

**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 Town Board on January 1, 2026.

Residential Structures:	
<u>Includes:</u> Renovations, Additions, Garages, Pole Barns, Solid Fuel, Appliances, Decks, Foundations, Slabs, Generators, Chimneys, EV Units	
• Applications Fee includes first \$1,000 value	\$100.00
• \$8.00 for every \$1,000 thereafter	\$8.00 per \$1,000
Commercial Structures:	
• Application Fee plus 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 a fence or without	\$300.00
• Above ground swimming pool with or without a 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
Roof Permit (Non-structural):	\$50.00
Storage Units (Temporary for max of 6 months):	\$100.00/trailer
• No more than 2 units per parcel	

Operating Permits:	
• Industrial/Business Use	\$200.00
• Outdoor Firework Display	\$500.00
• Public Events	\$100.00
• Special Events Permit	\$100.00
Zoning and Planning Fees	
Zoning Information Letter:	
• Residential Property	\$50.00
• Commercial Property	\$100.00
Variance:	
• Residential Variance (Use and Area)	\$150.00
• Commercial Variance	\$300.00
Special Use Permits:	
• Residential	\$200.00
• Commercial	\$750.00
Site Plan/Project Plan Review:	
• Residential	\$250.00
• Business/Commercial/Manufacturing/Industrial Use	\$1,500.00
Utility SWPP Review:	\$250.00
Subdivisions:	
• 2 lots	\$150.00/lot
• 3 – 30 lots	\$300.00/lot
• 31 – 60 lots	\$350.00/lot
• 60+ lots	\$400.00/lot
Zone Change Request:	\$300.00
Zone Change:	
• Planned Unit Development (PUD) Residential:	
• Under 30 lots	\$400.00/lot
• 31 – 60 lots	\$350.00/lot
• 60+ lots	\$300.00/lot
Planned Office/Commercial/Industrial (POD/PCD/InP):	
• Per Acre	\$1,000.00
Apartment or Townhouse:	\$300.00/unit
Park Fees (in lieu of public use)	
• Minor Subdivision (3 lots or less)	\$150.00/lot
• Major Subdivision (4+ lots)	\$350.00/lot

• Apartments	\$250.00/unit
Solar Development Permit:	
• One acre or less	\$1,650.00
• Two or more acres	+\$150.00/acre
Communication Towers (New):	
Communication Towers per Antenna Co-Location:	
MS4 Development Permit (per acre):	
• One acre or less	\$1,650.00
• Two or more acres	\$150.00/acre
Security Bonds: <i>Determined by Engineer</i>	
TBD	
Fire Inspections:	
• Residential Multi-Occupancy Inspections: (includes inspection and one re-inspection)	
Common Areas, Storage and Utility Rooms	
▪ 1 – 3 Buildings:	\$50.00
▪ 4 – 6 Buildings:	\$75.00
▪ 7 or more Buildings:	\$25.00/each
• Commercial Inspections: (includes inspection and one re-inspection)	
▪ Buildings up to 2500 Sq. Ft.	\$50.00
▪ 2501 Sq. Ft. to 5000 Sq. Ft.	\$75.00
▪ 5001 Sq. Ft. to 7500 Sq. Ft.	\$100.00
▪ 7501 Sq. Ft. to 10,000 Sq. Ft.	\$150.00
▪ 10,001 Sq. Ft. or more	\$350.00
Burn Permit: (Expires after 3 months)	
\$25.00	
Legal/Engineer Fees:	
Legal Fees:	As per agreement with Town Attorney
Engineer Fees:	\$125.00/hour If consultant is required, rate is billed directly to applicant by consultant