

**SCHEDULE OF FEES - BUILDING DEPARTMENT  
COMMERCIAL**

Effective January 1, 2017 (as amended 4/5/2018)

**COMMERCIAL PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)**

\$500	.....	Filing Fee, plus:
\$500	.....	- Addition, Interior Arrangement and/or Alteration, Exterior Alteration, Antenna Replacement (not façade) - Base Fee, plus:
\$0.45	sf.....	- plus .45/sf
\$500	.....	- Accessory Structures - Base Fee, plus
\$0.45	sf.....	- plus .45/sf
\$250	.....	- Change of Use - Base Fee, plus
\$0.45	sf.....	- plus .45/sf
\$500	.....	- New Building - Base Fee, plus:
\$0.45	sf.....	- plus .45/sf
\$500	.....	- Racking System - Base Fee, plus:
\$0.10	sf.....	- plus .10/sf
\$200	.....	- Repair Fire Damage - Base Fee, plus:
\$0.45	sf.....	- plus .45/sf
\$250	.....	- Revision to Issued Permit - Base Fee, plus:
\$0.45	sf.....	- plus .45/sf

**COMMERCIAL PERMITS - MISCELLANEOUS (No separate filing fee; valid 1 yr unless noted)**

\$200	ea.....	Awnings
\$200	.....	Change of Tenant
\$500	.....	Demolition Permit -up to 49,999 sf (valid 4 mos; no renewal)
\$1,000	.....	Demolition Permit -over 50,000 sf (valid 4 mos; no renewal)
\$150	ea.....	Elevators, Escalators, Dumbwaiter, Conveyor, Lift
\$500	.....	Façade
\$500	.....	Field Change
\$500	.....	Foundation Only
1/2 original fee.....		Permit Renewals and Revision (3 consecutive renewals permitted unless otherwise noted)
\$250	.....	Plan Resubmission - Review of third denied plan and each denial thereafter
\$500	.....	Preliminary Plan Review Meeting
\$100	.....	Re-inspection Fee (after missed or 2nd failed inspection and each failed inspection thereafter)
\$250	.....	Retaining Wall
\$150	.....	Satellite Dish
\$500	.....	Seasonal Merchandise/Pop-up Store (Valid for 6 mos)
\$250	.....	Signs - Filing Fee, plus:
\$2	sf.....	- plus 2.00/sf
\$500	.....	Site Work Only Permit
\$500	.....	Solar Panels
3x fee.....		Stop Work Order
\$250	.....	Swimming Pool Above/In Ground (no renewals)
\$500	.....	Trailer, Temporary: Construction / Storage / Office (valid for 3-months with two consecutive 3-month renewals permitted)
\$50	.....	Truss Sign

**CERTIFICATES OF COMPLIANCE\* - COMMERCIAL (work completed 4+ years ago; valid 1 yr, no renewals)**

*\*If the CC expires, a new application must be filed and applicant will be charged the base fee only. If the CC is not closed out within that second year, a new application will be required along with all fees (base and square footage) for each year the CC remains open.*

\$750	ea.....	Main Building / Accessory Structure / Change of Use / Interior Alteration CC - Base Fee per floor, plus:
\$0.90	.....	- plus .90/sf
\$750	.....	Main Building Built Prior to 1938 (no subsequent additions or alterations)
\$100	.....	Re-inspection Fee (after missed or 2nd failed inspection and each failed inspection thereafter)
\$750	.....	Solar Panels CC

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**PLUMBING - COMMERCIAL: PERMITS REQUIRING FILING FEE (valid 1 yr, 3 consecutive renewals permitted)**

- \$250 ..... Filing Fee, plus:
- \$100 ea..... - AC, HVAC (rooftop units, HVAC systems, AC systems) per condenser, plus:
- \$100 ea..... - Duct Work (if filed with HVAC)
- \$25 ea..... - Fixtures - New
- \$50 ea..... - Gas Connection Fee (i.e. heating appliances, furnaces, boilers, burners, water heaters-incl electric, hanging heaters)
- \$50 ea..... - Geo Thermal Unit
- \$50 ea..... - Pool Heaters

**PLUMBING - COMMERCIAL: CERTIFICATE OF COMPLIANCE\* (work completed 4+ years ago; valid 1 yr, no renewals)**

*\*If the CC expires, a new application must be filed and applicant will be charged the base fee only. If the CC is not closed out within that second year, a new application will be required along with all fees (base and square footage) for each year the CC remains open.*

- \$500 ..... Certificate of Compliance (Plumbing) Base Fee, plus:
- 2x ..... - applicable individual fees

**PLUMBING - COMMERCIAL: MISCELLANEOUS (no filing fee; valid 1 yr unless noted)**

- \$50 ..... Change of Plumber
- \$350 ..... Duct Work Only
- \$500 ..... Finalization Fee (permits which have exceeded their allowable renewals)
- 2x ..... - Applicable Individual Fees
- FM Office ..... Fire Sprinklers
- \$250 ..... Gas Appliance Removal / Gas Line Modification (includes gas retest)
- \$350 ..... Gas Generators
- \$250 ..... Gas Test Only (pressure test, meter change, re-tests)
- \$250 ..... Kitchen Hood & Duct (hood worksheet required)
- \$250 ..... Lawn Sprinklers
- FM Office ..... Oil Tank Demo / Abandonment / Replacement / Installation
- 1/2 Original fee..... Permit Renewals (3 consecutive renewals permitted)
- FM Office ..... Propane (LP) Tank
- \$100 ..... Re-inspection Fee (after missed inspection, 2nd failed inspection and each failed inspection thereafter)
- 3x fee..... Stop Work Order

**CERTIFICATE OF OCCUPANCY - COMMERCIAL**

- \$100 ..... Certified C of O (legacy or new) - first page
- \$20 ea..... - plus \$20 each additional page (\$1,000 max)
- \$5 ..... Unofficial C of O (legacy or new) - first page
- \$5 ea..... - plus \$5 each additional page

**PAYMENT & REFUND POLICY**

Payment may be made by cash or check (make checks payable to Town of Islip). Receipts will be issued for all transactions.

A \$35 fee will be charged for any returned checks.

Fees are non-refundable.

Fees are subject to change-please visit our website at [www.islipny.gov](http://www.islipny.gov) for the current fee schedule.