



Town of North Hempstead

Department of Building Safety, Inspection & Enforcement



210 Plandome Road, Manhasset, NY 11030-2326

www.northhempsteadny.gov

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 sq. ft.
	Alterations and Additions	\$100.00	per sq. ft.
	Finished Basement / Interior Partitions / Garage Conversion (no associated structural work)	\$35.00	per sq. ft.
	Roofing of any kind	\$75.00	flat fee
	Solar panels	No charge	
	Sheetrock and insulation replacement	\$35.00	per sq. ft.
	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	per sq. ft.
	Sheds / Pergolas	\$40.00	per sq. ft.
	Detached Garages / Pool Cabanas	\$45.00	per sq. ft.
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 sq. ft.

Commercial Construction

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



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Solar Panels		\$3.00 est. cost	per watt
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General Construction – applies to Residential and Commercial Applications

Fences	up to four foot height	\$15.00	per linear ft.
	greater than four foot height	\$20.00	per linear ft.
Retaining Walls	less than 3 feet high	\$45.00	per linear ft.
	3 feet high to 5 feet high (max height allowed)	\$55.00	per linear ft.
	Greater than 5 feet if replacement	\$75.00	per linear ft.
Subdivision / Maintain on a Lesser Lot	Permit Fee	\$500.00	per application
SWPPP	Permit Fee	\$5,000.00	per application