

Town of Manlius Fee Schedule Adopted January 2, 2026

General Construction (N.I.C. Houses)	Residential	Commercial
Permit Application and 1st \$1000 of construction cost	\$65.00	\$100.00
Cost per thousand or fraction thereof	\$5.00	See Below
Commercial Construction Cost per thousand or fraction thereof	plus \$15/\$1,000 (applied to first \$1,000,000) plus \$10/\$1,000 (>\$1,000,000 to \$5,000,000) plus \$8/\$1,000 (>\$5,000,000 to \$10,000,000) plus \$5/\$1,000 (to \$25,000,000) plus \$ (4) / 1,000 (>25,000,000)	
Return Inspection Fee*	\$50.00	\$50.00
Permit Renewal 1st Renewal	\$100.00	\$300.00
Permit Renewal 2nd Renewal	Half of Orginal Permit Fee	Half of Orginal Permit Fee
Building without a Permit	Double Fee	Double Fee
Rescind Stop Work Order	\$100.00	\$500.00
Plan Review, No Permit Issued	25% of fee	25% of fee
Building Demolition	\$200.00	\$400.00
Sign Installation	\$100.00	\$250.00
Above Ground Pool & Hot Tubs Permit	\$200.00	Based on Commercial Construction Cost
In-Ground Pool Permit	\$300.00	Based on Commercial Construction Cost
Solar Panels in accordance with Unified Solar	\$100.00	\$100.00
Solar Panels Outside Unified Solar	Based on Residential Construction Cost	Based on Commercial Construction Cost
Pole Barn / Detached Garage	Based on Residential Construction Cost	Based on Commercial Construction Cost
Sheds, Fireplaces & Generators	\$200.00	Based on Commercial Construction Cost
Gazebos & Decks	\$300.00	Based on Commercial Construction Cost

Septic System Repair / Replacement	\$50.00	\$150.00
Operating Permit - Sale of Fireworks	N/A	\$150.00
Operating Permit - Mobile Food Preparation Vehicle	N/A	\$50.00
New Residential Housing ***		
Up to 1500 square feet	\$800.00	N/A
1501 to 2000 square feet	\$1,000.00	N/A
2001 to 2500 square feet	\$1,200.00	N/A
2501 to 3000 square feet	\$1,400.00	N/A
3001 to 4000 square feet	\$1,600.00	N/A
4001 to 5000 square feet	\$1,800.00	N/A
each additional 100 sf	\$400.00	N/A
* If work is not ready for inspection as requested		
*** square footage of house, excluding garage and unfinished basement space. Discrepancies or added square feet will be addressed prior to issuance of Certificate of Occupancy.		
Miscellaneous Fees	Residential	Commercial
Zoning Research Letter	\$60.00	\$100.00
Annexation	\$600.00	\$600.00
Highway Agreement*	\$700.00	\$700.00
Special Districts	\$600.00	\$600.00
* Security for Highway Development. Amount to be determined by the Highway Superintendent based on current construction costs.		

**Town of Manlius
Fee Schedule
Adopted 01-02-2026**

	Application and Filing Fees		
Code	Application	Residential	Commercial
Subdivision 127			
127-5.1	Administrative Division of Land	\$50.00	\$100.00
127-8	Preliminary Plat up to 4 Lots	\$200.00	\$200.00
	5 or more lots	\$500.00	\$500.00
	Amended Preliminary Plat	\$200.00	\$200.00
127-10	Final Plat if not approved at time of Preliminary	\$100.00	\$200.00
Zoning 155 Application Fees			
155-19	Natural Resource Removal Permit	N/A	\$250.00
	Natural Resource Removal Renewal	N/A	\$100.00
155-21	Mobile Home	\$200.00	N/A
155-27	Special Use Permit	\$300.00	\$300.00
	Special Permit Renewal	\$100.00	\$100.00
155-28	Site Plan Approval	\$300.00	\$500.00
	Site Plan Amendment	\$100.00	\$250.00
155-29	Accessory Use Permit	\$300.00	\$300.00
	Accessory Use Renewal	\$100.00	\$100.00
155-29.1	Accessory Dwelling Unit (ADU)	\$400.00	X
155-30	Excavation, Grading, Filling Permit	\$150.00	\$300.00
155-48	Appeals - ZBA Area Variance	\$250.00	\$500.00
	Appeals - ZBA Use Variance	\$350.00	\$550.00
155-50	Zone Change Request	\$300.00	\$500.00
ENGINEERING REVIEW			
(DEPOSIT)***			
155-29.1	Accessory Dwelling Unit (ADU)	\$1,390.00	X
155-28; 96(3)(C)	Site Plan Review up to 5 Acres	\$1,390.00	\$2,000.00
155-28; 96(3)(C)	Site Plan Review over 5 Acres	\$2,755.00	\$2,755.00
127-9c; 96(3)(C)	Subdivision Review		
	Two lot	\$395.00	\$395.00
	Three to Five Lot	\$505.00	\$505.00
	*6 to 10 Lot	\$655.00	\$655.00
	*11 to 20 Lot	\$1,075.00	\$1,075.00
	*21 to 50 Lot	\$3,805.00	\$3,805.00
	*51 to 100 Lot	\$5,375.00	\$5,375.00
	(+\$75.00 for each lot over 10)		
LEGAL REVIEW			
(Deposit)***			

