

TOWN OF VASSALBORO

2026 Building & Related Permit Fee Schedule

Effective: July 1, 2026

1. RESIDENTIAL BUILDING PERMITS

Permit Type	Fee
New Single-Family Home	\$100 + \$0.20/sq ft
Multi-Family Home (duplex, 3+ units)	\$100 + \$0.20/sq ft
Addition (garage, mudroom, etc.)	\$40 + \$0.20/sq ft
Accessory Structure (<200 sq ft)	No Permit Required
Accessory Structure (200-500 sq ft)	\$75 flat
Accessory Structure (>500 sq ft)	\$100 + \$0.15/sq ft over 500
Decks (all sizes)	\$59-\$78 (current structure)
Pools	\$0.10/sq ft
Residential Rooftop Solar	\$250 flat
Residential Ground Solar	\$250 flat

Residential Renovations

Under \$2,000	\$10
\$2,000 - \$5,000	\$25
\$5,000 - \$15,000	\$50
\$15,000 - \$25,000	\$75 + \$25 per add' \$10K

MUBEC Energy Code Inspections

Residential <1,500 sq ft	\$250
Residential 1,501-2,500 sq ft	\$350
Residential >2,500 sq ft	\$450
Additional dwelling unit (ADU)	\$100

Accessory structure or deck	\$50
Renovation (if needed)	\$100

2. COMMERCIAL BUILDING PERMITS

Permit Type	Fee
Commercial Structures (new construction)	\$100 + \$0.27/sq ft
Commercial Solar (large ground-mounted)	\$100 + \$0.30/sq ft + \$1,000 review

Commercial Renovations

Under \$2,000	\$50
\$2,000 - \$5,000	\$100
\$5,000 - \$15,000	\$175
\$15,000 - \$25,000	\$225 + \$25 per add'l \$10K
\$25,000 - \$50,000	\$300
\$50,000 - \$100,000	\$400 + \$50 per add'l \$25K
Over \$100,000	\$600 + \$50 per add'l \$25K

Commercial MUBEC Inspections

Commercial <5,000 sq ft	\$500
Commercial >5,000 sq ft	\$850

3. OTHER PERMITS & FEES

Type	Fee
Demolition (residential or commercial)	\$50
Certificate of Occupancy (residential)	\$50
Electrical Permit (separate, residential)	\$45
Permit Modification	\$50
Permit Transfer (change of owner/contractor)	\$75

Re-Inspection	\$100
After-Hours/Rush Inspection	\$100

4. PLANNING BOARD FEES

Application Type	Fee
Site Plan Review	\$50
Subdivision	\$250 + \$25 per lot
Shoreland Zoning	\$50
Road Construction	\$25

5. PLUMBING PERMITS (State Mandated)

\$10 per fixture (minimum \$40)

6. SEPTIC SYSTEM FEES (State Mandated + Town Admin)

Permit Type	Fee
New non-engineered system	\$290 (\$265 state + \$25 admin)
Replacement tank only	\$175 (\$150 state + \$25 admin)
Replacement disposal field only	\$175 (\$150 state + \$25 admin)
First-time system variance	\$45 (\$20 state + \$25 admin)
Alternative toilet	\$75 (\$50 state + \$25 admin)
Seasonal conversion permit	\$75 (\$50 state + \$25 admin)
Repair/alteration (lines, pump, etc.)	\$125 (\$100 state + \$25 admin)
Abandonment/closure permit	\$75 (\$50 state + \$25 admin)

IMPORTANT NOTES

Permit Validity: All permits are valid for two (2) years from date of issue. After two years, a new permit application and full fee payment are required.

Minimum Fees: All residential permits have a \$50 minimum. All commercial permits have a \$100 minimum.

Structures Under 200 sq ft: Accessory structures (sheds, storage buildings) under 200 square feet do not require a building permit.

State-Mandated Fees: Plumbing and septic fees are set by State of Maine statute. The town adds a \$25 administrative fee to septic system permits.

Questions? Contact the Code Enforcement Officer at Vassalboro Town Office, 873-7244 or visit www.vassalboro.net