



# LOWER NAZARETH TOWNSHIP

623 MUNICIPAL DRIVE, SUITE 200

NAZARETH, PA 18064

TELEPHONE: 610-759-7434

FAX: 610-746-3317

## FEES SCHEDULE

### *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 Local Services Tax Collector, 610-759-7434, ext. 1001.

Payment can be made in CASH or CHECK, **payable to "Lower Nazareth Township"**. Payment is also accepted by ACH or Credit Card (Visa, MasterCard or Discover). Convenience Fees Apply. Payment in rolled or loose coin in excess of \$0.99 will not be accepted.

Payment is required at the time of application. Submissions will not be considered accepted nor reviewed until the appropriate fees have been paid.

Permits applied for after the commencement of construction shall be three (3) times the regular fee, plus any additional penalties prescribed by Township Ordinances.

All fees rounded to the nearest dollar.

A portion of a permit or land development fee will be retained for any application withdrawn after review has commenced to cover the cost of review. No refunds will be issued for permits withdrawn 180 days after issuance of a permit.

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

Pre-Submission/Sketch	\$250.00
Minor Subdivision	\$550.00 plus \$20 per lot
Major Subdivision	\$1,000 plus \$20 per lot
Land Development or Site Plan	\$1,000 plus \$20 per 5,000 s.f. impervious cover including parking and building area

### II. ESCROW FEE SCHEDULE (Refundable)

- All Escrows must be accompanied by a completed Escrow Agreement
- Escrow shall stay funded and be replenished as necessary throughout the approval process
- Maximum initial escrow deposit - \$25,000
- **See Attached, "ON LOT SEPTIC AND SEO SERVICES, SEWAGE PERMITS" Document for SEO Fees related to Planning Modules, Subdivision/Land Development, Holding Tanks, Community Permits, and Spray Irrigation Permits.** These fees are in addition to those outlined below.

#### Application/Review

PreSubmission/Consultation	\$1,000.00
Informal Sketch Plan	\$1,500.00
Major or Minor Subdivision	\$2,200 per lot
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 (not prorated)

## II. ESCROW FEE SCHEDULE (Refundable) ~ continued~

### Construction

Grading Escrow	\$2,000.00
Grading Escrow – Multi-Family	\$1,000/unit
Construction within a Floodplain	\$2,000.00

Construction Development Escrow \$5,000 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

<u>Recreation/Open Space</u>	\$5,000 per dwelling unit
	\$10,500 per commercial/industrial/institutional acre
	\$2,500 per acre for non-profit organizations (see Ordinance #155 for specific criteria)

<u>Traffic</u>	\$684 per p.m. peak hour trip ( <i>approved prior to 2015</i> )
	\$771 per p.m. peak hour trip ( <i>dwellings or residential subdivisions approved after 2015</i> )

## IV. ON-LOT SEPTIC AND SANITARY SEWER

Septic Permit Administration Fee: \$75.00

On-Lot Septic and SEO Services – See Attached, "**ON LOT SEPTIC AND SEO SERVICES, SEWAGE PERMITS**"

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, \$2,935 per household  
Non-Residential, \$3,455/EDU (250 GPD, 1 EDU)

Quarterly Billing Rates (Billed thru the City of Bethlehem)

#### Metered Water Usage Customer:

Non-Residential Customer Charge/EDU	\$267/Quarter/EDU
Residential Customer Charge/EDU	\$75/Quarter/EDU
Consumption Charge/Tgal	\$5.250 /Thousand Gallons

#### Property Using a Private Unmetered Well

Flat Rate per EDU	\$404/Quarter/EDU
(Based on 32,000 gals/quarter)	

## V. PUBLICATIONS (*also available for download @ <https://lowernazareth.com/resources?Forms>*)

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

## VI. 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	\$5.00 per record (certification fees do not include notarization fees)
Postage Fees:	Actual Cost

## VII. ZONING APPEALS, PERMIT FEES & LICENSES

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

### Appeals

Zoning Appeal	\$1,200* + \$250 per continuance
<i>* Plus the cost of hearing transcription, if requested.</i>	

Floodplain Construction – Special Permit or Variance	\$1,200 + Escrow
<i>* Plus the cost of hearing transcription, if requested.</i>	
Curative Amendment Zoning Appeal	\$5,000
Conditional Use Zoning Appeal	\$1,700 for the first hearing, <i>\$600 for each hearing thereafter – PAID IN ADVANCE</i>
Zoning Map/Text Amendment	\$1,500

