

**TOWN OF EAST LYME
BOARD OF SELECTMEN
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN of a public hearing to be held by the East Lyme Board of Selectmen at 7:00 p.m. on September 17, 2025, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut to continue the discussion of the following:

1. Amendments to the Town of East Lyme § 150.015 FEES FOR BUILDING AND DEMOLITION PERMITS, Subsection (A), of the Town of East Lyme Building Ordinances.

Copies of the full text of the proposed ordinance are on file for public inspection at the office of the East Lyme Town Clerk, 108 Pennsylvania Avenue, Niantic, Connecticut and at <http://www.eltownhall.com/> to which reference may be had. Interested persons are invited to attend and be heard.

Dated at East Lyme, Connecticut, on this 3rd day of September, 2025.

East Lyme Board of Selectmen

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§ 150.015 FEES FOR BUILDING AND DEMOLITION PERMITS.

(A) *Residential building.* Based on the following valuation formula (does not include plumbing, heating, and electrical work for new homes, accessory buildings, alterations, additions, renovations and swimming pools):

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|--|--|
| Unfinished accessory buildings (under 600 square feet) | \$25 per square foot of building area |
| Unfinished accessory buildings (over 600 square feet) | \$55 per square foot |
| In-ground pools | \$50 per square foot |
| Above-ground pools | \$15 per square foot |
| Finish existing basement with bathroom | \$50 per square foot of building area |
| Finish existing basement without bathroom | \$40 per square foot of building area |
| Siding and roofing | \$500 per square |
| Decks | \$55 per square foot |
| Covered porches/decks | \$65 per square foot |
| Interior alterations or renovations | \$55 per square foot of building area |
| New homes | \$150 per square foot of building area |

(B) *Commercial building.* Based on the following valuation formulas:

| | |
|-----------------------------------|--|
| Renovations in existing buildings | \$55 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>) |

(C) *Building permit fee rule summary.*

(1) Fifteen per thousand or portion thereof, in value, with a minimum fee of \$30 for the first thousand. As of July 1, 2010, \$0.26 per thousand for State Education Fee. Permit fee includes Certificate of Approval.

(2) Certificate of Occupancy, residential: \$50.

(3) Certificate of Occupancy, commercial: \$100.

(4) Plan review fee, commercial projects over \$500,000 in construction cost based on the current ICC fee schedule.

(5) In the event of permit expiration or cancellation, applicant may request in writing an 80% refund of the building permit fee. Twenty-percent plan review fee is nonrefundable.

(6) Demolition permit fee is \$100.

(7) Refundable deposit for demolition sign: \$300.

(8) A re-inspection fee of \$50 will be charged to the property owner or contractor for any of the following conditions:

(a) Failure to comply with building code requirements that were cited during a previous inspection;

(b) If the work to be re-inspected is not ready for inspection upon arrival of the building inspector or assistant building inspector;

(c) If no one is present to meet the inspector and prior arrangements have not been made. The inspector at his or her discretion may waive the fee if an emergency situation is demonstrated; and/or

(d) 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.

(Ord. passed 11-26-1990; Ord. passed 3-30-1995; Ord. passed 6-15-2001; Ord. passed 5-15-2008; Ord. passed 5-18-2015; Ord. effective 1-30-2016; Ord. passed 2-21-2018; Ord. passed 4-19-2023; Ord. passed 3-19-2025)

Editor's note:

TM Volume 17, page 370, Amended; TM Volume 21, page 9; TM Volume 22, page 787, Amended; TM Volume 23, page 233; TM Volume 23, page 508, Amended