155-29.1	Accessory Dwelling Unit (ADU)	\$575.00	X
96(3)(C)	Site Plan Review (including amendment) – up to 5 acres	\$575.00	\$800.00
96(3)(C)	Site Plan Review (including amendment) – over 5 acres	\$875.00	\$1,025.00
96(3)(C)	*Subdivision Review - up to 2 lots	\$225.00	\$325.00
96(3)(C)	Subdivision Review – 3 -5 lots	\$375.00	\$375.00
96(3)(C)	Subdivision Review – 6 -10 lots	\$575.00	\$575.00
96(3)(C)	Subdivision Review – 11 -20 lots	\$825.00	\$825.00
96(3)(C)	Subdivision Review – 21 -50 lots	\$1,325.00	\$1,325.00
96(3)(C)	Special Use Permit	\$375.00	\$575.00
96(3)(C)	Accessory Use Permit	\$375.00	\$375.00
96(3)(C)	Renewal of Special or Accessory Use Permit	\$225.00	\$275.00
96(3)(C)	**Variance, Area	\$0.00	\$475.00
96(3)(C)	Variance, Use	\$425.00	\$525.00
Planned Unit Development Fees	Town Board		
155-20.2	Application Fee	\$1,000.00	
	Legal Escrow	\$1,325.00	
Planned Unit Development Fees	Planning Board		
155-20.2	Application Fee	\$300.00	
	Engineering Escrow	\$2,000.00	
	Legal Escrow	\$800.00	

* If approved in Sections, this is a per section charge for first section, with subsequent sections at ½ of same.

**Area variances related to residential subdivision development is considered commercial for purposes of legal review; residential limited to 1-3 family dwelling.

***Deposits to offset review expenses for Town Board, Planning Board and Zoning Board of Appeals applications are collected and placed in a separate escrow account at the time of application to the board(s). Any balance is returned to the applicant at the completion of the project or, if more funds are needed, a written request will be made. PLEASE CONTACT THE PLANNING AND DEVELOPMENT OFFICE TO CONFIRM THE AMOUNT OF THE ESCROW DEPOSIT TO BE SUBMITTED IN A SEPARATE CHECK MADE PAYABLE TO THE TOWN OF MANLIUS.

The intent of Chapter 96 of the Town of Manlius Code entitled "Professional Fees, Payment and Reimbursement in Relation to Certain Zoning, Planning & Development, and Enforcement Violation Matters," and this fee schedule is to allow the Town to recover those engineering, legal and other professional consultants' expenses incurred in connection with review of an application so long as reasonably necessary to accomplish the regulatory program. To ensure that the fees charged in any individual case are not so high or extensive as to discourage individuals from seeking relief or to impair a citizen's right to have access to a government function, it has been determined that such deposit amounts represent substantially less than the average costs for applications of that type and further imposes a ceiling, represented by a not to exceed 200 percent of the deposit required. Professional fees are incurred by the Town and as such are charged at the professionals (reduced) hourly rates charged to the Town. Payment by an applicant of fees to cover such expenses as a condition of continuance of proceedings or of approval may be made under protest or with rights reserved and would not estop the applicant later from seeking a refund for payment of excess fees.

**** Security for Highway development. Amount to be determined by the Highway Superintendent and the Town Engineer based on current construction costs.