

TOWN OF GOSHEN FEE & ESCROW SCHEDULE

TYPE OF FEE	ADMINISTRATIVE /PERMIT	INSPECTION/ESCROW
Residential Buildings/renovations, additions, sheds, porches/decks, accessory structures	\$150 plus \$0.75/sq. foot	
Residential Pools: Aboveground/Hot tubs Inground	\$150 plus \$5/\$1000 \$250 plus \$5/\$1000	
Retaining Walls	\$150 plus \$.065 per sq. ft. of face	5% cost of construction or escrow by agreement ¹
Electrical Work (upgrades/modifications)	\$150	
Oil Tank Removal/install/abandonment	\$200	
Demolition fee	\$200	
Well (new and/or rehabilitation)	\$150 plus \$5/\$1000	
Septic system replacement/modification	\$150 plus \$5/\$1000	\$1000 escrow or by agreement ¹
Roof replacement	\$150 plus \$5/\$1000	
HVAC/Wood & Pellet stoves/Generators	\$150 plus \$5/\$1000	
Residential Solar: Roof/Ground mount	\$150 plus \$5/\$1000	
Flood Plain Development	\$250	\$500 escrow deposit for review/inspection
Water hook-up Sewer hook-up	\$2000 \$2000	
Failed/Not ready inspection	\$100	To be paid before next appt scheduled
Expired permit renewal	\$150 or Admin. fee of permit being renewed – whichever is greater	
Fire/Safety Inspections: performed by the Code Enforcement Officer and/or an Inspector designated by the Code Enforcement Officer	\$150	Fee to be paid either prior to or upon inspection
Property Maintenance Inspections: performed by the Code Enforcement Officer and/or an Inspector designated by the Code Enforcement Officer	\$150	Fee to be paid either prior to or upon inspection
Electrical Inspector Approval	\$150 Annual fee/application	
Municipal Search Letter	\$175	Fee to be paid prior to search
Operating Permit	\$150	
Event Permit	\$200	

Fees will not be refunded for abandoned applications.
\$20 processing fee for checks returned with insufficient funds.

¹Since large developments can result in substantial financial risk to the Town if the fee is insufficient to cover the cost of inspections of the work, the percentage noted to be charged as a “fee” is estimated to be sufficient to cover the costs that may be incurred by the Town. To protect the Town from risk and to avoid overpayment of non-refundable “fees”, the applicant/developer may enter into agreement with the Town, in a form acceptable to the Attorney for the Town, whereby the Town’s costs will be covered by an escrow account funded by the applicant/developer based on an estimate provided by the Town Engineer. Any unused balance in the escrow will be refunded to the applicant/developer at the project conclusion. The costs to be paid from the escrow account include all reasonable fees and costs associated with the Town’s inspection and field administration, including, but not limited to, building inspections, special inspections, code compliance plan reviews, project related inspection costs, project meetings, reports, utility work, paving, grading, stormwater facilities, curbing, walks, landscaping, fencing, and roadways, . The work may be performed by Town employees, Town consultants, or third- party inspectors, including specialty firms, as the type of work may require or be convenient for the Town. The costs for building department office administration and enforcement will be paid from the Administration Fee.

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Commercial Buildings	\$200 plus \$0.95 for 1 st 100,000 sq ft plus \$0.85 for over 100,000 sq ft	5% cost of construction or escrow by agreement ¹
Site Development: Site Development & related offsite work Less than 1 acre Greater than 1 acre	\$2000 \$2000 plus \$40 acre	Included In Admin Fee/permit 5% cost of construction or escrow by agreement ¹
Clearing and Grading	\$250	5% cost of construction or escrow by agreement ¹
Signs	\$160	\$2000 escrow by agreement ¹
Wireless Telecommunications	\$3000	5% cost of construction or escrow by agreement ¹
Solar Farm Energy Systems	\$55 per 1,000 sq ft of panels	5% cost of construction or escrow by agreement ¹
ZONING BOARD APPLICATION		
Residential	\$450	\$2,000 escrow
Commercial	\$900	\$3,000 escrow
Public Hearing Fee	\$150	
PLANNING BOARD APPLICATION		
Staff Meeting Public Hearing Fee Subdivisions & Lot Line Adjustments Mergers Conversion analysis & sketch plan - Less than 50 acres - Over 50 acres - Hamlet Preliminary Conditional Final Approval Final Escrow	\$250 administrative fee \$150 (to be taken from escrow) \$750 \$900 \$1,050 \$750 plus \$200/lot \$250 per 90-day extension \$350 plus \$150/lot \$1,500/lot	\$1000 escrow
Site Plan or Conditional Use - Application - Escrow	\$750 plus \$150/du or \$75/1,000 sq ft of floor area \$2,500 plus \$2,500/10,000 sq ft of floor area	

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