	Updated 2024

Dog license/renewal (not spayed/neutered)	\$25.00	Updated 2024
New dog tag	\$5.00	Updated 2024
Purebred license (5-20 purebred dogs)	\$100.00	
Purebred license (21 or more purebred dogs)	\$200.00	
Dog impoundment fee	\$25 for 1st offense \$50 for 2nd offense \$75 for 3rd offense	Per Town code §66-16
Unlicensed dog/Failure to renew license	\$25 for 1st offense \$50 for 2nd offense \$75 for 3rd offense	
Dog enumeration fee	\$25.00	
OTHER FEES:		NOTES:
Certified Copy of Marriage Certificate	\$10.00	set by NYS
Marriage license	\$40.00	set by NYS
Marriage license for active-duty military	<i>no fee</i>	set by NYS
Games of Chance license	\$50.00	set by NYS
Hunting Licenses	<i>(varies by license)</i>	set by NYS
Disabled Parking	<i>no fee</i>	set by NYS
Returned check fee	\$20.00	Maximum allowed by NYS

WATER:

PERMITS & HOOK-UPS:		NOTES:
Plumbing permit application (up to 5 inspections)	\$270.00	Updated 2024
New contractor registration	\$25.00	Updated 2024
Engineering fees for out-of-district/extension requests	(Based on engineer's estimate)	
TAPS:		
Main tap (Standard household tap)	(Billed by Bolton Point)	
>1" Tap	(Billed by Bolton Point)	
METERS:		
Standard Household	Based on market cost	
RF Radio Reader	Based on market cost	

Meter: pit type	Based on market cost	
Meter: >3/4"	Based on market cost	
Frosted (frozen) meter replacement	Cost of meter + 1 hr. labor	
Final meter reads for account transfers	\$60	New 2026
Radio meter opt-out fee	\$18	Originally passed 5/14/24
BACKFLOW/CROSS CONNECTION:		
Backflow application review	(handled by Bolton Pt)	
WATER SALES:		NOTES:
Water sales to users in Districts 1 & 2	Set by the Village of Trumansburg with administrative fee added by Ulysses per contract	(generally 1.5x the Village rate)
Water sales to users in Districts 3 and 4	\$12.90/1000gl	Based on Town of Ithaca's 2026 water price of \$10.41/1000gl + water loss and operation costs
Water District 3 Bulk User rate	1.1x Town of Ulysses rate (\$14.19/1000gl)	
Water District 3 Out of District Users	1.1x the rate set for regular customers unless otherwise specified in a contract	See contracts

CODE AND PLANNING/ZONING PENALTIES:

Activity	Penalty	Resolution/Law	Notes
OPERATING PERMITS			
Penalty for failure to apply for Special Permit- 1st offense	\$1,000.00	LL#1 of 2010	
Penalty for failure to apply for Special Permit- 2nd offense	\$2,000.00	LL#1 of 2011	
CODE (Building and Zoning)			

Code violation	No less than \$100/day and no greater than \$250/day for each day of violation, in addition to penalties prescribed by state law	LL1 of 2016	
PLANNING BOARD			
Non-Compliance	\$100/day and/or Stop Work Order	Res. 2007-36	
STORM WATER			
Storm sewers- 1st offense	up to \$500 and/or imprisonment up to 15 days	LL1 of 2012	each day constitutes a new violation. GC 149-14D
Storm sewers- 2nd offense	up to \$1000 and/or imprisonment up to 15 days	LL1 of 2012	
Stormwater Mgmt and Erosion Sediment Control- 1st offense	up to \$350 and/or imprisonment up to 6 days	LL1 of 2012	each week constitutes a new violation. GC 156-13D
Stormwater Mgmt and Erosion Sediment Control- 2nd offense	\$350-700 and/or imprisonment up to 6 months	LL1 of 2012	each week constitutes a new violation. GC 156-13D
Stormwater Mgmt and Erosion Sediment Control- 3rd offense	\$700-1000 and/or imprisonment up to 6 months	LL1 of 2012	each week constitutes a new violation. GC 156-13D
OTHER			
Flood damage prevention: No structure shall hereafter be constructed, located, extended, converted, or altered and no land shall be excavated or filled without full compliance with the terms of this chapter and any other applicable regulations.	up to \$250; or imprisoned up to 15 days	LL2 of 1987	GC 89-8

Radio communications protection: to prevent interference with the countywide public safety radio communications system which is used by emergency service providers in this municipality and throughout Tompkins County.	up to \$250	LL2 of 2007	GC 129
Watercraft	73-c of the New York State Navigation Law	4/13/2004	GC 205-7
Zoning	No less than \$100/day and no greater than \$250/day for each day of violation, in addition to penalties prescribed by state law	2017-59	GC 212-4 E

WATER DISTRICT 3 PENALTIES:

Item	Penalty	Source	Notes
Water bill late fee (penalty)	10%	Res. 2014-67	can also shut off water.
Late fee for new water hookup fees	5%	2017-118	
Any user who is found to have violated any provision of this article, or permit or administrative order	up to \$1000	LL1 of 2003	GC 200- 14A(4)
CIVIL PENALTIES: Any person who violates any of the provisions of or who fails to perform any duty imposed by this article, or any administrative order or determination of the Superintendent promulgated under this article, or the terms of any permit	up to \$1000	LL1 of 2003	each day constitutes a new violation. GC 200- 14B(1)
CRIMINAL PENALTIES: Any person who willfully violates any provision of this article or any final determination or administrative order of the Water District Operator made in accordance with this article shall be	not less than \$500 nor more than \$1,000, or imprisonment not to exceed one year, or both. Each offense shall be a separate and distinct offense, and, in the case of a continuing offense, each day's continuance thereof shall be deemed a separate and distinct offense	LL1 of 2003	GC 200- 14B(3)

guilty of a Class A Misdemeanor and, upon conviction thereof			
CRIMINAL PENALTIES: Any user who knowingly makes any false statements, representations, or certifications in any application, record, report, plan or other document filed or required to be maintained pursuant to this article, or permit, or who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required under this article shall be guilty of a Class A Misdemeanor and, upon conviction, shall be punished by a fine of	not more than \$1,000 per violation per day or imprisonment for not more than one year, or both.	LL1 of 2003	