



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 116 OF 2025

AMENDING THE CITY OF BEACON SCHEDULE OF FEES

WHEREAS, Section 115-1 of the Beacon City Code provides that “[t]he City Council shall adopt a fee schedule, to be amended time to time, for fees relating to the administration of city duties”; and

WHEREAS, the fees for such items are set forth in the City’s Schedule of Fees.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Beacon adopts the Schedule of Fees annexed hereto; and

BE IT FURTHER RESOLVED, that the adopted Schedule of Fees shall be effective as of January 1, 2026, except the fee for any application, permit or other act which was received by no later than December 31, 2025, but not paid or processed, shall pay the fee set forth in the prior Schedule of Fees; and

BE IT FURTHER RESOLVED, the City Council authorizes the City Administrator, pursuant to Department Head recommendation(s), to amend the Schedule of Fees and establish and provide for the collection of reasonable fees for items not listed on the Schedule of Fees without further Council approval; and

BE IT FURTHER RESOLVED, the City Council authorizes the City Administrator to increase any fees prescribed by the Schedule of Fees by no more than ten (10%) annually without further Council approval.

Resolution No. 116 of 2025			Date: December 15, 2025				
<input type="checkbox"/> Amendments			<input type="checkbox"/> 2/3 Required				
<input type="checkbox"/> On roll call			<input type="checkbox"/> 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
x		Paloma Wake	x				
	x	Amber Grant	x				
		Molly Rhodes	x				
		Jeffrey Domanski					x
		Pam Wetherbee	x				
		George Mansfield	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				

ITEM	SUBITEM / DESCRIPTION	FEE
BUILDING DEPARTMENT		
Plumbing Fees	Master Plumber License Class A (per year)	\$350.00
	Master Plumber License Renewal (per year)	\$250.00
	Master Plumber License Class B – Single Continuous Job	\$350.00
	Application Fee for Plumbing Permit	\$25.00
	Plumbing Fee per Fixture	\$9.00
Electrical Fees	Master Electrician License- New	\$350.00
	Master Electrician License- Renewal	\$250.00
	Master Electrician (Class B)- Single Continuous Job	\$350.00
	Electrical Permit/ Project cost less than \$500	\$30.00
	Electrical Permit/ Project cost \$500 to \$1,499	\$35.00
	Electrical Permit/ Project cost \$1,500 to \$3,499	\$60.00
	Electrical Permit/ Project cost greater than \$3,500	\$75.00
Building Permit Application		\$60.00
Certificate of Occupancy/ Certificate of Compliance Application Fee		\$60.00
Refund of Permit Fees	Prior to Commencement of Work Only	1/2 Permit Fees Paid
Copy of Certificate of Occupancy		\$2.00
Building Plan Revision Fee	Post Approval	\$75.00
Building Permit Fees - Residential	One- and two-family homes (new/ additions/ all finished areas including basement)	Application & CO Fee + \$1.00/sq ft
	Renovation/alteration	Application & CO Fee + \$0.50/sq ft
	Structural repair (not including renovation or alterations)	Application & CO Fee + \$5/\$1,000 of estimated cost
	Carport	Application & CO Fee + \$50.00
	Garage (detached)	Application & CO Fee + \$0.50/sq ft
	Pool (in-ground)	\$75.00
	Pool (above-ground)	\$35.00
	Deck/Porch	Application & CO Fee + \$0.30/sq ft

ITEM	SUBITEM / DESCRIPTION	FEE
BUILDING DEPARTMENT		
Building Permit Fees - Residential	Covered/enclosed deck/porch	Application & CO Fee + \$0.40/sq ft
	Demolition	Application & CO Fee + \$.10/sq ft
	Renewal - maximum one-year extension	\$50.00
Municipal Record Search		\$175.00
Building Permit Fees - Commercial	New Construction - R Occupancy	Application & CO Fee + \$50/unit + \$1.00/sq ft
	New Construction- A, F, E, B, M, H, I, S, U.	Application & CO Fee + \$1.50/sq ft up to 20,000 sq ft + \$0.75/sq ft over 20,000 sq ft
	Renovation/ Alteration	Application & CO Fee + \$0.75/sq ft up to 20,000 sq ft + \$0.35/sq ft over 20,000 sq ft
	Structural repair (not including renovation or alterations)	Application & CO Fee + \$6/\$1,000 of estimated cost
	Demolition	Application & CO Fee + \$.10/sq ft
	Renewal - maximum one-year extension	\$125 + 5% of original building permit fee
Unregistered Vehicle Permit		\$100.00
Chicken Permit	One-time fee for up to 12 chickens	\$50.00
Sidewalk Café Permit	Annual Permit	\$35.00
Grading Permit	Site grading outside of Planning Board Approval or Building Permit Application	\$100.00
Tree Cutting Permit	To cut three or more trees of 6 inch diameter or larger	\$100.00
Section 8 Inspection		\$35.00
Rental Permit Fee	Three year permit; for non-owner occupied properties	\$85.00
Permit to Detonate Explosives	For Construction Projects	\$85.00 + Cost of consultant review
Short Term Rental Permit	Two-year permit	\$180.00
Short Term Rental Reinspection Fee		\$60.00

