

**LOCAL LAWS  
OF  
THE CITY OF NEW YORK  
FOR THE YEAR 2016**

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**No. 56**

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Introduced by Council Members Williams, Rosenthal, Torres, Vallone and Kallos (by request of the Mayor).

**A LOCAL LAW**

**To amend the administrative code of the city of New York, in relation to permit filing fees for new buildings and alterations.**

*Be it enacted by the Council as follows:*

Section 1. Table 28-112.2 of the administrative code of the city of New York, as amended by local law number 141 for the year 2013, is amended to read as follows:

**Table 28-112.2**

<b>Permit Type</b>	<b>Filing Fee</b>	<b>Renewal Fee</b>	<b>Comments</b>
<i>New Buildings</i>			
New building work permit: One-, two- or three-family dwelling, where no existing building elements are to be retained in place as part of the new building.	<p>[\$0.12]0.06 for each square foot, or fraction thereof, of the total floor area of the new building, but not less than \$100 for each structure</p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p> <p>\$100</p>	\$100	For the purposes of this fee schedule item, “building elements” means any portion of an existing building or structure, including but not limited to party walls foundations, footings, piles and slabs on grade.
<ul style="list-style-type: none"> <li>• Subsequent applications related to initial new building work permit</li> </ul>			

<p>application, filed prior to the first temporary certificate of occupancy (TCO), or the final certificate of occupancy if no TCO is issued</p>		<p>\$100</p>	
<p>New building work permit: One-, two- or three-family dwelling, where any existing building elements are to be retained in place as part of the new building, pursuant to section 28-101.4.5.</p>	<p>Minimum Filing Fee - \$[170]100</p> <p>Minimum filing fee for the first five thousand dollars or fraction thereof, of the cost of alteration; plus \$[5.15]2.60 for each one thousand dollars, or fraction thereof, of cost of alterations in excess of five thousand dollars.</p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>	<p>\$100</p>	<p>For the purposes of this fee schedule item, “building elements” means any portion of an existing building or structure, including but not limited to party walls foundations, footings, piles and slabs on grade.</p>
<p>New building work permit: Garage for not more than three cars when accessory to and filed with plans for one-, two- or three-family dwelling to which it is accessory on the same lot</p>	<p>\$100</p>	<p>\$100</p>	
<p>New building work permit: All other new buildings <i>fewer than 7 stories and less than 100,000 square feet</i>, where no existing building elements are to be retained in place as part of the new building.</p> <ul style="list-style-type: none"> <li>Subsequent applications related to</li> </ul>	<p>\$0.26 for each square foot, or fraction thereof, of the total floor area of the new building, but not less than \$[100]280 for each structure.</p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>	<p>\$100</p>	<p>For the purposes of this fee schedule item, “building elements” means any portion of an existing building or structure, including but not limited to party walls foundations, footings, piles and slabs on grade</p>

<p>initial new building work permit application, filed prior to the first temporary certificate of occupancy (TCO), or the final certificate of occupancy if no TCO is issued</p>	<p>\$100</p>	<p>\$100</p>	
<p>New building work permit: All other <i>new</i> buildings <i>fewer than 7 stories and less than 100,000 square feet</i>, where any existing building elements are to be retained in place as part of the new building, pursuant to section 28-101.4.5.</p>	<p>Minimum Filing Fee - \$280  Minimum filing fee for the first three thousand dollars, or fraction thereof, of the cost of alteration; plus \$[20 for each one thousand dollars, or fraction thereof, of the next two thousand dollars of such cost; plus \$]10.30 for each one thousand dollars, or fraction thereof, of the alteration cost in excess of [five] <i>three</i> thousand dollars.</p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>	<p>\$100</p>	<p>For the purposes of this fee schedule item, “building elements” means any portion of an existing building or structure, including but not limited to party walls foundations, footings, piles and slabs on grade.</p>
<p><i>New building work permit: All other new buildings 7 stories or more or 100,000 square feet or more, classified in occupancy group R-2, where at least 50 percent of the occupancy units are affordable to households whose income is less than 165 percent of the area median income for New York city, as determined by the United States department of housing and urban development or successor agency, which are financed entirely or in part by a grant or loan from the city of New York or the New York city housing and development corporation, and where no existing building elements are to be retained in place as part of the new building.</i></p> <ul style="list-style-type: none"> <li>• <i>Subsequent applications related to initial new building work permit</i></li> </ul>	<p><i>\$0.26 for each square foot, or fraction thereof, of the total floor area of the new building, but not less than \$100 for each structure.</i></p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p> <p>\$100</p>	<p>\$100</p>	<p><i>For the purposes of this fee schedule item, “building elements” means any portion of an existing building or structure, including but not limited to party walls foundations, footings, piles and slabs on grade.</i></p>

