

Town of Colden Fees & Fines - Adopted 6Aug26: Rev13

Category	Code/Law Reference	Fee Charged
<i>Fees for Common Permits</i>		
Single-family dwelling ≤2000 sf	Chapter 26 §26-6	\$650
Single-family dwelling >2000 sf	Chapter 26 §26-6	\$750
2-family dwelling ≤2000 sf	Chapter 26 §26-6	\$800
2-family dwelling >2000 sf	Chapter 26 §26-6	\$900
Multiple dwellings of 3 units	Chapter 26 §26-6	\$1,000
Multiple dwellings – each additional unit	Chapter 26 §26-6	\$150
Accessory structures ≤120 sf	Chapter 26 §26-6	\$40
Accessory structures 121-250 sf	Chapter 26 §26-6	\$100
Accessory structures 251-1000 sf	Chapter 26 §26-6	\$150
Accessory structures >1000 sf	Chapter 26 §26-6	<i>\$175 + \$20/additional 1000 sf</i>
Additions to residence ≤750 sf	Chapter 26 §26-6	\$150
Additions to residence ≥751 sf	Chapter 26 §26-6	\$250
Additions to business/commercial ≤500 sf	Chapter 26 §26-6	\$300
Additions to business/commercial 501-1000 sf	Chapter 26 §26-6	\$400
Additions to business/commercial 1001 sf or greater.		<i>\$500 + \$50/additional 1000 sf</i>
Alterations to existing structures	Chapter 26 §26-6	\$75
Greenhouse ≤1000 sf	Chapter 26 §26-6	<i>As accessory structure (above)</i>
Greenhouse >1000 sf	Chapter 26 §26-6	<i>As commercial structure (below)</i>
Business, commercial & industrial Structures ≤1000 sf	Chapter 26 §26-6	\$675
Business, commercial & industrial Structures 1001-10000 sf	Chapter 26 §26-6	\$1,500
Business, commercial & industrial Structures >10000 sf	Chapter 26 §26-6	\$2,500

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Residential Swimming pools – above ground	Chapter 26 §26-6	\$50
Residential Swimming pools – in ground	Chapter 26 §26-6	\$95
Porches (with roof)	Chapter 26 §26-6	\$95
Decks	Chapter 26 §26-6	\$100
Fireplaces	Chapter 26 §26-6	\$75
Stoves	Chapter 26 §26-6	\$75
Windmills (for residential or agricultural water pumping)	Chapter 26 §26-6	\$75
Signage Permit for all Zoning Districts where permitted, See Chapter 108 Article XIII {Signs}	Chapter 108 §108-65 through §108-75	\$25
<i>Storage Containers, Long and Short-Term Use, Per Code Chapter 103; Permit, Certificate, Procedural Fees & Fines</i>	Code Chapter 103	
Short Term Storage Container Placement, 1 st 30 Day Period	Chapter 103 §103-4.A	No Charge, Administrative Application Only
Short Term Storage Container Placement, 2 nd 30 Day Period	Chapter 103 §103-4.A And Chapter 26 §26-6	\$50
Short Term Storage Container Placement, 3 rd 30 Day Period	Chapter 103 §103-4.A And Chapter 26 §26-6	\$100
Short Term Storage Container Placement, Each Additional 30 Day Periods beyond the initial three above for extraordinary situations only.	Chapter 103 §103-4.A And Chapter 26 §26-6	At discretion of Colden Code Enforcement Officers due to extraordinary circumstances.
Long Term Storage Container Placement and Use in C and Ag Zoning Districts only, per Code. This fee covers the Colden Building Permit for such container placement and site inspection and approval.	Chapter 103 §103-4.B And Chapter 26 §26-6	\$50 (this category applies only to C-Zoning and Ag-Zoning Districts, please refer to Chapter 103 and Chapter 108 {Zoning}).