### Permits, Fees & Licenses

Burning Permit Fee:	No Charge
Commercial Communications Tower or Antenna - Zoning Permit	\$50 + Security required for any disturbance to Township Roads – <b>see “Road Occupancy &amp; Access Permit” below</b>
Driveway Permit Fee:	\$75.00 + security as needed
Floodway Development Permit	\$100
Fireworks Display Permit	\$100
Grading Permit Fee:	\$850
Zoning/Grading Permit Fee (multifamily structure):	3 units \$1,260 4 units \$1,430 5 units \$1,600 6 units \$1,770
Zoning/Grading Permit Fee (all others):	\$850
Swimming Pool Grading Permit:	\$750 - <i>*\$150 per plan re-review, re-submission, or re-inspection</i>
Masonry Mailbox Structure Fee	\$375
Moving Record:	\$5.00
Outdoor Solid Fuel Burning Appliance Permit	\$100
Transient Retail Merchant License:	
Peddling	\$35 per peddler per 30-day period
Mobile Food Vendor	\$300 per vendor per 12-month period
Returned Check Fee	\$50.00

## VIII. ZONING APPEALS, PERMIT FEES & LICENSES ~ continued ~

Road Occupancy & Access Permit:	\$75.00 + security - \$200 minimum up to 15 s.f. of disturbance, + \$60/s.y. thereafter
Short Term Rental Permit	\$200 per unit per rental period
Sign – Zoning Permit	\$75.00
Sign – Electronically Changing/Digital Sign Annual Inspection	Fee per Third Party
Use of Highways by Processions or Assemblages:	No Charge, except for emergency services as noted in application
Waiver from SALDO – Property Owner	\$450.00 ~ Payable upon Board of Supervisors approval
Zoning Permit Fee:	\$75.00
Zoning Certification Letter	\$75.00 per request ~ payable in advance~
Zoning Use and Occupancy Permit Fee:	\$75.00 - any changed use of a structure or property \$500.00 deposit for any review required by the Township Engineer.
Use and Occupancy Certificate - Reissue	\$30.00 – Amendments related to change of business name

## IX. BUILDING PERMITS

*See Attached Residential and Non-Residential Permit Fee Schedules, as applicable.*



