

Pursuant to § [25-202](#) of the Administrative Code of the City of New York
Effective July 11, 2011

1. Zoning Variances (BZ)	
a. Individually owned dwellings	
(1) One- and two-family dwellings	\$1,100
(2) Three family dwellings	\$1,700
b. Other buildings and structures (fee based on square footage involved in application) or Open Uses (parking lots, auto services, and other similar uses - fee based on total lot area)	
(1) 10,000 sq. ft. or less of floor/lot area	\$3,950
(2) In excess of 10,000 but not more than 20,000 sq. ft. of floor/lot area	\$5,480
(3) In excess of 20,000 but not more than 40,000 sq. ft. of floor/lot area	\$7,040
(4) In excess of 40,000 but not more than 70,000 sq. ft. of floor/lot area	\$8,560
(5) In excess of 70,000 but not more than 100,000 sq. ft. of floor/lot area	\$10,100
(6) In excess of 100,000 sq. ft. of floor area	\$10,100 for first 100,000 sq. ft.; 5.0% of sq. footage in units of 10,000 sq. ft. above 100,000 sq. ft.
(7) In excess of 100,000 sq. ft of lot area	\$11,200
c. All other applications for variance under the zoning resolution not subject to paragraph a or b above.	\$5,480
2. Zoning Special Permits (BZ)	
a. Individually owned dwellings	
(1) One- and two-family dwellings	\$1,000
(2) Three family dwellings	\$1,570
b. Other buildings and structures (fee based on square footage involved in application) or Open Uses (parking lots, auto services, and other similar uses - fee based on total lot area)	
(1) 10,000 sq. ft. or less of floor/ lot area	\$2,960
(2) In excess of 10,000 but not more than 20,000 sq. ft. of floor/ lot area	\$4,130
(3) In excess of 20,000 but not more than 40,000 sq. ft. of floor/ lot area	\$5,280
(4) In excess of 40,000 but not more than 70,000 sq. ft. of floor/ lot area	\$6,430
(5) In excess of 70,000 but not more than 100,000 sq. ft. of floor/ lot area	\$7,580
(6) In excess of 100,000 sq. ft. of floor area	\$7,580 for first 100,000 sq. ft.; 5.0% of sq. footage in units of 10,000 sq. ft. above 100,000 sq. ft.
(7) In excess of 100,000 sq. ft of lot area	\$8,400
c. All other applications for special permit under the ZR not subject to paragraph a or b above.	\$4,130

3. Administrative Appeals (A)	
a. Waiver to the General City Law 35 and General City Law 36	
(1) One, two and three family residences per building permit	\$790
(2) All other residences per building permit	\$1,540
(3) All other buildings and properties per building permit	\$1,980
b. Appeal from or application for review of any order, requirement or determination of the Commissioner or borough superintendent of the Department of Buildings or of the Fire Commissioner or any rule, regulation, amendment or repeal thereof made by the Fire Commissioner or the Commissioner of Ports, International Trade and Commerce with respect to:	
(1) One, two and three family residences per building permit	\$1,260
(2) All other residences per building permit	\$2,460
(3) All other buildings and properties per building permit	\$3,160
c. Application to vest building permits under the common law	
(1) One, two and three family residences per building permit	\$940
(2) All other residences per building permit	\$2,460
(3) All other buildings and properties per building permit	\$3,160
d. Application for amendment of prior approval, under a, b and c above	
(1) One, two and three family residences per building permit	\$940
(2) All other developments	\$2,110
4. Grandfathered Construction	
a. Application for extension of period to complete construction pursuant to ZR Section 11-33	
(1) One, two and three family residences per building permit	\$940
(2) All other residences per building permit	\$3,690
(3) All other buildings and properties per building permit	\$4,740
5. Special Order Calendar (SOC)	
a. Re-argument / Rehearing	
Application to reargue or rehear an application pursuant to the Board's Rules of Practice and Procedure	\$1,850
b. Amendment	
(1) Variance or special permit previously granted for individually owned one, two and three family dwellings	\$440
(2) Variance or special permit previously granted for group developments of one, two and three family dwellings	\$920
(3) Variance or special permit previously granted for all other developments	\$2,110
c. Extension of Time	
(1) To obtain a Certificate of Occupancy as per Board's Resolution	\$1,200
(2) To complete construction pursuant to ZR Section 72-23 or 73-70	\$1,200

5. Special Order Calendar (SOC) continued

d. Extension of Term

(1)	Variance or special permit issued for individually owned one, two and three family dwellings	\$550
(2)	Variance or special permit for other buildings and structures 10,000 sq. ft. or less of floor area; or for parking lots, auto services, and other similar uses 10,000 or less of total lot area;	\$2,370
(3)	Variance or special permit for other buildings and structures 10,000 sq. ft. to 20,000 sq. ft of floor area; or for parking lots, auto services, and other similar uses 10,000 sq. ft to 20,000 sq. ft of total lot area;	\$3,290
(4)	Variance or special permit for other buildings and structures 20,000 sq. ft. to 40,000 sq. ft of floor area; or for parking lots, auto services, and other similar uses 20,000 sq. ft to 40,000 sq. ft of total lot area;	\$4,220
(5)	Variance or special permit for other buildings and structures 40,000 sq. ft. to 70,000 sq. ft of floor area; or for parking lots, auto services, and other similar uses 40,000 sq. ft to 70,000 sq. ft. of total lot area;	\$5,140
(6)	Variance or special permit for other buildings and structures 70,000 sq. ft. to 100,000 sq. ft of floor area; or for parking lots, auto services, and other similar uses 70,000 sq. ft to 100,000 sq. ft. of total lot area;	\$6,060
(7)	Variance or special permit issued for other buildings and structures in excess of 100,000 sq. ft. of floor area	\$6,060 for first 100,000 sq. ft.; 5.0% of sq. footage in units of 10,000 sq. ft. above 100,000 sq. ft.
(8)	Variance or special permit issued for junk yards, parking lots, automotive service stations and other similar uses in excess of 100,000 sq. ft. of total lot area	\$6,720
(9)	All other applications for any zoning variance or special permits	\$3,290

e. Waiver of the Board's Rules of Practice and Procedure

(1)	Extend time to complete construction is filed one year or less after the permitted filing period	\$660
(2)	Extend time to complete construction is filed more than one year after the permitted filing period	\$920
(3)	Extend the term of a previously issued variance, special permit or appeal, is filed one year or less after the permitted filing period	\$1,180
(4)	Extend the term of a previously issued variance, special permit or appeal, is filed between one and two years after the permitted filing period	\$1,850
(5)	Extend the term of a previously issued variance, special permit or appeal, is filed more than two years after the permitted filing period	\$2,630
(6)	Extend the term of a previously issued variance, special permit or appeal, is filed more than 10 years after the permitted filing period	\$5,000

5. Minor Amendment by Letter

a. Minor Amendment that is in substantial compliance with previous grants

\$930

6. Off-Site Files

a. Request to obtain off-site file of previous Board application (per case file)

\$50

Exception: The provisions of this section shall not apply if a municipal department or agency of the City is the applicant before the Board of Standards and Appeals.