

Town of Leroy

A. RESIDENTIAL -1 & 2 Family	Fees
New Construction - Residential (1 & 2-Family)	\$.18 per sq. ft. / \$ 750 minimum
Additions - Residential (1 & 2-Family)	\$.18 per sq. ft. / \$110 minimum
New Construction & Additions Electrical work	\$.04 per sq. ft. / \$80 minimum
New Construction & Additions Plumbing work	\$.04 per sq. ft. / \$80 minimum
New Construction & Additions HVAC work	\$.04 per sq. ft. / \$80 minimum
Erosion Control	Contact County (Land Use Permit)
Alterations/Remodels	\$7 per \$1000 of valuation / \$100 minimum
Fences	Contact County (Land Use Permit)
Swimming Pool (above ground) Electrical permit required only	Contact County (Land Use Permit)
Swimming Pool (in-ground) Electrical permit required only	Contact County (Land Use Permit)
Accessory Structure <=200 sq. ft.	Contact County (Land Use Permit)
Accessory Structure & Garage >200 sq. ft.	\$75 + \$.12 per sq. ft. Local Bldg permit required
Decks Up to 600 sq. ft.	\$75
Decks Over 600 sq. ft.	\$75 + \$.12/sq. ft.
Reroofing & Siding	No permit required
Permission to Start (Early Start)	\$100
State Seal for new homes	45 (Subject to Change)
Plan Review (Acc. Structures/decks/porches/garages/sheds)	\$30
Plan Review (New homes & additions)	\$75
Occupancy and Temporary Occupancy Permit	\$50 New Homes Only
Electrical- Residential Fees (New wiring/alterations/repairs/service)	\$6 per \$1000 of valuation / \$50 minimum
Plumbing- Residential Fees	\$6 per \$1000 of valuation / \$50 minimum
Hot Water heater replacement	No permit required
Lateral repair, replacement, or relocation	\$65
HVAC Fees (replacements/alterations)	No permit required
PV (solar) Installation	\$6 per \$1000 of valuation / \$50 minimum
PV (solar) Installation - Electrical	\$100
New Electrical Service/Upgrade	\$85
Minimum Fee (Building, Plumbing, HVAC, & Electrical)	\$80
B. COMMERCIAL	
New Structure ** Addition	
a. Multi-Family (3 family or more), Motels, CBRF	\$.20 per sq. ft.
b. Mercantile, Restaurants, Taverns, Assembly Halls, Offices	\$.16 per sq. ft.
c. Schools, Institutional, Hospitals	\$.20 per sq. ft.
d. Manufacturing and Industrial. (Office area to follow fees in b.)	\$.14 per sq. ft.
e. Vehicle Repair and Vehicle Storage	\$.20 per sq. ft.
f. Warehouse, Mini Warehouse, Building Shells* for Multi-Tenant Bldgs	\$.14 per sq. ft.
h. Special Occupancies (Outdoor Pools, Towers, Tents, etc .)	\$.11 per sq. ft.
i. The above referenced permits (a-h)	\$ 80 minimum
Erosion Control	Contact County (Land Use Permit)
Alterations	\$7 per \$1000 of valuation / \$75 minimum
Early Start Permit (Footings and Foundations per SPS 361.32)	\$100
Cell Tower	\$75

Electrical Fees for Commercial Buildings and Additions	\$50 + \$.04 per sq. ft. min \$110
Electrical Fees for Commercial Alterations	\$7 per \$1000 of valuation / \$110 minimum
New Electrical Service/Upgrade/Sub Panel	\$150 1st 400 amps \$25 per 100 amps there after
Plumbing Fees for Commercial Buildings and Additions	\$50 + \$.04 per sq. ft. min \$80
Plumbing Fees for Commercial Alterations	\$7 per \$1000 of valuation / \$80 minimum
Lateral repair, replacement, or relocation	\$75
HVAC Fees for Commercial Buildings and Additions	\$50 + \$.04 per sq. ft. min \$80
HVAC Fees for Commercial Alterations	\$7 per \$1000 of valuation / \$80 minimum
Commercial Plan Review -new projects ,<25,000 cubic ft (otherwise registered or state review)	\$150
Re-inspection fee	\$75
Accessory Structure, Decks Up to 600 sq. ft.-	\$100
Accessory Structure, Decks Over 600 sq. ft.-	\$100 + \$.12/sq. ft.
Other	\$75
Temporary Structure (180 day limit)	\$100
C. Miscellaneous	
Storage Tank Removal Fee	Contact County No permit required
Fire Protection or Sprinkler work	\$75 min or \$1 per sprinkler head
Windows & Doors (no structural work)	No permit required
Fireplace, wood burner, pellet stove etc	\$65
Permit Extension Fee (can be done one time, good for 1 year)	\$65
*Permits are good for 2 years	
*Double Fees are due if work is started before the permit is issued.	
*Valuation is labor and materials, if Owner is providing labor double the materials	
D. Manufactured Dwelling or Home on slab	
(includes service, lateral hookup, Slab insp.) + (decks, attached garage, basement) + Zoning; (seal required) + Erosion Control (if basement)	\$450
E. Occupancy Permits	
1 & 2 Family new homes or additions to living areas	\$50.00
Multi-Family	\$50 min. + \$10 per unit
Commercial/ Industrial	\$100 per day fine
Occupancy without permission or before final inspection	\$50.00 One time charge

Approved: 3/19/2024