## 2026 RESIDENTIAL BUILDING PERMIT FEE SCHEDULE (One and Two-Family Dwellings, Townhouses)

### \*\* SEE NOTES\*\* For General Permit Conditions.\*\*\*

Lower Nazareth Township Administration and Education Fee shall be added to all permit fees	\$105.00	
Plan Review Fee shall be added to all permit fees (unless otherwise noted)	\$100.00	
<b>BUILDING INSPECTIONS</b>		
New Dwelling up to 3,500 sf, \$20 for each additional 100 sq.ft.(or portion thereof).....	\$1,200.00	8
Mechanical, Electrical, and Plumbing Fees Included		
Addition up to 500 sf, \$20 for each additional 100 sf (or portion thereof).....	\$600.00	5
Mechanical, Electrical, and Plumbing Fees Included		
Gross square footage shall include the entire project area where an addition is accompanied by alterations to the existing structure.		
3-Season Room/Sunroom/Enclosed Porch (Conditioned) up to 500 sf, \$20 for each additional 100 s.f. (or portion thereof) ....	\$600.00	5
Mechanical and Electrical Fees Included		
Screened In/Enclosed Porch (Unconditioned) up to 500 sf, \$20 for each additional 100 s.f. (or portion thereof) .....	\$375.00	5
Electrical Fees Included		
Renovations or Alterations up to 500 sq.ft., \$25 for each additional 100 sq.ft (or portion thereof).....	\$200.00	2
Mechanical, Electrical, and Plumbing Fees NOT INCLUDED		
Alterations that cannot be calculated by square footage will be calculated per miscellaneous construction fees.		
Deck or Concrete Patio to 200 sq.ft., \$20 for each additional 100 sq.ft. (or portion thereof).....	\$200.00	3
Mechanical, Electrical, and Plumbing Fees NOT INCLUDED		
Deck, Patio or Porch w/roof to 200 sq.ft., \$20 for each additional 100 sq.ft. (or portion thereof) .....	\$300.00	4
Mechanical, Electrical, and Plumbing Fees NOT INCLUDED		
Accessory structure, 500 sf, \$20 for each additional 100 sq.ft (or portion thereof).....	\$350.00	4
Finished & conditioned (add drywall).....	additional \$150.00	
Mechanical, Electrical, and Plumbing Fees NOT INCLUDED		
<i>(No building permit required for accessory structure less than 500 sq.ft. – Zoning Permit Only)</i>		
Pool, Above ground, Electrical Included .....	\$250.00	2
Pool, In-ground, Electrical Included .....	\$400.00	3
Pool Fence Replacement.....	\$120.00	1
Hot Tub or Spa, Electrical Included .....	\$150.00	2
Retaining Wall, up to 30 l.f., \$30 for each 10 l.f. thereafter .....	\$300.00	3
Solar and Photovoltaic Panel System installations either roof or ground mounted .....	\$250.00	2
Base fee plus-\$10.00 per panel.		
Wind Turbine.....	\$300 base + \$50/turbine	
Minor Alteration/Demolition – 1-2 disciplines, Dwelling.....	\$250.00	2
Minor Alteration/Demolition – 1-2 disciplines, Garage/Accessory Structures.....	\$100.00	1
<b>Manufactured &amp; Modular Housing</b>		
Utility connections included. Decks, porches, garages, or other attachments additional, <u>and</u> priced per Fee Schedule.		
Manufactured Housing up to 2500 s.f. – Mobile or with axle capabilities per unit – on piers.....	\$795.00	5
\$20 for ea. additional 100 sq. ft.(or portion thereof)		
Manufactured Housing up to 2500 s.f. – Mobile or with axle capabilities per unit – with basement .....	\$895.00	7
\$20 for ea. additional 100 sq. ft.(or portion thereof)		
Modular Housing – up to 2500 s.f.. - \$20 for ea. additional 100 sq. ft.(or portion thereof).....	\$895.00	7



## 2026 RESIDENTIAL BUILDING PERMIT FEE SCHEDULE (Continued)

### Fees for Additional Disciplines

Lower Nazareth Township Administration and Education Fee shall be added to all permit fees	\$105.00
Plan Review Fee shall be added to all permit fees (unless otherwise noted)	\$100.00

### ELECTRICAL

Electrical Alterations Only (2 Inspections) Up to 1000 gross s.f.	\$200.00
\$25 for ea. Additional 100 s.f. (or portion thereof) over 1000 s.f.	
Service and Feeders (new, repairs and reconnections (1 inspection)	
100 amps or less.....	\$125.00
101 amps to 400 amps .....	\$200.00
Feeders and panel boards not over 400 amps.....	\$100.00
Over 400 amps require Commercial Fees	
Misc Electrical Only (2 inspections), 1.5% of total cost of construction (materials and labor) .....	\$250 minimum

### PLUMBING

*Sprinkler and Fire Alarm fees are additional*

Per Fixture (2 inspections, Rough and Final) .....	\$50.00, \$200 minimum
Utility Sewer Connection (1 inspection) (\$50 Plan Review) .....	\$125 minimum
Utility Water Connection (1 inspection) (\$50 Plan Review) .....	\$125 minimum
Miscellaneous Plumbing Only (2 inspections), 1.5% of total cost of construction (materials and labor) \$250 minimum	

### MECHANICAL

*Includes associated duct work/piping*

*Large scale HVAC, refrigeration and process equipment will be based upon commercial fees.*

Per First Individual New Appliance (2 inspections) .....	\$200.00
Per each additional Individual new appliance .....	\$75.00
Per Individual Replacement Appliance (1 inspection) .....	\$150.00
Oil Tank Replacement, Relocation, Installation, Removal & Closure (1 inspection) .....	\$125.00
Alterations (Gas Lines, Duct Work, etc.) (2 inspections) .....	\$200.00
Miscellaneous Mechanical Only (2 inspections) 1.5% of total cost of construction (materials and labor)-\$250 minimum	

### FIRE SUPPRESSION & DETECTION SYSTEMS

*Utility water connection fee per Plumbing Fee Schedule*

NFPA 13D or IRC P2904 Sprinkler System, 1 to 75 heads (each additional head over 75, \$1/head).....	\$200	2 inspections
<i>NFPA 13 sprinkler system, NFPA 13R sprinkler system, NFPA 72 fire alarm system, or any alternative fire suppression system will be priced per the commercial fee schedule.</i>		