<p><i>application, filed prior to the first temporary certificate of occupancy (TCO), or the final certificate of occupancy if no TCO is issued</i></p>			
<p><i>New building work permit: All other new buildings 7 stories or more or 100,000 square feet or more, classified in occupancy group R-2, where at least 50 percent of the occupancy units are affordable to households whose income is less than 165 percent of the area median income for New York city, as determined by the United States department of housing and urban development or successor agency, which are financed entirely or in part by a grant or loan from the city of New York or the New York city housing and development corporation, and where any existing building elements are to be retained in place as part of the new building, pursuant to section 28-101.4.5.</i></p>	<p><i>Minimum Filing Fee - \$280 Minimum filing fee for the first \$3,000 or fraction thereof, of the cost of alteration; plus \$10.30 for each one thousand dollars, or fraction thereof, of the alteration cost in excess of three thousand dollars.</i></p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>	<p><i>\$100</i></p>	<p><i>For the purposes of this fee schedule item, "building elements" means any portion of an existing building or structure, including but not limited to party walls foundations, footings, piles and slabs on grade.</i></p>
<p><i>New building work permit: All other new buildings 7 stories or more, or 100,000 square feet or more, where no existing building elements are to be retained in place as part of the new building.</i></p> <ul style="list-style-type: none"> <li>• <i>Subsequent applications related to initial new building work permit application, filed prior to the first temporary certificate of occupancy (TCO), or the final certificate of occupancy if no TCO is issued</i></li> </ul>	<p><i>\$0.45 for each square foot, or fraction thereof, of the total floor area of the new building, but not less than \$290 for each structure.</i></p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p> <p><i>\$100</i></p>	<p><i>\$100</i></p> <p><i>\$100</i></p>	<p><i>For the purposes of this fee schedule item, "building elements" means any portion of an existing building or structure, including but not limited to party walls foundations, footings, piles and slabs on grade.</i></p>
<p><i>New building work permit: All other new buildings 7 stories or more, or 100,000 square feet or more, where any existing building elements are to be retained in place as part of the new building, pursuant to section 28-101.4.5.</i></p>	<p><i>Minimum Filing Fee - \$290 Minimum filing fee for the first three thousand dollars, or fraction thereof, of the cost of alteration; plus \$17.75 for each one thousand dollars, or fraction thereof, of the alteration cost in excess of three</i></p>	<p><i>\$100</i></p>	<p><i>For the purposes of this fee schedule item, "building elements" means any portion of an existing building or structure, including but not limited to party walls foundations, footings, piles and slabs on grade.</i></p>

	<p><i>thousand dollars.</i></p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>		
<b>Alterations</b>			
<p>Alteration work permit: · One-, two or three-family dwelling.</p> <ul style="list-style-type: none"> <li>• Alteration Type 1</li> <li>• Alteration Type 2</li> <li>• Alteration Type 3</li> <li>• Limited Alteration Application</li> </ul>	<p>Minimum Filing Fee - \$170</p> <p>Minimum Filing Fee - \$130</p> <p>Minimum Filing Fee - \$130</p> <p>Minimum Filing Fee - \$130</p> <p>Minimum filing fee for the first five thousand dollars or fraction thereof, of the cost of alteration; plus \$[5.15]2.60 for each one thousand dollars, or fraction thereof, of cost of alterations in excess of five thousand dollars.</p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>	\$100	

