

Town of Sterling
Required Permits and Fee Schedule
Effective January 4, 2021

Category	Description	Cost
<u>AGRICULTURAL:</u>		
Agricultural Buildings	To be eligible as agricultural you must qualify for an Agricultural Exemption; requires a zoning permit.	N/C
<u>RESIDENTIAL:</u>		
Dwellings	Stick built up to 1,500 sq. ft.	\$150
	Stick built 1,501 to 2,000 sq. ft.	\$200
	Stick built 2,001 sq. ft. and over	\$250
	Modular - same as stick built above	---
	Mobile home-Single wide	\$200
	Mobile home-Double wide	\$200
	Multi-family dwelling (3 or more families)	\$250 per unit
Dwellings, Structural changes	Such as, but not limited to: additions, renovations, and alterations to existing	
	Up to \$5,000 in cost	\$75
	\$5,001 to \$9,999 in cost	\$100
	\$10,000 to \$19,999 in cost	\$150
	\$20,000 plus in cost	\$200
	Siding, replacement shingles and replacement windows (with NO structural changes)	N/C
Dwellings; Accessory Structures/Uses	Handicap ramp - requires zoning permit	N/C
	Decks, gazebos, porches, carports	\$35
	Fences	N/C
	Outdoor boiler	\$50
	Pole barns and garages	\$150
	Sheds (145 sf and over)	\$50
	Sheds (144 sf and under) - requires zoning permit	N/C
	Swimming pools - above and in-ground	\$35
	Wood Stoves - pellet & coal; chimneys	\$35
Demolition Permit	Structures, Removal plan	\$10
Recreational Vehicle Permit	Temporary for 1-6 months	\$50
Solar Panels	Residential Use	\$100
Wind Power	Residential Use	\$100

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COMMERCIAL:		
Campground, Operating Permit	Initial fee	\$100
	Annual renewal fee	\$50
Commercial Buildings	New build or renovations	
	First 1,000 sq. ft.	\$500
	Each additional 100 sq. ft.	\$25
Communication Towers	New tower build	\$1,000
	Co-location on new or existing structure	\$200
	Plus \$100 for each antenna	---
	Requires Financial Security Bond	
Demolition Permit	Structures, Removal plan	\$10
Junk Yard	Annual license fee	\$100
Manufactured Home Community, Operating Permit	Initial fee	\$100
	Annual renewal fee	\$50
Mass Gathering	501 to 999 persons	\$100
	1,000 persons and over	\$200
	Requires \$500 Security Deposit	
Extraction of Resources - Operating Permit	Sand and Gravel Mining & Water Initial fee;	\$1,000
	Annual renewal fee	\$500
Scrap processing	Annual license fee	\$500
Solar Photovoltaic Systems - Operating Permit	Initial fee; Requires Financial Security Bond	\$500/acre
	Annual fee	\$100/acre
Wind Power- Operating Permit	Initial fee, per tower Requires Financial Security Bond	\$1,000
	Annual fee, per tower	\$100
HIGHWAY:		
Driveway Permit	Highway Department installs culvert at owner's expense	---
Road Preservation	Worksheet processing fee	\$100

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Storm Water - SWPPP *	Pollution protection plan review fee	\$100
<u>PLANNING/ZONING:</u>		
PDD Approval	Zoning District Change Request with Plan submission to Town Board (non-refundable)	\$500
Subdivision Review, Major (to be developed)	4 or more lots with new roads and utilities infrastructure, plus \$100 per additional new lots payable at final approval (non-refundable)	\$1,000
Subdivision Review, Major	4 or more lots without new roads and utilities infrastructure (non-refundable)	\$500
Subdivision Review, Minor	3 lots or less without new roads or utility infrastructure, and lot line adjustments (non-refundable)	\$200
Special Permit *	With Site Plan Review & Approval	
	Residential (non-refundable)	\$200
	Commercial (non-refundable)	\$500
Zoning Board of Appeals	Residential Area or Use Variance; (non-refundable)	\$200
	Commercial Area or Use Variance; (non-refundable)	\$500
	Appeals for Interpretation (non-refundable)	\$100
<u>MISCELLANEOUS:</u>		
Renewal, Building Permit	Renewable once	\$35
	If permit expired - Final Inspection	\$25
Water District Permit	New connection to existing public water lines	\$50
NOTES		
* Any reasonable and necessary costs for consultation fees or other extraordinary expenses in connection with any action on this fee schedule are the responsibility of the applicant.		

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Note: Failure to obtain a permit prior to commencing work MAY double or triple permit cost, and is at the discretion of the Code Enforcement Officer.		

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DISPOSITIONS

The following is a chronological listing of the Town of Sterling adopted fee schedule. Fee schedule is to be adopted at the organizational meeting of the Town Board. Please check organizational meeting minutes for annual fee schedule.

Enactment	Adoption Date	Subject	Disposition
#2002-033	21 Feb 2002	Whole fee schedule	
#2006-117	14 Aug 2006	Minor Subdivision, Residential Special Permit, Zoning Variance	Fees changed to \$100 each
#2008-199	15 Sep 2008	Tower fees	Include tower fee base amount up to 100 feet, \$30 and \$10 for every next 20 feet
#2009-116	19 Oct 2009	Ag/Farm Buildings	Include Agricultural/ Farm Building-small up to 5,000 sq. ft. \$20, large 5,001 sq. ft. and larger \$35
#2017-027	24 July 2017	Solar Photovoltaic and Wind Conversion Systems and Large Scale Solar Photovoltaic Systems	Fees for Solar Photovoltaic Systems, Wind Conversion Systems and Large Scale Photovoltaic Systems at \$100 and \$500 for site plan review for Large Solar Photovoltaic Systems
#2020-120	17 Sep 2020	Handicap Ramp	Exempt variance fee for a temporary handicap ramp