

AN ORDINANCE
ESTABLISHING PERMIT FEES
FOR NEW CONSTRUCTION, ALTERATION, REMOVAL,
DEMOLITION OR OTHER BUILDING OPERATION IN THE
TOWN OF LEDYARD

Be it ordained by the Town Council of the Town of Ledyard

Section 1. Authorization

A permit to begin work for new construction, alteration, removal, demolition or other building operation shall not be issued until the fees prescribed in this ordinance and in the fee schedule adopted pursuant to this Ordinance, shall have been paid to the Building Official or other authorized municipal agency, nor shall an amendment to a permit necessitating an additional fee because of an increase in the estimated cost of the work involved, be approved until the additional fee shall have been paid.

Section 2. Other Fees Required

The payment of the fees for the construction, alteration, removal or demolition and for all work done in connection with or concurrently with the work contemplated by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that may be prescribed by law or Ordinance for water taps, sewer connections, marquees or other appurtenant structures, or fees or inspection, certificates of use and occupancy or other privileges or requirements, both within and without the jurisdiction of the Building Official.

Section 3. Schedule of Unit Rates

The fees for plan examination, building permit and inspections shall be as prescribed in Section 3.1 and the Building Official is authorized to establish by approved rules a schedule of unit rates for buildings and structures of all use groups and types of construction as classified and defined in Articles 1, 3 and 4 of the Building Code.

Section 3.1. Establishment of Fee Schedule

The Building Official is hereby authorized to, and shall, establish a schedule of fees for each plan review, building permit, and certificate of occupancy. Such fee schedule, as the same may be amended from time to time, is hereby incorporated in this Ordinance by reference, and made a part of this Ordinance as though fully set forth herein. Plan examination and building permit fees may be a percentage of the construction permit. The fee schedule shall be calculated to reasonably defray the municipal costs of administering the Building Code and shall be reviewed annually by the Building official and amended if deemed necessary or desirable by the Building Official.

Section 3.2. Fee Schedule

A copy of the fee schedule shall be filed with the State Building Inspector and the Town Clerk when established or amended.

Section 3.3. Exemptions

No fee shall be charged:

1. For permits for buildings being erected, constructed, altered or being repaired by or for the Town of Ledyard;

2. For permits for owner-occupied single-family residential buildings being erected, constructed, or repaired to replace or repair an owner-occupied single-family residential building which had been destroyed or damaged by fire, storm or other casualty. The term casualty, as herein used, means the complete or partial destruction of such building resulting from an identifiable event of a sudden, unexpected and unusual nature.

Section 4. Recording and Deposit of Fees

The Building Official shall keep an accurate account of all the fees collected; and such collected fees shall be deposited with the treasurer of the Town of Ledyard.

Section 5. Severability

If any section, or part of a section, of this Ordinance shall be held by a court of competent jurisdiction to be invalid, such holding shall not be deemed to invalidate the remaining provisions hereof.

Section 6. Effective Date

Adopted by the Town Council on: May 23, 1990

Effective Date: June 1990

Renumbered by the Town Council on: September 25, 2019

Linda C. Davis, Chairman

Fred B. Allyn, III., Mayor

Patricia A. Riley, Town Clerk

Revision: Ordinance #48 “*Ordinance Establishing Permit Fees for New Construction, Alternation, Removal, Demolition or Other Building Operations in the Town of Ledyard*” Adopted: May 23, 1990; Effective: June 1990.

History: The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered 48 “*Ordinance Establishing Permit Fees for New Construction, Alternation, Removal, Demolition or Other Building Operations in the Town of Ledyard*” to Ordinance #300-003.

2019: Added titles to each section; Added Section 5 “*Severability*” to be consistent with town ordinances; Added Section 6 “*Effective Date*” to be consistent with town ordinances. No substantive changes were made to the ordinance.

TOWN OF LEDYARD
PERMIT FEE AND INSPECTION FEE SCHEDULE FOR
BUILDING AND SANITATION

BUILDING PERMIT FEE

Three Dollars (\$3.00) for the first Five-Hundred Dollars (\$500.00) of value based on the present cost of material and labor and One-Dollar (\$1.00) for each additional Five-Hundred Dollars (\$500.00) of value or part thereof.

FEE SCHEDULE FOR ELECTRICAL, PLUMBING, HEATING, AIR
CONDITIONING, SPRINKLER SYSTEMS, STORAGE TANKS (ABOVE AND
BELOW GROUND)

Three Dollars (\$3.00) for the first Five-Hundred Dollars (\$500.00) of value based on the present cost of material and labor and Two-Dollar (\$2.00) for each additional Five-Hundred Dollars (\$500.00) of value or part thereof.

FEE SCHEDULE FOR DEMOLITION PERMITS

Ten Dollars (\$10.00) for the First Thousand Dollars (\$1,000.00) of value computed on the Assessor's fair market value of the structure to be demolished, and Two Dollars (\$2.00) for each additional Thousand Dollars of value or part thereof

PERMIT, AFFIDAVIT AND INSPECTION FEE SCHEDULE FOR THE STATE
HEALTH CODE (SANITATION):

Permit for SUB-SURFACE SEWAGE DISPOSAL INSTALLATION consisting of one septic tank and required leaching	
Permit for REPLACEMENT of each SUB-SURFACE SEPTIC TANK	
Permit for REPLACEMENT (REPAIR) of each SUB-SURFACE LEACHING AREA	\$25.00
Permit for INSPECTION OF SEWER CONNECTIONS	\$15.00
	\$25.00
	each
Permit for WELL and LOCATION APPROVAL to drill or dig a well	\$15.00
Affidavit for a SUB-SURFACE SEWAGE DISPOSAL SYSTEM	\$15.00
FOOD SERVICE inspections required for preparation and dispensing of food to the public, i.e. restaurants, homes, etc.	\$25.00
Inspections of DAY CARE CENTERS, NURSERY SCHOOLS, GROUP HOMES.	\$25.00
Witnessing PERCOLATION TESTS and TEST HOLES for evaluation of lots for the installation of sub-surface disposal systems, (two deep test holes and a perk test)	\$30.00
(a perk test may be done by an engineer and credited lot ten dollars (\$10.00) per lot).	
Additional Test holes Extra per hole	\$10.00