<p>Alteration work permit: Alterations in all other buildings and structures <i>fewer than 7 stories and less than 100,000 square feet</i>, including but not limited to aerial towers and masts, tank structures, fire escapes, etc., which are unoccupied and not easily valued by area.</p> <ul style="list-style-type: none"> <li>• Alteration Type 1</li> <li>• Alteration Type 2</li> <li>• Alteration Type 3</li> <li>• Limited Alteration Application</li> </ul>	<p>Minimum Filing Fee - \$280</p> <p>Minimum Filing Fee - \$225</p> <p>Minimum Filing Fee- \$195</p> <p>Minimum Filing Fee- \$195</p> <p>Minimum filing fee for the first three thousand dollars, or fraction thereof, of the cost of alteration; plus \$[20 for each one thousand dollars, or fraction thereof, of the next two thousand dollars of such cost; plus \$]10.30 for each one thousand dollars, or fraction thereof, of the alteration cost in excess of [five] <i>three</i> thousand dollars.</p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>	<p>\$100</p>	<p>Such alterations work shall include:</p> <ul style="list-style-type: none"> <li>• Applications related to new building work permit application, filed after the first temporary certificate of occupancy (TCO), or the final certificate of occupancy if no TCO is issued.</li> <li>• Installation or alteration of elevators, escalators, amusement devices and other devices regulated under this code, except those filed under a new building application.</li> </ul>
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<p><i>Alteration work permit: Alterations in all other buildings and structures 7 stories or more, or 100,000 square feet or more, classified in occupancy group R-2, which are unoccupied and not easily valued by area, where at least 50 percent of the occupancy units are affordable to households whose income is less than 165 percent of the area median income for New York city, as determined by the United States department of housing and urban development or successor agency, and which are financed entirely or in part by a grant or loan from the city of New York or the New York city housing and development corporation.</i></p> <ul style="list-style-type: none"> <li>• <i>Alteration Type 1</i></li> <li>• <i>Alteration Type 2</i></li> <li>• <i>Alteration Type 3</i></li> <li>• <i>Limited Alteration Application</i></li> </ul>	<p><i>Minimum Filing Fee - \$280</i></p> <p><i>Minimum Filing Fee - \$225</i></p> <p><i>Minimum Filing Fee- \$195</i></p> <p><i>Minimum Filing Fee- \$195</i></p> <p><i>Minimum filing fee for the first three thousand dollars, or fraction thereof, of the cost of alteration; plus</i></p>	<p><i>\$100</i></p>	<p><i>Such alterations work shall include:</i></p> <ul style="list-style-type: none"> <li>• <i>Applications related to new building work permit application, filed after the first temporary certificate of occupancy (TCO), or the final certificate of occupancy if no TCO is issued.</i></li> <li>• <i>Installation or alteration of elevators, escalators, amusement devices and other devices regulated under this code, except those filed under a new building application.</i></li> </ul>
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	<p><i>\$10.30 for each one thousand dollars, or fraction thereof, of the alteration cost in excess of three thousand dollars.</i></p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>		
<p><i>Alteration work permit: Alterations in all other buildings and structures 7 stories or more, or 100,000 square feet or more, including but not limited to aerial towers and masts, tank structures, fire escapes, etc., which are unoccupied and not easily valued by area.</i></p> <ul style="list-style-type: none"> <li>• <i>Alteration Type 1</i></li> <li>• <i>Subsequent or related filings</i></li> </ul>	<p><i>Minimum Filing Fee- \$290</i></p> <p><i>Minimum Filing Fee- \$290</i></p> <p><i>Minimum filing fee for the first three thousand dollars, or fraction thereof, of the cost of alteration; plus \$17.75 for each one thousand dollars, or fraction thereof, of the alteration cost in excess of three thousand dollars.</i></p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>	<p><i>\$100</i></p>	<p><i>Such alterations work shall include:</i></p> <ul style="list-style-type: none"> <li>• <i>Applications related to new building work permit application, filed after the first temporary certificate of occupancy (TCO), or the final certificate of occupancy if no TCO is issued.</i></li> <li>• <i>Installation or alteration of elevators, escalators, amusement devices and other devices regulated under this code, except those filed under a new building application.</i></li> </ul>



<p><i>Alteration work permit: Alterations in all other buildings and structures 7 stories or more, or 100,000 square feet or more, including but not limited to aerial towers and masts, tank structures, fire escapes, etc., which are unoccupied and not easily valued by area.</i></p> <ul style="list-style-type: none"> <li>• <i>Alteration Type 2</i></li> <li>• <i>Alteration Type 3</i></li> <li>• <i>Limited Alteration Application</i></li> </ul>	<p><i>Minimum Filing Fee- \$225</i></p> <p><i>Minimum Filing Fee- \$195</i></p> <p><i>Minimum Filing Fee- \$195</i></p> <p><i>Minimum filing fee for the first three thousand dollars, or fraction thereof, of the cost of alteration; plus \$10.30 for each one thousand dollars, or fraction thereof, of the alteration cost in excess of three thousand dollars.</i></p> <p><i>The rates and fees set forth above shall be subject to increases as provided by department rules.</i></p>	<p>\$100</p>	<p><i>Such alterations work shall include:</i></p> <ul style="list-style-type: none"> <li>• <i>Applications related to new building work permit application, filed after the first temporary certificate of occupancy (TCO), or the final certificate of occupancy if no TCO is issued.</i></li> <li>• <i>Installation or alteration of elevators, escalators, amusement devices and other devices regulated under this code, except those filed under a new building application.</i></li> </ul>
<p>Permit to install or alter service equipment except plumbing and fire suppression piping service equipment.</p>	<p>Filing fee calculated as for respective building alteration.</p>	<p>\$100</p>	



