

# County of Lewis Industrial Development Agency

## Schedule of Agency Fees

August 2023



### Purpose:

1. This document defines the fees charged by the LCIDA to applicants seeking benefits from tax exemption to be provided by the LCIDA as authorized by General Municipal Law. Benefits are outlined in the LCIDA's Uniform Tax Exemption Policy.
2. The fees defined here are the standard fees. Deviations from these fees are determined solely by the Board of Directors of the LCIDA and are made on a case-by-case basis.

### Fee Schedule:

1. Application Fee: \$500 Nonrefundable
2. PILOT Fees (**if application includes Sales Tax and Mortgage tax, this fee is all inclusive**)
  - a. PILOT – under 20 years
    - i. 1% of the project cost.
  - b. PILOT – 20 years and over
    - i. 1.5% of the project cost
  - c. Project cost includes acquisition of land, construction costs, equipment, etc. The project cost is typically estimated in advance and the fee calculated on that estimate. No final documentation is normally requested to modify the estimated fee calculation. A project applicant can discuss project cost and calculation of the fee with the LCIDA for unique situations.
  - d. For example:
    - i. A project cost of \$10,000,000 would pay 1% times \$10,000,000 or \$100,000
3. Sales Tax **only (project is not requesting property tax benefit)**
  - a. 10% of Abatement amount
4. Equipment Purchase Leaseback
  - a. 1% of Equipment Cost
5. Mortgage tax **only (project is not requesting property tax benefit)**
  - a. 10% of Abatement amount
6. Legal Fees of LCIDA paid by Applicant for an approved project for direct time incurred will be billed to the applicant in addition to the fee amount (includes Board meetings for review and approval of application, preparation of agreements, closing, etc)

### Other:

1. The LCIDA Board will consider other fee arrangements that could be utilized by the organization to provide alternative programs for economic development purposes in Lewis County.
2. The fee is to be paid at the time of closing of the PILOT or exemption agreement unless otherwise negotiated.