



Town of Wilton, NY

FEE SCHEDULE

NOTE: This Fee Schedule is intended to be used for **quick reference only**. Please reference [Ch. 63 of the Wilton Town Code](#) for details. Outside consultant fees are not included in all cases. If an outside consultant is deemed to be necessary, an additional fee would be due. If the size or number of lots/units or square footage increases or decreases, or if fee rates are changed, the fees due may change.

Subdivision Fees (Town is Primary Reviewer)		
Initial Application Fee:		\$30.00 / living unit or \$500.00 minimum
Review Fee:	1 to 49 living units	\$175.00 / living unit
	50 or more living units	\$120.00 / living unit
Final Application Fee:		\$150.00 / living unit
Park & Recreation Fee:	Residential	\$1,200.00 / living unit
	Mixed-use Development	\$750.00 / living unit
	Planned Development	\$750.00 / living unit
	Senior Living Communities	\$750.00 / living unit
	Assisted-Living Facility	\$250.00 / living unit
Traffic Mitigation Fee:	Residential (single family)	\$524.00 / living unit
	Residential (apartments)	\$330.00 / living unit
	Residential (condo/townhouses)	\$300.00 / living unit
	Senior Living Communities	\$197.00 / living unit
	Assisted-Living Facility	\$110.00 / bedroom
Road Inspection Fee:		\$3.00 / linear foot
Stormwater Management Fees:	Stormwater Management Areas / Practices	\$3,000.00 / each
	<i>SWPPP Review:</i>	
	Under 5 acres	\$650.00 buildable area
	5 to 10 acres	\$1,000.00 buildable area
	Over 10 acres	\$1,000.00 + \$500 for every 5 acres above 10 acres
	<i>SWPPP Construction Inspection:</i>	
	Under 5 acres	\$2,750.00 buildable area
	5 to 10 acres	\$3,750.00 buildable area
	Over 10 acres	\$6,500.00 buildable area

Note: All above fees include senior living community projects.

Subdivision Fees (Outside Consultant is Primary Reviewer)

All fees are the same except review fees, which are as follows:

In-house Town Administrative Fee:	\$2,000
Outside Consult Review Fee:	<i>Prevailing rates apply</i> Establish escrow account

Subdivision Fees are due as follows:

1. Total review fee is due at time of conceptual submission.
2. Full traffic mitigation is due at final approval. When a property is subdivided and an existing residence is located on one of the new parcels created by the subdivision, one parcel shall be exempt from a traffic mitigation fee and park & recreation fee. See §63-14 (2)c.
3. Amending subdivision: merging two lots into one or a lot line adjustment = \$300
4. When a property is changing use classification, as defined by traffic mitigation fees, the traffic mitigation fee shall be based on the square footage of any existing or new structure, along with any approved additions, less the require traffic mitigation fee for the current use, based on existing structures. However, based on these calculations, the applicant shall not be entitled to a credit. See §63-14 (2)(a).
5. Due after final plan approval, but prior to submission of the final plan for signature.

Non-Residential Fees (Town is Primary Reviewer)

Initial Application Fee:	0 to 9,999	\$750.00 minimum
	10,000 and over	\$0.08 / sq.ft.
Minor Review Fee:		\$0.50 / sq.ft. (>1,000) \$500.00 minimum
Engineering Review Fee:	0 to 4,999	\$1,250.00 minimum
	5,000 to 29,999	\$0.25 / sq.ft. \$1,500.00 minimum
	30,000 and over	\$0.10 / sq.ft. \$7,500.00 minimum
Traffic Mitigation Fee:	Residential (single family)	\$524.00 / living unit
	Residential (apartments)	\$330.00 / living unit
	Residential (condo/townhouses)	\$300.00 / living unit
	Senior Living Communities	\$197.00 / living unit
	Assisted-Living Facility	\$110.00 / bedroom
	Hotel	\$343.00 / room
	Industrial/Commercial	\$0.50 / sq.ft.
	Office	\$0.78 / sq.ft.
	Retail	\$1.30 / sq.ft.
	Service Establishment	\$0.86 / sq.ft.
	Self-Storage Facility	\$0.14 / sq.ft.
Construction Inspection Fee:	\$0.20 / sq.ft.	\$500.00 minimum

Non-Residential Fees (Outside Consultant is Primary Reviewer)

All fees are the same except review fees, which are as follows:

In-house Town Administrative Fee:	\$2,000
Outside Consult Review Fee:	<i>Prevailing rates apply</i> Establish escrow account

Non-Residential Fees are due as follows:

1. Total review fee is due at time of conceptual submission.
2. Full traffic mitigation is due at final approval. When a property is subdivided and an existing residence is located on one of the new parcels created by the subdivision, one parcel shall be exempt from a traffic mitigation fee and park & recreation fee. See §63-14 (2)c.
3. Amending subdivision: merging two lots into one or a lot line adjustment = \$300
4. When a property is changing use classification, as defined by traffic mitigation fees, the traffic mitigation fee shall be based on the square footage of any existing or new structure, along with any approved additions, less the require traffic mitigation fee for the current use, based on existing structures. However, based on these calculations, the applicant shall not be entitled to a credit. See §63-14 (2)(a).
5. Due after final plan approval, but prior to submission of the final plan for signature.

Soil and Woodland Conservation Fees	
Application Fee:	\$250.00
Review Fee:	\$300.00

Permits		
Non-Residential Building Permit Fee:	\$0.30 / sq.ft.	\$150.00 minimum
Conditional Use Permit:		\$100.00
Sign Permit:	\$3.00 / sq.ft.	\$100.00 minimum
Residential Building Permit:	\$0.20 / sq.ft.	\$50.00 minimum \$100.00 renewal

Zoning Change Requests		
Rezoning:	Est. < \$300,000 value	\$500.00
	Est. > \$300,000 value	\$750.00

Zoning Board of Appeals Fees		
Application Fees:		
<i>Area Variance – Residential:</i>		\$50.00
<i>Area Variance – Commercial:</i>	Est. < \$300,000 value	\$300.00
	Est. > \$300,000 value	\$500.00
<i>Use Variance – Residential:</i>		\$100.00
<i>Use Variance – Commercial:</i>	Est. < \$300,000 value	\$750.00
	Est. > \$300,000 value	\$1,250.00
<i>Signs:</i>		\$100.00
<i>Special Use Permit – Residential:</i>		\$50.00
<i>Special Use Permit – Commercial:</i>	Est. < \$300,000 value	\$300.00
	Est. > \$300,000 value	\$500.00
<i>Interpretations:</i>		\$50.00