Accessory building to golf driving range, not to exceed one hundred forty-four square feet.	\$130	\$100	
Permit for demolition and removal.	Multiply building frontage in feet or fraction thereof x number of stories of the building x \$2.60, but not less than \$260. For corner lot, use the longer building frontage.	\$100	
Curb cut, private dwelling	\$3 for each linear foot including splay; minimum \$130		
Curb cut, other	\$6 for each linear foot including splay; minimum \$130		
Filing of post-approval amendments to existing applications	The greater of \$100 or the fees for the additional scope or cost of work as calculated pursuant to this Table 28-112.2.		
<b>Signs</b>			
Permit to erect, install or alter sign: Ground sign.	Filing fee calculated as for respective building alteration, plus \$5 for each one hundred square feet of surface area, or fraction thereof, but not less than \$35	\$100	Each face of any sign, when fronting on different streets, shall be treated as a separate sign.
Permit to erect, install or alter sign: Roof sign having a tight, closed or solid surface.	Filing fee calculated as for respective building alteration; plus \$15 for each one hundred square feet of surface area, or fraction thereof, but not less than \$70	\$100	Each face of any sign, when fronting on different streets, shall be treated as a separate sign.
Permit to erect, install or alter sign: Roof sign without a tight, closed or solid surface, extending to a height of not more than thirty-one feet above roof level.	Filing fee calculated as for respective building alteration; plus \$15 for each one hundred square feet of surface area, or fraction thereof, but not less than \$100	\$100	Each face of any sign, when fronting on different streets, shall be treated as a separate sign.
Permit to erect, install or alter sign: Roof sign without a tight, closed or solid surface, extending to a height over thirty-one feet above roof level.	Filing fee calculated as for respective building alteration; plus \$25 for each one hundred square feet of area, or fraction thereof, but not less than \$135.	\$100	Each face of any sign, when fronting on different streets, shall be treated as a separate sign.

Permit to erect, install or alter sign: Illuminated sign projecting beyond street line having thirty square feet or less on one side.	Filing fee calculated as for respective building alteration.	\$100	Illuminated sign is subject to annual use fee: \$45.
Permit to erect, install or alter sign: Illuminated sign projecting beyond street line having more than thirty square feet but no more than fifty square feet on one side.	Filing fee calculated as for respective building alteration.	\$100	Illuminated sign is subject to annual use fee: \$70.
Permit to erect, install or alter sign: Illuminated sign projecting beyond street line and having more than fifty square feet on one side	Filing fee calculated as for respective building alteration.	\$100	Illuminated sign is subject to annual use fee: \$0.75 for each square foot or part thereof annually, but not less than \$100.
Maintenance permit for outdoor signs.	As provided by department rules.		
<b><i>Temporary Structures</i></b>			
Sidewalk shed	\$160 for the first twenty five feet or fraction thereof in the length of the shed; plus \$10 for each additional twenty-five feet or fraction thereof.	\$100	
Scaffold	\$160	\$100	
Construction Fence	\$160	\$100	
Permit for temporary shed, railing, footbridge, catch platform, building sidewalk shanty, over-the-sidewalk chute.	\$160 for each permit	\$100	
Permit for temporary structure other than those temporary structures listed above, including but not limited to tents, grandstands, stages.	For the initial 30 days of permit duration: \$130 for the first one thousand square feet or fraction thereof; plus \$0.10 for each square foot or fraction thereof in excess of one thousand square feet; \$100 for each additional 30 day period of permit duration.	\$100 for each additional 30 days	
<b><i>Reinstatement of Applications/Permits</i></b>			
Application/permit reinstatement fees:			
<ul style="list-style-type: none"> <li>Prior to first permit.</li> </ul>	Full fee at the rate in effect on the		

<ul style="list-style-type: none"> <li>• Following first permit issuance but prior to commencing work.</li> <li>• Following first permit, with work partially complete.</li> </ul>	<p>date of reinstatement</p> <p>Full fee at the rate in effect on the date of reinstatement</p> <p>Based upon the full fee at the rate in effect on the date of reinstatement, the percentage of the fee equal to the percentage of work remaining as determined by the department inspector, plus the renewal fee.</p>		
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§ 2. This local law takes effect 30 days after it becomes law.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, s.s.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on April 20, 2016 and approved by the Mayor on May 10, 2016.

MICHAEL M. McSWEENEY, City Clerk, Clerk of the Council.

CERTIFICATION OF CORPORATION COUNSEL

I hereby certify that the form of the enclosed local law (Local Law No. 56 of 2016, Council Int. No. 831-A of 2015) to be filed with the Secretary of State contains the correct text of the local law passed by the New York City Council and approved by the Mayor.

STEPHEN LOUIS, Acting Corporation Counsel