ITEM	SUBITEM / DESCRIPTION	FEE
BUILDING DEPARTMENT		
Storage Tank (per removal/ install)	Less than 500 gallons	Application & CO Fee + \$75
	500 to 1,100 gallons	Application & CO Fee + \$125
	1,100 to 5,000 gallons	Application & CO Fee + \$250
	Greater than 5,000 gallons	Application & CO Fee + \$350
Tents and Canopies (temp structures)	Up to 800 sq ft	\$50.00
	800 to 4,000 sq ft	\$100.00
	4,001 sq. ft. and above	\$150.00
Sign Fees	Ground Signboards	\$35.00
	Wall Signboards	\$25.00
	Temporary signs on public right-of-way/ public property	\$10.00
	City reimbursement for removal of temporary sign	\$25.00
Fire Suppression System/Equipment	Installation or Modification	Application & CO Fee + 1.5% of approved cost
Fire Alarm System/Equipment	Installation or Modification	Application & CO Fee + 1.5% of approved cost
Fire/ Maintenance Inspection Fees: Multi Family (every 3 years)	3-10 dwellings	\$250.00
	11-50 dwellings	\$325.00
	More than 50 dwellings	\$400.00
Fire/ Maintenance Inspection Fees: Places of Assembly (annual)	50-100 occupants	\$100.00
	101-300 occupants	\$125.00
	301-600 occupants	\$200.00
	More than 600 occupants	\$250.00
Fire/ Maintenance Inspection Fees: Other Commercial Buildings (annual)	Up to 10,000 sq ft	\$250.00
	10,000-20,000 sq ft	\$350.00
	More than 20,000 sq ft	\$450.00
Certificate of Inspection (Stormwater)		\$60.00
Waiver from Removal of Illegal Stormwater Connection or Discharge		\$350.00
Inspection fee for renewal of artist live/work space special permit	1-4 dwelling units	\$50/dwelling unit
	5 or more dwelling units	\$220/unit up to 5 + \$20 for each additional

ITEM	SUBITEM / DESCRIPTION	FEE
BUILDING DEPARTMENT		
Vacant Building Registration - Residential-Initial Registration	One- and two-family homes	\$250.00
	Multifamily homes	\$500.00
Vacant Building Registration - Non-Residential/ Mixed Use-Initial Registration	Up to 5,000 sq ft	\$500.00
	5,001-25,000 sq ft	\$650.00
	More than 25,000 sq ft	\$850.00
Vacant Building Registration - Renewals	First renewal	Initial Registration Fee
	Second renewal	2 x Initial Registration Fee
	Third and subsequent renewals	3 x Initial Registration Fee
Administrative Fees To Correct Violations	Commencement of construction without building permit	2 x building permit fee but not less than \$250
	Commencement of plumbing work without permit	\$250.00
	Commencement of heating/ AC work without permit	\$250.00
	Commencement of electrical work without permit	\$250.00
	Performing work without required license(s)	\$350.00
	Detonating explosives without permit	\$1,000.00
	Failure to obtain required inspections (each inspection)	\$50.00
	Failure to obtain special inspections or make improvements ordered by Bldg Inspector	\$250.00
	Violation of a Stop Work Order	\$1,000.00
	Removal of Stop Work Order	\$350.00
	Occupancy without the issuance of a Certificate of Occupancy or Compliance	\$250.00
	Administrative fee for snow/ice removal from private sidewalks, grass cutting, garbage removal, building board up, and other property maintenance by City employees	\$150.00
	Snow removal from private sidewalks	\$2.50/linear foot
	Snow removal from fire hydrant except for hydrants located within 50 linear feet of the intersection of two streets, for which there is no fee	\$50.00
<i>**Note: For the purpose of determine fees, square footage determined based upon the current records of the City of Beacon Assessor for the subject property**</i>		

