

Town of East Lyme  
Notice of Public Hearing  
East Lyme Town Hall  
108 Pennsylvania Avenue  
Niantic, CT 06357

RECEIVED FOR RECORD  
EAST LYME, CT

2023 APR -6 P 1:35

*Carroll Hinkle*  
TOWN CLERK

**NOTICE IS HEREBY GIVEN**, of a public hearing to be held by the East Lyme Board of Selectmen on Wednesday, April 19, 2023 at the East Lyme Town Hall at 108 Pennsylvania Avenue, Niantic, Connecticut beginning at 7:00 p.m. to receive comments regarding the following proposed amendment to the:

**§150.015 ORDINANCE PRESCRIBING FEES FOR BUILDING AND DEMOLITION PERMITS**

Said amendment replaces the valuation method for calculating building permit fees and demolition permits.

Copies of the proposed amendment are available for review in the East Lyme Town Clerk's office and the Town of East Lyme website, [www.eltownhall.com](http://www.eltownhall.com).

Interested persons are invited to attend and be heard.

Dated at East Lyme, Connecticut, on this 5th day of April, 2023.

EAST LYME BOARD OF SELECTMEN

Received for Public  
Pensacola 4/4/23  
Cullen Yalka

# §150.015 ORDINANCE PRESCRIBING FEES FOR BUILDING AND DEMOLITION PERMITS

## I. Residential Building based on the following valuation formula (does not include plumbing, heating & electrical work for alterations, additions, renovations and swimming pools):

Sheds (under 600sf)	\$25.00 per square foot of building area
Above Ground Pools	\$15.00 per square foot of building area
In Ground Pools	\$50.00 per square foot of building area
Finish existing basement without bathroom	\$40.00 per square foot of building area
Finish existing basement with bathroom	\$50.00 per square foot of building area
Decks	\$55.00 per square foot of building area
Unfinished Garage & Outbuildings over 600 sf	\$65.00 per square foot of building area
New Homes	\$125.00 per square foot of building area
New Custom Home	\$225.00 per square foot of building area
Interior alterations or renovations	\$55.00 per square foot of building area
Siding and Roofing	\$6.00 per square foot of building area

## II. Commercial Building based on the following valuation formulas:

Renovations in existing buildings	\$55.00 per square foot of building area
New Commercial Buildings	As per current International Code Council fee schedule or contact amount ( <i>This does not include sprinklers, commercial kitchen hoods, electrical wiring, alarm systems, plumbing and or mechanical equipment includes but not limited to propane tanks or gas unit heaters.</i> )

## III. Building Permit Fee Rule summary

- a. 13.00 per thousand or portion thereof, in value, with a minimum fee of \$30.00 for the first thousand. As of 7/1/2010 twenty-six cents (\$0.26) per thousand for State Education Fee. Permit fee includes Certificate of Approval.
- b. Certificate of Occupancy \$50.00.
- c. Plan Review fee, commercial projects over \$150,000.00 in construction cost based on the current ICC fee schedule.
- d. In the event of permit expiration or cancellation, applicant may request in writing an 80% refund of the building permit fee – 20% plan review fee in nonrefundable.
- e. Demolition Permit Fee is \$100.00
- f. A re-inspection fee of \$50.00 will be charged to the property owner or contractor for any of the following conditions:
  - 1. Failure to comply with building code requirements that were cited during a previous inspection.
  - 2. If the work to be re-inspected is not ready for inspection upon arrival of the building inspector or assistant building inspector.
  - 3. If no one is present to meet the inspector and prior arrangements have not been made. The inspector at his discretion may waive the fee if an emergency situation is demonstrated.
  - 4. If the scope of work has changed and prior approval was not obtained from the building official. The fee must be paid prior to scheduling another inspection.
- g. No permit fee shall be payable for any work to be done by or for the town.
- h. The First Selectman may waive any permit fee, in whole or in part, for any work to be done by or for a non-profit organization, when the First Selectman deems it in the public interest to do so.