



LOWER NAZARETH TOWNSHIP

623 MUNICIPAL DRIVE, SUITE 200
NAZARETH, PA 18064
TELEPHONE: 610-759-7434
FAX: 610-746-3317

PLEASE NOTE:

These fees are subject to change. Please contact the Township Office to verify you have the most recent Schedule prior to conducting business with the Township.

Lower Nazareth Township does not require:

- **Contractor Licenses**, however all contractors must show proof of Worker's Compensation Insurance.
- **Business Licenses**, however all businesses must register with the Lower Nazareth Township Tax Collector, 610-759-7434, ext. 1001.

Payment must be made in CASH or CHECK, payable to "Lower Nazareth Township". Payment in rolled or loose coin in excess of \$0.99 will not be accepted.

Payment is required at the time of application.

Fee Schedule

I. SUBDIVISION/LAND DEVELOPMENT APPLICATION FEES (Non-Refundable)

| | |
|-----------------------------|---|
| Pre-Submission/Sketch | \$100.00 |
| Major or Minor Subdivision* | \$400.00 plus \$10 per lot |
| Land Development* | \$400.00 plus \$0.01 per s.f. of impervious area, including parking and building area |

* Applies to any type of submission for the same project – 1st Submission, full fee; 2nd Submission, 70% of original fee; 3rd Submission, 25% of original fee. Application Fee is not required for submission of revisions.

II. ESCROW FEE SCHEDULE (Refundable)

- All Escrows must be accompanied by a completed Escrow Agreement
- Maximum initial escrow deposit - \$10,000

Application/Review

| | |
|------------------------------------|---|
| PreSubmission/Consultation | \$1,000.00 |
| Major or Minor Subdivision | |
| With Preexisting/Public Sewer | \$1,200 per lot (no testing required) |
| Without Septic Testing | \$1,700 per lot (testing performed by others) |
| With Septic Testing | \$2,200 per lot (testing performed by Township personnel) |
| Land Development | \$3,500 base up to 15,000 s.f. \$3,500 + \$0.20/s.f. over 15,000 s.f. <i>Building only, except when construction is limited to parking expansion.</i> |
| Zoning Site Plan | \$1,000.00 per acre |
| Informal Sketch Plan | \$1,500.00 |
| With Septic Testing | Additional \$1,200.00 per lot is required |
| Grading Plan Escrow | \$2,000.00 |
| Grading Plan Escrow – Multi-Family | \$1,000/unit |
| Construction within a Floodplain | \$2,000.00 |
| Septic Escrow | |
| New Application | \$750 per lot |
| Minor Repairs/Malfunctions | \$400 per lot |
| Repair with Perc Testing | \$1,000 per lot |
| Perc Testing Only | \$600 per septic area (testing performed by Township personnel) |
| Perc Testing – Witness Only | \$400 per lot (witnessing performed by Township) |

Construction

Construction Development Escrow \$3,000.00 minimum or 5% of subtotal of Engineer's Itemization of Improvements

Miscellaneous

Liquor License Transfer Application Fee \$2,000.00

Fire Loss Insurance Escrow \$2,000 for each \$15,000 of claim or \$2,000, whichever is greater

III. IMPACT FEES

Recreation/Open Space

\$1,500.00 per dwelling unit
\$3,200.00 per commercial/industrial/institutional acre
\$1,500.00 per acre for non-profit organizations
(see Ordinance #155 for specific criteria)

Traffic

\$684 per p.m. peak hour trip (approved prior to 2015)
\$771 per p.m. peak hour trip (dwellings or residential subdivisions approved after 2015)

Sanitary Sewer

Christian Springs Road Connections Special Purpose Tapping Fee \$115 per connection

Sewer District #1 (Hanoverville Road)

Sewer District #1 (Hanoverville Road) Reimbursement Tapping Fee: \$5,330

City of Bethlehem Sewer Service Area Capacity Fee: Residential, \$2,374 per household
Non-Residential, \$2,794/EDU (250 GPD, 1 EDU)

IV. PUBLICATIONS (also available for download @ www.lowernazareth.com/forms.php)

SALDO..... Actual Cost
Zoning Ordinance w/map..... Actual Cost
Zoning Map only Actual Cost
Traffic Impact Ordinance inc. maps Actual Cost
Comprehensive Plan Actual Cost