ITEM	SUBITEM / DESCRIPTION	FEE
PLANNING AND ZONING		
Site Plan Application	Residential	\$500 + \$250/dwelling unit
	Commercial	\$500 + \$250/1,000 sq ft
Special Use Permit	Residential	\$500 + \$250/dwelling unit
	Commercial	\$500 + \$250/1,000 sq ft
Subdivision	2-4 lots	\$750 + \$100/lot
	5 or more lots	\$1,000 + \$300/lot
Architectural Review/Certificate of Appropriateness		\$100 + cost of consultant reviews
Zoning Board of Appeals Applications	Use Variance	\$500 Residential \$1,000 Commercial
	Area Variance	\$250 Residential \$500 Commercial
	Interpretation	\$250.00
Application for zoning amendment, supplement, change, modification, or repeal of the zoning regulations or zoning district boundaries		\$500.00
Recreation Fee for Subdivisions		\$6,000/per lot
Recreation Fee for Site Plans		\$2,000/per dwelling unit
Floodplain Development Permit	Application Fee	\$250.00
	Inspection Fee	\$50.00

ITEM	SUBITEM / DESCRIPTION	FEE
HIGHWAY DEPARTMENT		
Street and Sidewalk Opening Permit		\$200.00
Residential Driveways	Construction of new driveway or expansion of existing driveway for 1-4 family homes	\$30.00
	Two- to three-lot common driveway (new construction)	\$300.00
	Two-to three-lot common driveway (expansion)	\$100.00
	Temporary construction access	\$30.00
Commercial Driveways/ Parking Lots	New construction, including 5+ family residential	\$500.00
	Expansion	\$200.00
	Temporary construction access	\$200.00
TRANSFER STATION		
Furniture/Small Appliances/ Junk		\$0.18/lb
Construction and Demolition Waste		\$0.18/lb
Stumps		\$0.18/lb
Logs greater than 12" Diameter		\$0.18/lb
Minimum Charge for All Fee Items	For 20 lbs or Less	\$3.00/load
Freon Containing Appliances	Air conditioners, refrigerators, water coolers, etc.	\$15.00
Tires	Passenger Vehicles	\$5.00
	Trucks	\$15.00
Scrap Metal	Except Freon Containing Appliances	No Fee
Metal Appliances	Except Freon Containing Appliances	No Fee
Household Garbage (Bagged)		No Fee
Cardboard Recycling		No Fee
Electronic Waste Recycling		No Fee
Use of Grease Dumpster		No Fee

ITEM	SUBITEM / DESCRIPTION	FEE
WATER AND SEWER FEES		
Sewer Permit		\$50.00
Restoration of Water Service		\$100.00
New Water Meters (Equipment Only)	5/8 inch IPERL with MXU	\$543.00
	3/4 inch IPERL with MXU	\$585.00
	1 inch IPERL with MXU	\$687.00
	5/8 inch SRII with MXU	\$516.00
	3/4 inch SRII with MXU	\$589.00
	1 inch SRII with MXU	\$681.00
	1 1/2 inch OMNI (including MXU and flange kit)	\$2,588.00
	2 inch OMNI (including MXU and flange kit)	\$2,963.00
	3 inch OMNI (including MXU and flange kit)	\$3,468.00
	Greater than 3 inch OMNI (including MXU and flange kit)	Contact Water Dept. for Fees
Water Service Line Tapping Fees	3/4 inch	\$496.00
	1 inch	\$537.00
	1 1/2 inch	\$764.00
	2 inch	\$1,031.00
Water Service Line Tapping Fees- Additional Fee If Saddle Required	For tapping 6 inch water main	\$405.00
	For tapping 8 inch water main	\$447.00
	For tapping 10 inch water main	\$600.00
Fire Hydrants	Permit for installation of new private fire hydrants	\$125/ hydrant
	Annual permit for usage of private fire hydrants	\$125/hydrant
	Rental of public fire hydrant	\$125/month
WWTP Discharge Costs	Liquid Waste	\$0.0480/gallon
	Septage	\$0.1220/gallon

