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**BUILDING Department**

Lee Town Hall

32 Main St Lee MA 01238

413.243.5518

**Building Permit Fees Current 2023**

|  |  |
| --- | --- |
| **Construction Cost** | **Fees** |
| Filing Fee | $20.00 |
| Up to $6,000.00 | $60.00 |
| $6,001.00-$150,000.00 | $60 plus $5 for each additional $1,000.00 or fraction thereof over $6,000.00 |
| $150,001.00-$250,000.00 | $780 plus $6 for each additional $1,000.00 or fraction thereof over $150,000.00 |
| $250,001.00-$450,000.00 | $1,380.00 plus $7.50 for each additional $1000.00 or fraction thereof over $250,000.00 |
| $450,001.00-$600,000.00 | $2,880.00 plus $8 for each additional $1,000.00 or fraction thereof over $450,000.00 |
| Over $600,000.00 | $4,080.00 plus $9 for each additional $1,000.00 or fraction thereof over $600,000.00 |
| Demolition Permit | $150.00 |
| Mechanical Permit | $5 per $1,000 valuation, or fraction thereof. |
| Sheet Metal Permit, as part of building permit | $65.00 |
| Solid fuel permit | $60.00 |
| Trench permit | $45.00 |
| Tent permit, per tent | $45.00 |
| Swimming pool above ground | $100.00 |
| Fence over 6’ | $75.00 |
| Sign permit <$500 cost | $60.00 |
| Sign permit >$500 cost | $100.00 |
| Certificate of occupancy | $100.00 |
| Plan review fee min\* | $150.00 |
| Plan review fee max\* | $250.00 |
| Work begun prior to issuance of permit | Double permit fee |
| Re-inspection fee for unsatisfactory work, no access to premises, job not ready for inspection | $45.00 |
| Handicap ramp on 1 or 2 family dwellings | Fee waived |
| Fire inspections, per inspection | $50.00 |
|  |  |
|  |  |

\*Plan review fee is at the discretion of the Building Official, based upon complexity of project or difficulty in obtaining proper documentation to allow construction. This plan review fee is not applicable to prescriptively built 1 & 2 family dwellings.

\*\*Re-inspection fee is at the discretion of the building official, based upon the frequency of re-inspecting work or difficulty in obtaining code-compliance.

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**Certificate of Inspection: Building & Fire Safety Inspection**

|  |  |  |
| --- | --- | --- |
| Use Group | Capacity | Fee (includes $50 fee for fire department when applicable) |
| A-1 Assembly:  Theaters | >400 | $250.00 |
| A-1 Assembly:  Theaters | <400 | $150.00 |
| A-2 Assembly:  Restaurants/nightclub | >400 | $250.00 |
| A-2 Assembly:  Restaurants/nightclub | <400 | $150.00 |
| A-3 Lecture:  Halls, Churches, Library, ect. | >400 | $250.00 |
| A-3:  Halls, Churches, Library, ect. | <400 | $150.00 |
| A-4 Low density recreation:  outdoor arenas, bleachers, ect. |  | $100.00 |
| E Educational:  schools, daycare over 2 year 9 months | >400 | $250.00 |
| E Educational:  schools, daycare over 2 year 9 months | <400 | $150.00 |
| I–1 Institutional:  group home, assisted living, rehab,  convalescent, halfway | >16 | $250.00 |
| I–1 Institutional:  group home, assisted living, rehab,  convalescent, halfway | <16 | $150.00 |
| I-2 Institutional:  hospital, nursing home, 24-hour childcare >5 children | >400 | $250.00 |
| I-2 Institutional:  hospital, nursing home, 24-hour childcare >5 children | <400 | $150.00 |
| I-3 Institutional:  Jails & detention centers with capacity of >5 detainees |  | $250.00 |
| I-4 Institutional  Daycare under 2 years 9 months, adult daycare |  | $150.00 |
| R-1 Residential transient  Hotel, motel, B & B | >50 | $200.00 |
| R-1 Residential transient  Hotel, motel, B & B | <50 | $150.00 |
| R-2 Residential non-transient  Multi-family, dormitory, convent, live/work units, ect |  | $200.00 every 5 years |
| R-2 Summer camps |  | $150.00 |
| R-4 Residential Care/assisted living  More than 5 but less than 16 residents |  | $100.00 |

\*Inspection is annual unless noted otherwise