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Storage Container use as structural elements for habitable or non-habitable structure in any zoning district. All building codes must be met and Building Permit Application submitted to Code Enforcement Department.	Chapter 103 §103-4.C And Chapter 26 §26-6	Fees in accordance with the applicable Building Permit Fees for the total Principal Structure involved in the use. See fee schedules above for applicable case and review the reference in §103-4.C and within Chapter 108 {Zoning} for the appropriate zoning district.
<i>Short Term Rentals (STR) Use, Per Code Chapter 104; Permit, License, Procedural, Fees & Fines</i>	Code Chapter 104	<i>Fees cover administration, application processing, public hearing notifications, life-safety compliance inspections, building code inspections, State and County data tracking. All fees are per STR unit/dwelling involved on site and not a global per parcel fee.</i>
Initial STR Permit Application for Owner-Occupied Parcel, fee per STR Unit	Code Chapter 104	\$250 per unit
Initial STR Permit Application for Non-Owner-Occupied Parcel, fee per STR Unit.	Code Chapter 104	\$300 per unit
Annual STR Permit Renewal for Owner-Occupied Parcel, fee per STR Unit on parcel	Code Chapter 104	\$150 per unit
Annual STR Permit Renewal for Non-Owner-Occupied Parcel, fee per STR Unit on parcel	Code Chapter 104	\$200 per unit
Code Enforcement Inspection rescheduled and/or a failed inspection requiring a reinspection.	Code Chapter 104	\$75 per occurrence per STR unit.
Unregistered STR or failure to renew prior STR permit annually. <i>(Refer to Colden Local Laws, NYS RPTL Article 12-D & NYS §447-e {platform accountability} which allow notification of booking platforms (Airbnb/Vrbo/etc.) of unregistered listings. Under state law, if the platform does not remove the listing, the platform faces state-level fines of up to \$500/day which will be administered by the State or County officials after notice from Town of Colden.)</i>	Code Chapter 104, NYS RPTL Article 12-D {progressive tier levels}, NYS §447-e {platform accountability}	<i>For unregistered operations, each day that an unpermitted STR property is advertised online, promoted on social media, promoted via online web pages, or occupied by guests, constitutes a separate and distinct violation.</i> 1 st offense – Written Warning {with 7-day cure window period} 2 nd offense - \$500 3 rd offense - \$1,000 Subsequent offense - \$1,500 per day
STR Code Infractions {examples are noise, trash, parking, neighboring parcel trespass, etc.} per written violation by Code Enforcement	Code Chapter 104	1 st offense - \$250 2 nd offense - \$500 3 rd offense - \$1,000 + STR Permit and License Suspension for 30 days Subsequent - \$1,500 per day + Permit and License Revocation

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STR Host/Local Agent Response Time Enforcement	Code Chapter 104	<i>Colden STR Code, heavily emphasize emergency responsiveness by the STR owner(s). A per-incident flat \$250 fine will apply, if the property's host(s) or designated agent(s) listed as the STR's local contact fails to respond to a Town Code Enforcement inquiry, Town Official Inquiry, EMS or Fire Staff inquiry, or police call within the mandated timeframe (limit is 60 minutes, per Code Chapter 104: Regulation of Short-Term Rentals). Each occurrence will be a separate and distinct violation.</i> \$250 per incident per STR Unit on Parcel
General Permit, Certificate, and Procedural Fees & Fines		
"General" Special Use Permit Application per Chapter 108 {Zoning} Application Summary	Chapter 108 §108-122.B(4)(h)	\$25 (This item is exclusive of specialty SUP application costs, defined elsewhere, such as WECS, Utility PV/Solar, etc.)
Floodplain Development Permit per Chapter 52 {Flood Damage Control} provisions.	Chapter 52 §52-12 {Floodplain Development Permit} and Chapter 52 §52-13 {Fees}	\$1,200 for Development Permit Application Plus \$500 initial deposit for reimbursement of Colden costs for review, inspection, and processing of project application. Ultimately actual costs must be reimbursed by applicant when deposit exhausted.
Public hearing		\$25
Code Enforcement Inspection rescheduled and/or a failed inspection requiring a reinspection.	Code Chapter 26	\$75 per occurrence
Building permit renewal for an additional year	Chapter 26 §26-6	\$75
Certificate of Occupancy	Chapter 26 §26-3 and Chapter 26 §26-6	\$75
Proceeding with work without the required permit(s)	Chapter 26 §26-6	2x all applicable fees
Permit denied	Chapter 26 §26-6	50% refund (if work not started)
Demolition permit	Chapter 26 §26-6	\$50
Penalty for violation of Chapter 107 {Solar Energy Conversion Systems} provisions	Chapter 107 §107-14 and §107-15	\$250 per offense
Penalty for violation of Chapter 108 {Zoning} provisions	Chapter 108 §108-110	\$250 per offense
Junk Yard License Fee Per Chapter 108 {Zoning} District Provisions	Chapter 67 §67-4	\$125/yr

