



Town of North Hempstead
Department of Building Safety Inspection and Enforcement
 210 Plandome Road, Manhasset, NY 11030-2327
 Tel. (516) 869-6311 Fax. (516) 869-7662

Schedule of Construction Costs

Established Pursuant to §2-28 of the Code of the Town of North Hempstead
 Updated September 20, 2016

The Construction Costs identified herein shall be used for the calculation of ALL Building permit fees. Note that the actual rates that may be charged for this work by your contractor are likely to be higher.

Residential Construction

One or Two Family Residence	New Construction	\$115.00	per sf
	Alterations and Additions	\$100.00	per sf
	Finished Basement / Interior Partitions / Garage Conversion (no associated structural work)	\$35.00	per sf
	Roofing of any kind	\$75.00	flat fee
	Solar panels	No charge	
	Sheetrock and insulation replacement	\$35.00	per sf
	Kitchen Alteration/Renovation	\$20,000	flat rate
	Bathroom Alt. / Reno. (3 or more fixture)	\$12,000	flat rate
	Bathroom Alt. / Reno. (2 or fewer fixtures)	\$10,000	flat rate
	Accessory Structures	Decks / Porches / Terraces / Stoops	\$35.00
Sheds / Pergolas		\$40.00	per sf
Detached Garages / Pool Cabanas		\$45.00	per sf
Swimming Pools	In-ground Pools	\$35,000 est. cost	flat rate
	Above-ground Pools	\$5,000 est. cost	flat rate
Driveways/Flatwork/Hardscape other than retaining walls	No permit required to repair/replace existing in EXACT configuration	\$12.50	per sf

Commercial Construction

New Construction, New Tenant Fit Out and New Additions	Full scope including interior	\$160.00	per sf
	Core and shell only	\$80.00	per sf
	Tenant fit out only	\$80.00	per sf
	Façade / Storefront / Parapet	\$42.50	per sf
	Parking Structure	\$80.00	per sf
	Canopy	\$35.00	per sf
Alterations to Tenant Space (Same Tenant), Alterations to existing structures	Tenant fit out only	\$55.00	per sf
	Façade / Storefront / Parapet	\$42.50	per sf
	Parking structure	\$55.00	per sf
	Canopy	\$25.00	per sf
Parking Areas – on grade	Roof replacement	\$20.00	per sf
	Resealing/restripe existing parking areas in EXACT configuration (no change in drainage/pitch)	\$5.00	per sf of paved area
	Resurfacing existing parking area	\$20.00	
New parking area	\$35.00		
Solar Panels		\$3.00 est. cost	per watt

General Construction – applies to Residential and Commercial Applications

Fences	up to four foot height	\$15.00	per lf
	greater than four foot height	\$20.00	per lf
Retaining Walls	less than 3 feet high	\$45.00	per lf
	3 feet high to 5 feet high (max height allowed)	\$55.00	per lf
	Greater than 5 feet if replacement	\$75.00	per lf
Subdivision / Maintain on a Lesser Lot	Permit Fee	\$500.00	per appl.
SWPPP	Permit Fee	\$5,000	per appl.