

Town of Brewster - Building Department Fees

(Effective September 2023)

RESIDENTIAL USES (1 & 2 Family, Multi-Family, Condominium)

\$25.00 Deposit Required for Each Building Permit Application

Abbreviations: Square Foot = SF; Per Square Foot = PSF

Base (Minimum Required) Building Permit Fee	\$100.00
All New Construction, Additions, Alterations >150 Square Feet	\$0.70 per SF
Fireplace/Chimney (No Fee if included with new dwelling permit)	\$50.00
Mechanical/Sheet Metal (No Fee if included with new dwelling permit)	\$50.00
Pool (above and below ground)	\$100.00
Change of Use/Establishment of Home Occupation	\$50.00
Demolition (any structure >200 SF, detached or attached)	\$100.00

Express Permits - Roof, Siding, Window, Door repair or replacement, Deck resurfacing
Only (No frame or railing work), Insulation/Weatherization Only (No HVAC/Duct work)

Fee is per category and per structure and/or dwelling unit \$50.00

Wood, Coal, Pellet Stove	\$75.00
PV Solar Panel Array – (Roof-Mounted)	\$75.00
PV Solar Panel Array – (Ground-Mounted)	\$100.00
Alarm System	\$50.00

Residential Zoning Permits

Shed Registration (up to 120 Square Feet)	\$50.00
Accessory Structure Registration (120 to 200 Square Feet)	\$75.00
Sign Permits	
Up to 4 Square Feet	\$20.00
Over 4 Square Feet	\$30.00
Temporary Sign Permit (per sign)	\$ 5.00

NON-RESIDENTIAL USES (Building Code Uses A, B, F, H, I, M, S, & U)*

\$50.00 Deposit Required for Each Non-Residential Building Permit Application

*Use and Occupancy Groups as defined in Sec. 302 in the 10th Edition of the International Building Code

Base (Minimum Required) Permit Fee	\$125.00
All New Construction, Additions, Alterations >100 Square Feet	Base Fee plus .75 per SF

Express Permits - Roof, Siding, Window, Door repair or replacement, Deck resurfacing
(No frame or railing work), Insulation/Weatherization (No HVAC/Duct work)

(NOTE: Commercial Express Permits are not eligible for Homeowner Exemption)

Fee is per category and per structure and/or dwelling unit \$100.00

Demolition ((any structure >125 SF, detached or attached)	\$150.00
Change of Use	\$100.00
Mechanical, Sheet Metal/Flue (per unit)	\$125.00
PV Solar Panel Array (Roof or Ground Mounted)	\$100. plus \$2. per panel
Alarm System	\$100.00
Annual or Periodic 110 Safety Inspection	\$50.00

MISCELLANEOUS FEES

Minor Stormwater Permit	\$50.00
Major Stormwater Permit	\$100.00
Temporary Construction Trailers, Storage Containers	\$125.00
Temporary Tent Permit (400 Square Feet or larger)	\$40.00
Retaining wall per 100 linear feet (over 4 feet of unbalanced fill)	\$40.00
Trench Permit (Pursuant to MGL 82A & 520 CMR 7)	\$40.00
First Reinspection Fee	\$75.00
Second and Subsequent Reinspection Fees	\$125.00
Copies: Large Format Plan (Per Page)	\$5.00

General Conditions

1. For all permit types, please register and apply online through the Brewster Online Permit Portal at: <https://brewsterma.viewpointcloud.com/>
2. Incomplete Building Permit Applications will be denied after 30 days once the applicant has been informed of additional permit requirements.
3. Building and Zoning Permits listed above are **exclusive** of other permits that may be required for a given project such as ZBA Special Permits, Old King's Highway Historic District, Wiring, Plumbing, Gas, or Septic.
4. All permit application fees will be doubled if work is commenced prior to obtaining a permit except where allowed by code.
5. All calculated fees will be rounded to the next highest dollar.
6. Reinspection fees may be charged for each additional inspection if during a requested inspection the work is found to be non-compliant, incomplete, the premises locked or inaccessible, if the scope of the permitted work has been exceeded or if the requested inspection fails. Reinspection fees as noted on this schedule **are due prior** to reinspection.
7. Permit fees and deposits are non-refundable.
8. Permit fees for unusual or special conditions not itemized herein will be determined by the Building Commissioner.
9. All official research requests should be submitted through the Brewster Town Clerk's office.
10. The Brewster Building Department is unable to determine the buildability of any given lot without receipt of a completed building permit application.

If you are unsure of permitting requirements, or if you require assistance in using the online permitting system, please contact the Building Department PRIOR TO THE START of any work for which a permit may be required.

Brewster Building Department
2198 Main Street, Brewster, MA 02631 (508) 896-3701 x1125
building@brewster-ma.gov

Open to the public Monday-Thursday 8:30 am to 4:00 pm, and by appointment on Fridays

Visit <https://brewsterma.viewpointcloud.com/> for more information about who is qualified to register as a permit applicant, becoming a registered user, or the application process itself.