

Town of Athens Fee Schedule

Building Department Fees

Item	Fee
Certificate of Occupancy Residential	\$100
Certificate of Occupancy Commercial	\$200
Temporary Certificate of Occupancy	\$100
Certificate of Compliance (Residential)	\$75
Certificate of Compliance (Commercial)	\$150
Operating Permit	\$75
Septic Permit Residential	\$100
Septic Permit Commercial	\$200
Demolition Permit Residential	\$150 plus cost for any special permits
Demolition Permit Commercial	\$300 plus cost for any special permits
Letters for Certificate Occupancy or Pre-date letters and any Building Violations:	
Residential "Municipal Searches"	\$125
Commercial	\$250

Residential Building Permit Fees	
Item	Fee
New Construction \$20,000 to \$50,000	\$0.45 per sq foot of enclosed occupiable space, \$150 minimum (for new construction and additions)
New Construction \$50,001 to \$100,000	
New Construction \$100,001 to \$150,000	
New Construction \$150,001 to \$200,000	
New Construction \$200,001 to \$250,000	
New Construction Over \$250,001	
Residential Additions	
Residential Renovations	\$125
Decks	\$0.40 per square foot
Pre-built shed / garage	\$100
Roof	Permit required, no fee
Pool	Above Ground: \$100, In-Ground: \$200
Heat Sources (wood, pellet, gas stoves, boilers, chimneys)	\$100

Generators (hardwired)	\$100
EV Charging (Residential)	\$50
Permit Extensions (one time only) for 1 Year	25% of original fee
Additional Extension	Discretion of Code Enforcement Officer
Fee for obtaining permit after construction begins	Fee + \$500

Commercial Building Permit Fees	
Item	Fee
New commercial construction	\$1.00 per sq ft
Commercial Addition	\$1.00 per sq ft
Commercial Interior Renovation	\$1.00 per sq ft
Commercial Exterior Renovation	\$1.00 per sq ft
Roof	Permit required, no fee
Pool	All Commercial Pools: \$300
Decks	\$0.40 per square foot
Pre-built Shed / Garage	\$100
Woodstoves	\$100
Generators	\$100
Permit Extensions (one time only) for 1 Year	25% of original fee
Additional Extension	Discretion of Code Enforcement Officer
Mobile Home Park	Initial Fee - \$250 per site, cap at \$20,000 (for sitework and sites) + standard permit fees for permanent structures with foundations. Yearly Fee - \$150 (up to 50 units), \$200 (over 50 units)
Campground	Initial Fee - \$200 per site, cap at \$20,000 (for sitework and sites) + standard permit fees for permanent structures with foundations. Yearly Fee - \$150 (up to 50 units), \$200 (over 50 units)
Fireworks	\$150
EV Charging (commercial)	\$100 per station
Junkyard Annual License Fee	\$50
Public Commercial Events / Gatherings	\$300 per event
Signs	Small (up to 4 sq ft) \$ 50.00 Medium (5-32 sq ft) \$ 75.00 Large (over 32 sq ft) \$100 Monument \$200.00

	All signs are subject to Planning Board approval
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Fill Permits	
Item	Fee
Residential	\$50 (999 yards or less) \$25 for each additional 1,000 yards
Commercial	\$250 (999 yards or less) \$25 for each additional 1,000 yards

Short Term Rentals	
Item	Fee
Short Term Rental Agreement Application	\$175
Fire & Safety Inspection All occupancies except R-1	Initial - \$250 Yearly - \$150
Fire & Safety Inspection R-1 Occupancies	Initial - \$500 per building for first 25 rooms and \$20 per additional room Yearly - \$250 per building for first 25 rooms and \$10 per additional room

Note: R-1 Occupancy are sleeping units where the occupants are primarily transient (temporary) in nature, including boarding houses, congregate living facilities, hotels, motels

Solar Building Permit Fees	
Item	Fee
Residential Solar Systems	Minimum \$150 or \$0.50 per square foot
Large Scale / Commercial Solar Energy Systems	2.5% of total cost of project

Telecommunications/Broadband Towers Permit Fees	
Item	Fee
Building Permit	See table below in Planning Board Fees Yearly Fee - \$500

Wind Building Permit Fees	
Item	Fee
Residential Wind (Small scale)	\$100
Large Scale Commercial Wind	Awaiting Legislation
Decommissioning	

Planning Board Fees

Item	Fee
Minor Subdivision	\$125 + \$75 per lot, Minor Amendments \$50
Major Subdivision	\$250 + \$100 per lot, Minor Amendments \$100
Recreation Fee (per lot over 100)	\$500
Lot Line Adjustment	\$150
Site Plan Review – Residential	1-2 Dwelling Units \$100 3-8 Dwelling Units \$350 9-16 Dwelling Units \$750 16+ Dwelling Units \$1,250
Site Plan Review – non-residential	Based on area disturbed 1-10,000 sq ft: \$350 10,001-20,000 sq ft: \$550 20,001 – 50,000 sq. Ft: \$900 50,000 sq ft – 10 acres: \$1,750 Over 10 Acres: \$4,000 Amendments (minor): \$200 Amendments (major): \$400
Special Use Permits	Based on area disturbed 1-10,000 sq ft: \$500 10,001-20,000 sq ft: \$700 20,001 – 50,000 sq. Ft: \$1,200 50,000 sq ft – 10 acres: \$2,200 Over 10 acres: \$5,000 Amendments (minor): \$500 Amendments (major): \$1,000
	Cost incurred by the Town of Athens for Engineer to visit the subdivision location and review plans including drainage and sewerage sites, if required by the Planning Board. To review a site plan the first two hours of fees are included.

Note: Planning Board to define “minor” and “major”. Development includes building and/or ground disturbance. Site Plan Review and/or SUP for certain project types (solar, telecommunications towers, wind, BESS) fall under other fee schedules.

Telecommunication & Broadband Towers Planning Board & Building Dept Fees	
Item	Fee
Special Use Permit	With co-location: \$3,000 application fee (to Planning Board) \$1,500 approval fee / permit fee (to Building Department)

	<p>Without co-location: \$5,000 application fee (to Planning Board) \$2,500 approval fee / permit fee (to Building Department)</p> <p>Permit Renewal (to Building Department): \$1,500 with co-location, \$2,500 without co-location</p>
Site Plan Review	<p>With co-location: \$1,000 Application Fee (To Planning Board) \$500 Approval Fee / Permit Fee (to Building Department)</p> <p>Without co-location: \$2,500 application fee (To Planning Board) \$1,000 approval fee / permit fee (to Building Department)</p>

Commercial Energy Planning Board Fees	
Item	Fee
Special Use Permit	\$10,000 application fee
Site Plan Review	\$15,000 application fee

Zoning Board of Appeals Fees

Item	Fee
Commercial Development under 20,000 sq ft	\$300
Commercial Development over 20,000 sq ft	\$500