V. DUPLICATION/RECORDS REQUESTS

Standard black & white, 8-1/2 x 11 \$0.25 per page per side
Specialized Documents Actual Cost (only if it exceeds \$0.25)
i.e. but not limited to blueprints, color copies, non standard size documents, etc.
Facsimile/Microfiche/Other Media..... Actual Cost
Redaction Fee None
True & Correct Certification \$1.00 per record (certification fees do not include notarization fees)
Postage Fees:..... Actual Cost

VI. ZONING APPEALS, PERMIT FEES & LICENSES

All permit fees are non-refundable and are cumulative if multiple permit fees apply

Appeals

Zoning Appeal Residential \$750.00 *
Non-Residential \$1,000.00 + \$200 per continuance *

** Plus the cost of hearing transcription, if requested.*

ZONING APPEALS, PERMIT FEES & LICENSES - continued

| | | |
|--|-----------------|--|
| Floodplain Construction – Special Permit or Variance | Residential | \$750.00 + Escrow |
| | Non-Residential | \$1,000.00 + Escrow |
| Curative Amendment Zoning Appeal | | \$5,000.00 |
| Conditional Use Zoning Appeal | | \$1,500.00, up to (2) hearings; \$500 for each hearing thereafter – PAID IN ADVANCE |
| Zoning Map/Text Amendment | | \$1,000.00 |

Miscellaneous Permits, Fees & Licenses

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|--|--|
| Alarm Permit Fee: | \$10 per dwelling unit \$25 per non-residential use |
| Burning Permit Fee: | No Charge |
| Driveway Permit Fee: | \$50.00 + security |
| Grading Permit Fee: | \$700.00 |
| Zoning/Grading Permit Fee (multifamily structure): | 3 units \$1,000 4 units \$1,050 5 units \$1,100 6 units \$1,200 |
| Zoning/Grading Permit Fee (all others): | \$700.00 |
| Swimming Pool Grading Permit: | \$650.00 - * \$50.00 per re-submission or re-inspection |
| Masonry Mailbox Structure Fee | \$350.00 |
| Moving Permit: | \$5.00 |
| Peddlers License: | \$25 per month |
| Returned Check Fee | \$50.00 |
| Road Occupancy & Access Permit: | \$50.00 + security (\$42 per s.y.) |
| SEO Site Consultation (for Zoning Permit) | \$90.50 per hour |
| Septic Permit Administration Fee: | \$50.00 |
| Septic Repair/Malfunction Permit/Holding Tank Fee: | \$50.00 |
| Use and Occupancy Permit Fee: | \$20.00 - any changed use of a structure or property |
| Use of Highways by Processions or Assemblages: | No Charge, except for emergency services as noted in application |
| Waiver from SALDO – Property Owner | \$350.00 |
| Zoning Permit Fee: | \$50.00 |
| Zoning Certification Letter | \$30.00 per request ~ payable in advance~ |

VII. BUILDING PERMITS

See Attached Residential and Commercial Permit Fee Schedules, as applicable.



2017 RESIDENTIAL BUILDING PERMIT INSPECTION FEE SCHEDULE

**** Lower Nazareth Township Administration and Education Fee of \$104.50 shall be added to the final cost of all permit fees. ****

PLEASE NOTE:

- Residential Building Permit review may take up to **15 business days** upon receipt of a complete application pursuant to the PA Uniform Construction Code.
- In general, stamped and/or sealed plans by a design professional licensed in the Commonwealth of Pennsylvania are not required for residential building permits. However, under certain circumstances, the Township's Third-Party Inspection Agency may require building plans and specifications to be stamped and/or sealed by a design professional licensed in the Commonwealth of Pennsylvania. This would typically apply to non-conventional type construction or structures.
- Square footage is calculated upon total footprint of the project, including first floor, second floor, garage, and basement areas. Square footage is not strictly based upon "living area".
- Square footage will be verified, adjustments noted, and cost adjusted accordingly during plan review. Any subsequent fees shall be satisfied prior to release of a Building Permit.

