

LEGAL NOTICE
CITY OF SALAMANCA

NOTICE IS HEREBY GIVEN that at a meeting of the Common Council held at the Salamanca Municipal Building, 225 Wildwood Avenue, Salamanca, New York, on the 25th day of March 2026, the Common Council did duly adopt Ordinance No. 1 for 2026 for the City of Salamanca:

**AN ORDINANCE REPEALING ORDINANCE NO. 2 FOR 2016
AND ADOPTING A NEW CHAPTER 26, ARTICLE II, SECTION
26.34, IN THE CITY OF SALAMANCA MUNICIPAL CODE
RELATING TO THE CITY PERMIT FEE SCHEDULE.**

WHEREAS, the City Council of the City of Salamanca, through Ordinance No. 2 for 2016, established a fee schedule, Chapter 26, Article III, Section 26.34, in the City of Salamanca Municipal Code, for various permits and City staff have recommended that a new fee schedule be adopted; and

WHEREAS, the City Council has determined that the amendments proposed by City staff are fair and reasonable and will serve to promote the effective administration of City government;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Salamanca, that Ordinance No. 2 for 2016 be repealed in its entirety and a new City of Salamanca Municipal Code, Chapter 26, Article III, Section 26.34 be adopted as follows:

Section 1. New Fee Schedule.

§ 26.34 Fees for Various Permits.

Residential Permit Fees

New Residential 1 & 2 family -----1- year permit----- \$0.15/Square foot \$400.00 min

3 or more -----1- year permit ----- \$0.15/Square foot \$500.00 min

Residential Additions (Living space) -----\$0.15/Square foot \$150.00 min

Residential Alterations Level-1 ----- \$50.00

Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose.

Residential Alterations Level-2-----1- year permit ----- \$150.00

Level 2 alterations include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the work area is equal to or less than 50 percent of the building area.

Residential Alterations Level-3 -----1 year permit----- \$300.00

Level 3 alterations apply where the work area exceeds 50 percent of the building area.

Other Residential Repairs, Replace or Alteration That Are Not Applicable Above----\$50.00

Demolitions under 500Sqft-----	\$50.00
Over 500Sqft-----	\$75.00
New Install of Water and/or Sewer Line to Residential Building	Without excavation--\$70.00
	With excavation----- \$75.00
Replace/Repair Water and/or Sewer Line to Residential Building	Without excavation--- \$45.00
	With excavation----- \$50.00
Fee for Non-City Licensed Plumber work -----	\$25.00
Fence -----	\$50.00
Garages and Other Unattached Permanent Structures -----	\$75.00
Accessory Structures, Shed/Carport -----	\$50.00
Mobile Home -----	\$500.00
Plumbing Fixture Fee -----	\$10.00/fixture
Solar Roof New or Replace -----	\$50.00
Wood or Pellet Stove New or Replace -----	\$50.00
Signs -----	\$50.00
Above Ground Swimming Pool -----	\$100.00
In Ground Swimming Pool -----	\$100.00
Hot Tub -----	\$50.00
Tent Event -----	\$25.00
1-time Permit Renewal -----	\$50.00

Failure to Obtain a Permit Fee: In any instance where a property owner commences work or which a permit under this section is required prior to obtaining such a permit, the applicable permit fee shall be doubled. This shall be in addition to any and all other remedies available to the City under such circumstances. A one-time waiver may be granted to waive this fee at the discretion of the Code Enforcement Officer for emergency circumstances.

Special Use or Temporary Operating Permit -----	\$50.00
Site Plan Review -----	\$100.00
Building Plan Review -----	\$200.00

Third Party Review of Building Plans by Outside Agency or Firm: Owner/Contractor responsible for costs to be billed directly to them

Stamped plans are required for any new construction 1500 square feet and over

Stamped plans are required for any alteration and renovations over \$15,000

Stamped plans may be required by the Code Enforcement Officer for any project

All others projects must provide drawings and/or plot plans

Residential alterations/demolitions require an asbestos survey prior to work being authorized. Exceptions may be granted for level-1 alterations depending on the work being performed or for owners performing their own work on 1or 2 family dwellings or for homes built after January 1, 1974 or for owners agreeing to treat all renovation areas as asbestos areas and agree comply with all provisions for safe handling of asbestos.

Removal of Stop Work Order: If stop work order is for not having a permit, fee amount is covered in "failure to obtain a permit fee" above when the permit is obtained to release the stop work order.

A stop work order for building outside of permit shall have a \$50.00 fee and require proper permit application and fee to release the stop work order.

Failure to Request Required Inspection(s)	\$100.00
Failure to Obtain a 3 rd Party Inspection	\$250.00
Construction Trailer Temporary	\$50.00/trailer
Ramp Variance	\$25.00
Rezoning	\$400.00
Area Variances	\$100.00
Use Variance	\$300.00
Sign Variance	\$150.00

Commercial Permit Fees

New Construction Commercial -----1- year permit -----\$0.15/Square foot \$500.00 min

Commercial Additions-----\$0.15/Square foot \$250.00 min

Commercial Alterations Level-1----- \$100.00

Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose.