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Telecommunications & Power, (including wind, solar, generators)		
Private Roof Mounted Solar/PV Installation – USP Eligible Application Fee	Chapter 107 {Solar Energy Conversion Systems}, use districts per §107-5, categories per §107-4.	\$100
Private Roof Mounted Solar/PV Installation – USP Eligible Building Permit Fee	Chapter 107 {Solar Energy Conversion Systems}, use districts per §107-5, categories per §107-4.	\$100
Private Ground Mounted Solar/PV Installation – USP Eligible Application Fee	Chapter 107 {Solar Energy Conversion Systems}, use districts per §107-5, categories per §107-4.	\$100
Private Ground Mounted Solar/PV Installation – USP Eligible Building Permit Fee	Chapter 107 {Solar Energy Conversion Systems}, use districts per §107-5, categories per §107-4.	\$100
Private Ground Mounted Solar/PV Installation Requiring SUP Application Fee	Chapter 107 {Solar Energy Conversion Systems}, use districts per §107-5, SUP per §107-8, categories per §107-4.	\$125
Private Ground Mounted Solar/PV Installation Requiring SUP Building Permit Fee	Chapter 107 {Solar Energy Conversion Systems}, use districts per §107-5, SUP per §107-8, categories per §107-4.	\$125
Private Ground Mounted Solar/PV Installation Requiring SUP Annual Inspection Fee	Chapter 107 {Solar Energy Conversion Systems}, use districts per §107-5, SUP per §107-8, categories per §107-4.	\$100 Annually
Utility-Scale Solar/PV Installation Requiring SUP Application Fee	Chapter 107 §107-10.H	\$2,500
Utility-Scale Solar/PV Installation Building Permit Fee	Chapter 107 §107-10.H	\$125

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Utility-Scale Solar/PV Installation Requiring SUP Annual Inspection Fee	Chapter 107 §107-10.H	\$1,000 Annually
Utility-Scale WECS (wind energy) Special Use Permit (SUP), Application Fee	Chapter 106 {WECS} and Chapter 96 {Telecommunication/Tower} SUP Provisions	\$2,500 per Wind Turbine on wind farm
Utility-Scale WECS (wind energy) Installation, Building Permit Fee	Chapter 106 {WECS} and Chapter 96 {Telecommunication/Tower} SUP Provisions	\$1,000 per Wind Turbine on wind farm
Utility-Scale WECS (wind energy) Special Use Permit (SUP), Annual Inspection and Site Review Fee	Chapter 106 {WECS} and Chapter 96 {Telecommunication/Tower} SUP Provisions	\$1,000 per Wind Turbine on wind farm
Private WECS (wind energy) Special Use Permit (SUP), Application Fee	Chapter 106 {WECS} and Chapter 96 {Telecommunication/Tower} SUP Provisions	\$1,500 per Wind Turbine at private site
Private WECS (wind energy) Installation, Building Permit Fee	Chapter 106 {WECS} and Chapter 96 {Telecommunication/Tower} SUP Provisions	\$500 per Wind Turbine at private site
Private WECS (wind energy) Special Use Permit (SUP), Annual Inspection and Site Review Fee	Chapter 106 {WECS} and Chapter 96 {Telecommunication/Tower} SUP Provisions	\$500 per Wind Turbine at private site
Private Home Generator (unpromulgated) Building Permit Fee, includes final inspection.	Chapter 26 §26-6	\$50
Satellite dish antennas >3.28 ft (1) or 6.6 ft (2m) depending on district ¹	Chapter 26 §26-6	\$25
Ham radio tower (fee per tower)	Chapter 26 §26-6	\$50
Local business radio tower >35 ft.	Chapter 26 §26-6	\$2/LF
Telecommunications facilities – special use permit (SUP) pre-application fee	Chapter 96 {Telecommunication Facilities}	\$50
Telecommunications facilities – special use permit application completion fee	Chapter 96 {Telecommunication Facilities}	\$150

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Telecommunications facilities – Tower special use permit fee	Chapter 96 {Telecommunication Facilities}	\$3,000
Telecommunications facilities – Building permit fee	Chapter 96 {Telecommunication Facilities}	\$20/LF
Telecommunications facilities – Collocation application fee	Chapter 96 {Telecommunication Facilities}	\$1,500
Telecommunications facilities – Collocation building permit fee	Chapter 96 {Telecommunication Facilities}	\$1,000
<i>Small Cell Wireless Facilities, Networks, and Infrastructure</i>		
5G Fee, for Single Up-Front Application for up to 5 Colden Small Wireless Facilities	Colden Resolution Adopting Fees prior to Federal Deadline	\$500
5G Fee for each additional Small Wireless Facility beyond the 5 allowed above	Colden Resolution Adopting Fees prior to Federal Deadline	\$100
5G Fee per year for each Small Wireless Facility for all recurring fees including Colden Right-of-Way access fee and/or fee for attachments to Colden Owned Structures in the Right-of-Way	Colden Resolution Adopting Fees prior to Federal Deadline	\$270
5G Inspection & Permitting Fee related to a new pole (i.e. not collocation on existing pole) which is intended to support one or more Small Wireless Facilities in Colden	Colden Resolution Adopting Fees prior to Federal Deadline	\$1,000
<i>Structure Repairs, and Miscellaneous Work</i>		
Reroofing a Structure, Building Permit Fee	Chapter 26 §26-6	\$75
Foundation/Drainage Repairs, Building Permit Fee	Chapter 26 §26-6	\$75
Window Replacement of 50% or more, Building Permit Fee	Chapter 26 §26-6	\$75

