

**Town of Van Buren
Codes & Zoning Fees
Legal/ Engineering Fees**

(All fees paid are non-refundable unless noted otherwise)
ALL FEES ARE DUE BEFORE PERMIT IS ISSUED



Adopted by the Town Board on February 5, 2025

Residential Structures:	
Includes: Renovations, Additions, Garages, Pole Barns, Solid Fuel, Appliances, Decks, Foundations, Slabs, Generators, Chimneys, EV Units	
• Application fee includes first \$1,000 value	\$100.00
• \$8.00 for every \$1,000 thereafter	+\$8.00 per \$1,000
Commercial Structures:	
• Application fee includes first \$1,000 value	\$200.00
• \$8.00 for every \$1,000 thereafter	+\$8.00 per \$1,000
Sheds:	
• Sheds 144 ft ² or less	No fee
• Sheds > 144 ft ² : Application fee includes first \$1,000 value	\$75.00
Plus \$2.00 for every \$1,000 for cost of Shed	+\$2.00 per \$1,000
Fence:	
• Residential	\$100.00
• Commercial	\$200.00
Pools:	
• In-ground swimming pool, spa, hot tub with or without fence	\$300.00
• Above ground swimming pool with or without fence	\$100.00
Signs:	\$50.00
• Plus \$3.00 per ft ²	+\$3.00 per ft ²
Solar PV System:	\$150.00
Food Vending Truck Permits:	\$100.00
Demolition Permit:	\$100.00
Building Permit Issued after Construction Commences:	Fee is TRIPLED
Flood Plain Development Permit:	\$200.00
Burn Permit: (for 3 months)	\$25.00
Storage Units (Temporary for max of 6 months):	\$100.00/trailer
• No more than 2 units per parcel	

Fire Inspections:	
<ul style="list-style-type: none"> Residential (unit) and Multi-Family: For Initial Inspection (Includes 1 Re-Inspection) 	\$100.00
<ul style="list-style-type: none"> Commercial (per building) For Initial Inspection (Includes 1 Re-Inspection) For Additional Inspections Thereafter 	\$100.00 \$50.00each
Operating Permits:	
<ul style="list-style-type: none"> Industrial/ Business Use 	\$200.00
<ul style="list-style-type: none"> Outdoor Fireworks Display 	\$500.00
<ul style="list-style-type: none"> Public Events 	\$100.00
<ul style="list-style-type: none"> Special Events Permit 	\$100.00

Zoning and Planning Fees

Zoning Information Letter:	
<ul style="list-style-type: none"> Residential Property 	\$50.00
<ul style="list-style-type: none"> Commercial Property 	\$100.00
Variance	
<ul style="list-style-type: none"> Residential Variance (Use and Area): 	\$150.00
<ul style="list-style-type: none"> Commercial Variance: 	\$300.00
Special Use Permits:	
<ul style="list-style-type: none"> Residential 	\$200.00
<ul style="list-style-type: none"> Commercial 	\$750.00
Site Plan/Project Plan Review:	
<ul style="list-style-type: none"> Residential 	\$250.00
<ul style="list-style-type: none"> Business / Commercial / Manufacturing / Industrial Use 	\$1500.00
Zone Change Requests:	\$300.00
Utility SWPP Review:	\$250.00
Subdivisions:	
<ul style="list-style-type: none"> 2 lots 	\$150/lot
<ul style="list-style-type: none"> 3 - 30 lots 	\$300/lot
<ul style="list-style-type: none"> 31 - 60 lots 	\$350/lot
<ul style="list-style-type: none"> 60+ lots 	\$400/lot
Zone Change:	
<ul style="list-style-type: none"> Planned Unit Development (PUD) Residential: 	
<ul style="list-style-type: none"> Under 30 lots 	\$400/lot
<ul style="list-style-type: none"> 31 - 60 lots 	\$350/lot
<ul style="list-style-type: none"> 60+ lots 	\$300/lot
Planned Office/ Commercial/ Industrial (POD/PCD/InP)	
<ul style="list-style-type: none"> Per Acre 	\$1000

Apartment or Townhouse:	\$300/unit
Park Fees (in lieu of public use):	
• Minor Subdivisions (3 lots or less)	\$150/lot
• Major Subdivisions (4+ lots)	\$350/lot
• Apartments	\$250/unit
Solar Development Permit:	
• One acre or less	\$1,650
• Two or more acres	+\$150/acre
Communication Towers (New):	\$1000
Communication Tower per Antenna Co-Location:	\$500
MS4 Development Permit (per acre):	
• One acre or less	\$1,650
• Two or more acres	\$150/acre
Security Bonds: <i>Determined by Engineer</i>	TBD

Legal and Engineering Fees

Legal Fees:	As per agreement with Town Attorney
Engineer Fees:	\$100.00 per hour If Consultant is Required, Rate is billed directly to Applicant by Consultant.