BUILDING

| | |
|---|-------------|
| Single Family Dwelling (including electric up to 200 AMP service, plumbing & HVAC) up to 3,500 sq. ft. \$20 for each additional 100 sq.ft. over 3,500 sq.ft. | \$900.00 ** |
| Addition up to 500 sq.ft. (excluding plumbing) \$20 for each additional 100 sq.ft. | \$600.00 ** |
| Renovation – OR – Alteration up to 500 sq.ft. (excluding plumbing) \$15 for each additional 100 sq.ft.. | \$450.00 ** |
| Accessory structure 500+ sq.ft. (excluding electric, plumbing, HVAC) \$15 for each additional 100 sq.ft.. <u>(no building permit required for accessory structure less than 500 sq.ft. – Zoning Permit Only)</u> | \$250.00 ** |
| Manufactured Housing – Mobile or with axle capabilities per unit (including electric) – on piers | \$275.00 ** |
| Manufactured Housing – Mobile or with axle capabilities per unit (including electric) – with basement | \$475.00 ** |
| Modular Housing (including electric) – up to 3,500 sq.ft. - \$20 for ea. additional 100 sq. ft. | \$450.00 ** |
| Deck or Concrete Patio to 200 sq.ft. (\$12.50 for each additional 100 sq.ft.) (excludes electric) | \$175.00 ** |
| Deck, Patio or Porch w/roof to 200 sq.ft. (\$10.00 for each additional 100 sq.ft.) (includes electric) | \$225.00 ** |
| Above ground pool or spa (including electric) | \$150.00 ** |
| In-ground pool (including electric) | \$300.00 ** |
| Pool Fence Replacement | \$100.00 ** |
| Solar and Photovoltaic Panel System installations either roof or ground mounted including electrical Base fee plus \$2.00 per panel. | \$150.00 ** |
| Retaining Wall (over 48" tall) | \$175.00 ** |
| Bilco Door Installation | \$150.00 ** |
| Minor Alteration/Demolition – 1-2 disciplines including 2 inspections | \$150.00 ** |

PLUMBING

| | |
|-------------------------|-------------|
| Up to 5 fixtures | \$ 75.00 ** |
| Each Additional Fixture | \$ 5.00 |
| Water Line Repair | \$ 75.00 ** |

HVAC

| | |
|---|-------------------------|
| For first unit (including electric) – No plan review included | \$120.00 ** |
| Each Additional Unit | \$ 45.00 |
| First system in existing residence or unit replacement in existing residence including electric and plan review. Each additional unit | \$ 45.00 ** \$ 20.00 |
| Outdoor Furnace | \$160.00 ** |
| Add Central Air Conditioning to existing system | \$100.00 ** |

ELECTRIC

| | |
|----------------------------------|-------------|
| Service to 200 AMPS | \$100.00 ** |
| Service to 400 AMPS | \$125.00 ** |
| Service to 800 AMPS | \$150.00 ** |
| Minor Alteration – 2 inspections | \$100.00 ** |
| Stand-by Generator | \$100.00 ** |
| Re-energize power | \$ 45.00 ** |
| Reattach Meter Base | \$ 45.00 ** |

ADDITIONAL SERVICES & NOTICES

- * A minimum fee of **\$50.00** shall apply for each additional plan review re-submission or for incomplete or denied plans.
- * Inspections only, re-inspections or additional inspections shall be invoiced at **\$45.00** each.
- * An additional minimum fee of **\$60.00** shall apply for a Certificate of Completion/Certificate of Occupancy inspection in municipalities where CodeMaster serves as Building Code Official and prior inspections have been conducted by another inspection agency.
- * Consultation and or attendance at meetings with applicants, Township Officials or Staff, Building Code Board of Appeal meetings or special site visits or meetings shall be invoiced at **\$60.00 per hour**.



2017 COMMERCIAL PLAN REVIEW AND INSPECTION FEES

** Lower Nazareth Township Administration and Education Fee of \$104.50 shall be added to the final cost of all permit fees. **