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Animal Control Fees & Fines	Colden Code Chapter 36 and NYS AGML Article 7	
Canine Licensing – Annual Fee for Spayed/Neutered Animal, includes NYS AGML Article 7 surcharge of \$1 per license.	NYS AGML Article 7 §110(3) and Colden Chapter 36 §36-6	\$10
Canine Licensing – Annual Fee for Unspayed/Unneutered Animal, includes NYS AGML Article 7 surcharge of \$3 per license.	NYS AGML Article 7 §110(3) and Colden Chapter 36 §36-6	\$18
Colden License Surcharge for Late Renewal of Annual Canine License	NYS AGML Article 7 §110(4)(a) and Colden Chapter 36 §36-6.C	\$5 per month per dog (with a 30-day Grace Period from expiration to renewal date)
Colden License Surcharge for no license application when having unlicensed Canines, more than 4 months old, on a parcel, and for identification of unlicensed dogs during annual census by Dog Control Officer(s).	NYS AGML Article 7 §110(4)(a) & Colden Chapter 36 §36-5 and Colden Chapter 36 §36-6.C	\$30
Replacement of Dog License collar tag when original tag is lost or misplaced and not properly used.	NYS AGML Article 7 §110(4)(b)	\$3 per replacement tag
Colden Annual License Fee and Surcharge for Purebred Dogs, up to 10 Dogs	NYS AGML Article 7 Colden Code Chapter 36 §36-5.B	\$50 Annual Purebred License Flat Fee + \$1 for each spayed/neutered dog + \$3 for each unspayed/unneutered dog
Colden Annual License Fee and Surcharge for Purebred Dogs, up to 25 Dogs	NYS AGML Article 7 Colden Code Chapter 36 §36-5.B	\$75 Annual Purebred License Flat Fee + \$1 for each spayed/neutered dog + \$3 for each unspayed/unneutered dog
Annual Renewal of Purebred Colden Licenses	NYS AGML Article 7 Colden Code Chapter 36 §36-5.B	Same annual fees as above
Dog violations, 1 st Offense in One Year, for barking/noise violations, Failure to License, pooping on neighboring parcels, public places, or in Colden Town Park, Running-At-Large, or Dog Control Officer Impoundment	Colden Chapter 36 §36-12 and Colden Chapter 36 §36-24	\$25 (\$25/day for impoundment)
Dog violations, 2 nd Offense in One Year, for barking/noise violations, Failure to License, pooping on neighboring parcels, in public places, or in Colden Town Park, Running-At-Large, or Dog Control Officer Impoundment	Colden Chapter 36 §36-12 and Colden Chapter 36 §36-24	\$50 (\$50/day for impoundment)

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Dog violations, 3 rd Offense in One Year, for barking/noise violations, Failure to License, pooping on neighboring parcels, in public places, or in Colden Town Park, Running-At-Large, or Dog Control Officer Impoundment	Colden Chapter 36 §36-12 and Colden Chapter 36 §36-24	\$75 each offense (\$75/day for impoundment)
Dog violations, Greater than Three Offenses in One Year, for barking/noise violations, Failure to License, pooping on neighboring parcels, in public places, or in Colden Town Park, Running-At-Large, or Dog Control Officer Impoundment	Colden Chapter 36 §36-12 and Colden Chapter 36 §36-24	\$100 for 4 th offense (\$100/day for impoundment) <i>The above fees increase by \$25 Per Offense, including the daily fee for impoundment, beyond the 4th Offense in One Year.</i>
Canine Deer Kill per NYS AGML and NYS DEC regulations for 1 st Deer Killed or Crippled	Colden Code Chap 36 §36-10 and NYS AGML Article 7 §120	\$100 via NYS DEC enforcement action
Canine Deer Kill per NYS AGML and NYS DEC regulations for 2 nd or more Deer Killed or Crippled	Colden Code Chap 36 §36-10 and NYS AGML Article 7 §120	\$150 for each deer via NYS DEC enforcement action(s).
Canine Kill or Crippling of any domestic or agricultural animal, including veterinary fees, per indemnification detailed in Colden Code Chapter 36	Colden Code Chap 36 §36-11	Indemnification, per schedule in referenced Colden Code Chapter 36 §36-11, and related Erie County regulations.