

EFFECTIVE JULY 1, 2010

Town of East Lyme Building Department

Valuation method for calculating Building Permit Fees

Residential Building based on the following valuation formula (including plumbing, heating & electrical work):

Sheds (under 400sf)	\$20.00 per square foot of building area
Sheds (over 400sf)	\$30.00 per square foot of building area
Basement unfinished	\$25.00 per square foot of building area
Crawl space or piers	\$10.00 per square foot of building area
Finish existing basement without bathroom	\$28.00 per square foot of building area
Finish existing basement with bathroom	\$40.00 per square foot of building area
Living Space	\$90.00 per square foot of building area
Garage	\$45.00 per square foot of building area
Decks	\$20.00 per square foot of building area
Storage unfinished area convertible to living space	\$45.00 per square foot of building area
Interior alterations or renovations and finishing previously framed areas	\$45.00 per square foot of building area
Siding and Roofing	\$3.50 per square foot of building area

Commercial Building based on the following valuation formulas:

Renovations in existing buildings	\$55.00 per square foot of building area
New Commercial Buildings	As per current ICC fee schedule (<i>This does not include sprinklers, commercial kitchen hoods and alarm systems or other mechanical equipment such as propane tanks or gas unit heaters.</i>)

Building Permit Fee Rule summary

- 10.00 per thousand or portion thereof, in value (includes Certificate of Occupancy fee), with a minimum fee of \$50.00. Also as of 7/1/2010 twenty-six cents (\$0.26) per thousand for State Education Fee.
- Plan review and permit issuance time frame:
Zoning – 30 days from date of application
Building – 30 days from date of application per Connecticut General Statutes.
- In the event of permit expiration or cancellation, applicant may request in writing an 80% refund of the building permit fee – 20% plan review fee in nonrefundable.
- Demolition Permit Fee is \$50.00

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