ITEM	SUBITEM / DESCRIPTION	FEE
RECREATION DEPARTMENT		
Fees for Reserved Park Use (Resident / Nonresident) Green Street Park, Memorial Park, Riverfront Park, South Avenue Park	Athletic Fields and Courts (Per Game)	\$60 per game/ \$75 per game
	Athletic Fields and Courts (Per Tournament)	\$200 per field/ \$300 per field
	Athletic Fields and Courts- Use of Lights for Events	\$75/ \$100
	Pavilion or Picnic Area - Large Event (>100 Persons)	\$125/ \$175
	Free Public Event - Entire Park (Riverfront Park Only)	\$375/ \$500
	Alcohol permit	\$125/ \$150
	Portable Restroom (Per Unit)	\$125/ \$150
	Electrical Access	\$75/ \$100
	Site Security Deposit (Small Event, < 100 Persons)	\$1,000.00
	Site Security Deposit (Large Event, < 100 Persons)	\$2,500.00
Fees for Reserved Park Use (Resident / Nonresident) Settlement Camp Park	Theatre Building and Grounds Use (Per Day)	\$750/ \$900
	Theatre Building & Grounds Special Events (3 Days)	\$4,000 / \$5,000
	Wooden Open Pavillion Structure (Per Day)	\$400 / \$500
	Special Event Access Fee (Non-Building Use)	\$15/ Person
	Alcohol permit	\$125 / \$150
	Portable Restroom (Per Unit)	\$125 / \$150
	Small event, less than 100 attendees	\$1,000.00
	Large event or festival, more than 100 attendees	\$2,500.00

ITEM	SUBITEM / DESCRIPTION	FEE
CITY CLERK		
Dog Licensing Fees	Neutered or spayed dog	\$18.00
	Not neutered or spayed dog	\$28.00
	Late fee	\$10/month
	Replacement dog tag	\$5.00
Dog Seizure fees	First offense	\$50.00
	Second Offense	\$100.00
	Each offense thereafter	\$150.00
	Unlicensed dog fee	\$50.00
Peddlers Permit Fees	Application fee	\$20.00
	Annual permit	\$150.00
	Quarterly permit	\$50.00
Municipal ID Card Fees	Application for children ages 14-17 and seniors ages 62+	\$5.00
	Application for adults ages 18-61	\$10.00
	Renewal or Replacement of ID Card	\$5.00
Fees for copies of documents (FOIL)	Copies made on 8.5 x 11 paper	\$0.25/page
	Large scale plans	\$10/page
	Flash drive	\$10.00
Noise Permit Fees	Noise Permit Application	\$20.00
	Annual Noise Permit	\$100.00
Vital Statistics	Certified Transcript of Birth	\$10.00
	Certified Transcript of Marriage	\$10.00
	Certified Copy of Death Certificate	\$10.00
	Marriage License	\$40.00
	Genealogy Transcript	\$22.00
Towing Fee Maximums	Maximum Towing Fee	\$180.00
	Maximum Storage Fee	\$65/day
Wireless Telecommunication Service Facilities Fees	Small Cell Application Fee	\$500 for up to 5 applications + additional \$100 for each > 5
	Wireless Telecommunication Services Facility Special Use Permit	\$1,000 for a each new pole (not a collocation)
	Placement of a wireless telecommunication services facility on existing utility poles, infrastructure, or property located in the	\$270 per small wireless facility per year

ITEM	SUBITEM / DESCRIPTION	FEE
MISCELLANEOUS FEES		
Auction License		\$25.00
Security Alarm Registration Fee	Police Department	\$25.00
Request for Hearing	For Violations and/or Water Bill Disputes	\$50.00
Towing Company License Fee		\$75.00
Taxi Licenses		\$300.00
Film Licenses	Negotiated with Mayor's Office based on public impacts	Varies

Planning and Zoning Escrow Fees

All Subdivisions, and Residential Site Plan and SUP Applications

Number of Lots or Dwelling Units	Initial Deposit	Depleted to
One - Five	\$3,000.00	\$1,000.00
Six - Fifteen	\$9,000.00	\$2,500.00
Over Fifteen	\$18,000.00	\$5,000.00

Non-Residential Site Plan and SUP Applications

	Initial Deposit	Depleted to
Existing Buildings/Change of Use with no site development	\$1,800.00	\$1,000.00
Up to 3,000 s.f. gross floor area	\$3,125.00	\$1,000.00
3,000 - 10,000 s.f. gross floor area	\$3000 + \$0.50 per sq. ft. over 3,000	\$2,500.00
Over 10,000 s.f. gross floor area	\$9,000 + \$0.50 per sq. ft. over 10,000	\$2,500.00

Zoning

	Initial Deposit	Depleted to
Use Variance	\$1,000.00	\$500.00
Area Variance	\$1,000.00	\$500.00
Interpretation	\$1,000.00	\$500.00

Architectural Review or Certificate of Appropriateness

*if required by Chair	Initial Deposit	Depleted to
Single Family House*	\$500.00	\$250.00
All others*	\$500.00	\$250.00