Commercial Alterations Level-2 -----1- year permit----- \$0.15/Square foot \$250.00 min

Level 2 alterations include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the work area is equal to or less than 50 percent of the building area.

Commercial Alterations Level-3 -----1 year permit----- \$0.15/Square foot \$400.00 min

Level 3 alterations apply where the work area exceeds 50 percent of the building area.

Other Commercial Alteration That Are Not Applicable Above-----\$50.00

Commercial Demolitions under 500Sqft----- \$75.00

Over 500Sqft----- \$100.00

New Install of Water and/or Sewer Line to Commercial Building Without excavation--\$75.00

With excavation----- \$80.00

Replace/Repair Water and/or Sewer Line to Commercial Building Without excavation-- \$50.00

With excavation----- \$55.00

Commercial Operating Permit----- \$50.00

Fee for Non-City Licensed Plumber work----- \$25.00

Fence----- \$75.00

Accessory Unattached Permanent Structures----- \$100.00

Accessory Structures, Shed/Carport----- \$75.00

Plumbing Fixture Fee----- \$10.00/fixture

Wood or Pellet Stove New or Replace----- \$75.00

Solar Roof New or Replace----- \$75.00

Signs----- \$50.00

Above Ground Swimming Pool----- \$100.00

In Ground Swimming Pool----- \$100.00

Hot Tub----- \$50.00

Tent Event----- \$25.00

1-time Permit Renewal----- \$50.00

Failure to Obtain a Permit Fee: In any instance where a property owner commences work or which a permit under this section is required prior to obtaining such a permit, the applicable permit fee shall be doubled. This shall be in addition to any and all other remedies available to the City under such circumstances. A one-time waiver may be granted to waive this fee at the discretion of the Code Enforcement Officer for emergency circumstances.

Special Use or Temporary Operating Permit----- \$50.00

Site Plan Review----- \$150.00

Building Plan Review----- \$250.00

Third Party Review of Building Plans by Outside Agency or Firm: Owner/Contractor responsible for costs to be billed directly to them

Stamped plans are required for any new commercial construction.

Stamped plans are required for any commercial alteration level-2 or level-3.

Stamped plans may be required by the Code Enforcement Officer for any project

All commercial alterations level-1 shall provide plot plans and drawings and may require stamped plans if requested by the Code Enforcement Officer

All others projects must provide drawings and/or plot plans

Commercial alterations/demolitions require an asbestos survey prior to work being authorized. Exception may be granted for level-1 alterations depending on work being performed.

Removal of Stop Work Order: If stop work order is for not having a permit, fee amount is covered in “failure to obtain a permit fee” above when the permit is obtained to release the stop work order.

A stop work order for building outside of permit shall have a \$50.00 fee and require proper permit application and fee to release the stop work order.

Failure to Request Required Inspection(s)----- \$100.00

Failure to Obtain a 3rd Party Inspection----- \$250.00

Construction Trailer Temporary----- \$100.00/trailer

Reissue of Certificate of Occupancy for Change of Ownership----- \$25.00

Rezoning----- \$400.00

Area Variances----- \$100.00

Use Variance----- \$300.00

Sign Variance----- \$150.00

ZERO DOLLAR PERMIT FEE CHARGES

Any work being completed on any City of Salamanca building or grounds by City of Salamanca contractors or outside contractors shall require the appropriate permit with a \$0 fee.

Any work the Seneca Nation of Indians applies for a permit with the City of Salamanca for shall have a \$0 fee

Any work being completed for an enrolled Seneca Nation member or Seneca Nation Elder program member by the Seneca Nation or their contractor shall have a \$0 fee

Any removal of stop-work order that was issued for any of the above work shall be exempt from any fees or penalties.

Certificate of Occupancy change of status for those changing use from original occupancy shall have a \$0 fee

Certificate of Occupancy issue for the current active building permit shall have a \$0 fee.

Excavation Permit Fee Schedule

Application Fee----- \$30.00 (per permit)

Curb Cut Permit----- \$10.00(per foot & appl.fee)

Driveway----- \$30.00

Section 2. Repeal, Amendment and Supersession of Other Ordinances.

All other ordinances of the City of Salamanca which are in conflict with the provisions of this Ordinance are hereby superseded or repealed to the extent to give this Ordinance force and effect.

Section 3. If any provision of this Ordinance or application thereof to any person(s) or circumstance is judged invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalidated provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 4. This ordinance shall be effective immediately upon publication as set forth in the City Charter.

BY ORDER OF THE COMMON COUNCIL OF THE CITY OF SALAMANCA, NEW YORK.

Tracy Chamberlain, City Clerk

Dated: March 26, 2026

Published: April 2, 2026