| Building Gross Square Footage | New Construction (3 or More Disciplines) | | Alteration/Renovation (3 or More Disciplines) | | 1 to 2 Disciplines | |
|-------------------------------|--|--------------------|---|--------------------|--------------------|--------------------|
| | Plan Review | Inspections | Plan Review | Inspections | Plan Review | Inspections |
| Change of Occupancy | \$ 200.00 | N/A | \$ 200.00 | N/A | \$ 100.00 | N/A |
| Minor Change (one visit) | \$ 200.00 | N/A | \$ 200.00 | N/A | \$ 100.00 | \$ 110.00 Lump Sum |
| 1 to 2,000 | \$ 400.00 + | \$ 700.00 Lump Sum | \$ 400.00 + | \$ 550.00 Lump Sum | \$ 125.00 + | \$ 250.00 Lump Sum |
| 2,001 to 5,000 | \$ 450.00 + | \$ 0.42 Per SF | \$ 450.00 + | \$ 0.32 Per SF | \$ 150.00 + | \$ 350.00 Lump Sum |
| 5,001 to 10,000 | \$ 600.00 + | \$ 0.38 Per SF | \$ 600.00 + | \$ 0.29 Per SF | \$ 150.00 + | \$ 0.08 Per SF |
| 10,001 to 25,000 | \$ 700.00 + | \$ 0.35 Per SF | \$ 700.00 + | \$ 0.26 Per SF | \$ 175.00 + | \$ 0.07 Per SF |
| 25,001 to 50,000 | \$ 750.00 + | \$ 0.32 Per SF | \$ 750.00 + | \$ 0.24 Per SF | \$ 175.00 + | \$ 0.06 Per SF |
| 50,001 to 100,000 | \$ 800.00 + | \$ 0.27 Per SF | \$ 800.00 + | \$ 0.22 Per SF | \$ 200.00 + | \$ 0.05 Per SF |
| 100,001 to 200,000 | \$ 900.00 + | \$ 0.22 Per SF | \$ 900.00 + | \$ 0.18 Per SF | \$ 250.00 + | \$ 0.04 Per SF |
| 200,001 to 300,000 | \$ 1,000.00 + | \$ 0.18 Per SF | \$ 1,000.00 + | \$ 0.13 Per SF | \$ 250.00 + | \$ 0.03 Per SF |
| over 300,001 | Quote | + Quote | Quote | + Quote | \$ 300.00 + | \$ 0.02 Per SF |

| Example Fee Calculation for a 5,674 s.f. Tenant fit-out (Use Alteration/Renovation Column: 5,001 to 10,000 s.f.) | |
|--|-----------------|
| 5,674 s.f. x .29/s.f. | = \$ 1,645 |
| + \$ | 600 |
| + \$ | 104 |
| TOTAL FEE = | \$ 2,349 |

- Generator Installation \$ 210.00
- Re-Energize Power \$ 100.00
- Roof \$ 375.00
- Fence \$ 220.00
- Retaining Wall \$ 375.00
- Temporary Construction Trailers \$ 210.00
- Sign - Free-standing or Wall Sign only \$ 210.00
- Signs - Free-standing and Wall Signs \$ 375.00
- Roof-mounted Solar and Photovoltaic Panel System installations including plan review and electrical.
- Ground-mounted Solar and Photovoltaic Panel System installations including plan review and electrical.
- Additional Plan Review Re-Submission or for Incomplete/Denied Plans
- Review of Deferred Submittals
- Inspections only, re-inspections or additional inspections
- Consultation and/or Attendance at meetings with Applicants, Township Officials or Staff, Building Code Board of Appeals or special site visits or

Zoning Permit Also Required

Base Fee - \$300 plus \$1.00/panel
 Base Fee - \$300 plus \$2.00/panel
 \$ 250.00 per submission
 \$ 250.00 per submission
 \$ 60.00 per hour
 \$ 60.00 per hour

COMMERCIAL CONSTRUCTION NOTES

Pursuant to the PA Uniform Construction Code, Commercial Building Permit review may take up to 30 Business days upon receipt of a complete application. Submission must be made to Lower Nazareth and should contain: Permit Application, Permit Fee, Proof of Worker's Compensation Insurance, and (3) sets of plans signed/sealed by an architect or engineer of Pennsylvania.

Permit application fees are due at the time of application. Permits will not be reviewed until the appropriate fees have been paid. Make checks payable to: "Lower Nazareth Township".

Square footage will be verified, adjustments noted, and cost adjusted accordingly during plan review. Any subsequent fees shall be satisfied prior to release of a Building Permit.

All commercial building plans and specifications involving a structural change, a change in the means of egress, or where an individual has been compensated must be stamped and/or sealed by design professional licensed in the Commonwealth of Pennsylvania.

All components shall be submitted in their entirety. Submission of incomplete packages will delay review.

Any re-inspection fees are payable to the Township's Third Party Agency and must be satisfied prior to release of the Occupancy Permit.

All additional fees must be satisfied prior to release of permit(s).