## 2026 RESIDENTIAL BUILDING PERMIT FEE SCHEDULE (Continued)

### General Residential Permitting Notes and Conditions

- Unless otherwise noted, Mechanical, Electrical, Plumbing, Sprinkler and Fire Alarm Fees are additional.
- All hourly rates are based upon a one-hour minimum fee of \$100/hour.
- Re-Inspection/Additional Inspection Fees/Additional Plan Review Submissions/Phased Construction.....\$100/hour, minimum 1 Hour
- **Consultation, site visits and/or attendance at meetings with applicants, Township Officials or Staff.....\$100/hour, minimum 1 Hour**
- If the number of site visits exceeds the number listed above, the applicant will be charged for each additional inspection at a charge of \$100/hour.
- Additional inspections shall be charged at the specified hourly rate, (1) hour minimum.
- Additional plan reviews shall be charged at the specified hourly rate, (1) hour minimum.
- Permit Extension with no additional review required, up to (6) months - \$100.00
- Phase construction that requires additional inspections may be charged at the specified hourly rate, (1) hour minimum.
- Fees for apartments shall be calculated using the Commercial Building Permit Fee Schedule.
- Alterations that cannot be calculated by square footage will be calculated per miscellaneous construction fees.
- Gross square footage shall include the entire project area where an addition is accompanied by alterations to the existing structure.
- 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. Square footage is calculated on the industry standard square footage basis measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility/mechanical rooms, storage rooms, lobbies, attached garages, foyers, elevators, decks, covered patios, porches, and attics that have a minimum headroom height of six feet.
- Residential Building Permit review may take up to 15 business days upon receipt of a complete application pursuant to the PA Uniform Construction Code.
- Generally, stamped and/or sealed plans prepared 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.
- 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".
- All additional fees must be satisfied prior to release of permit(s).
- Any re-inspection fees are payable to the Township's Third Party Agency and must be satisfied prior to release of the Occupancy Permit.
- Permits applied for AFTER THE COMMENCEMENT OF CONSTRUCTION shall be THREE (3) TIMES the REGULAR FEE, plus any additional penalties prescribed by Township Ordinances.



## 2026 NON-RESIDENTIAL BUILDING PERMIT FEE SCHEDULE

Commercial & Residential – Other than One and Two-Family Dwellings, Townhouses

**\*\* SEE NOTES\*\* For General Permit Conditions.\*\*\***

DEPOSIT for all NON-RESIDENTIAL PERMIT APPLICATIONS	\$450.00
Lower Nazareth Township Administration & Education Fee (added to permit fees)	<u>\$105.00</u>
	<u><u>\$555.00</u></u>

*Permit fee balance must be paid at the time permit is issued.*

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### BUILDING

#### BUILDING ONLY – New Construction, Additions, Renovations, Alterations, Change of Use Only

Number of Inspections to be determined

Plan Review per 100 gross s.f. or fraction thereof .....	\$4.00/100 s.f.
	\$200.00 minimum
Inspections per 100 gross s.f. or fraction thereof .....	\$12.00/100 s.f.
	\$500.00 minimum

#### DEMOLITION - Per Structure (3 Inspections Maximum)

Plan Review per submission.....	\$100.00
Buildings up to 5,000 s.f. .....	\$300.00 minimum
Per 100 gross s.f. or fraction thereof over 5,000 s.f. ....	\$25.00/100 s.f.

#### PALLET RACKING or CONVEYERS – Number of Inspections to Be Determined

Plan Review per 100 gross s.f. or fraction thereof .....	\$8.50/100 s.f.
	\$225.00 minimum
Inspections per 100 gross s.f. or fraction thereof .....	\$15.00/100 s.f.
	\$360.00 minimum

#### MISCELLANEOUS CONSTRUCTION, Building Only

Number of Inspections to be determined

Plan Review, 1% of total cost of construction (materials and labor) .....	\$150.00 minimum
Inspections 1.5% of total cost of construction (materials and labor) .....	\$300.00 minimum

- Cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools, solar arrays, alternative energy generation, etc.
- Any building projects not covered elsewhere shall be priced as miscellaneous building construction.
- Mechanical, electrical, and plumbing fees additional.

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### ELECTRICAL

Any electrical projects not covered elsewhere shall be priced as miscellaneous electrical construction.

#### Electrical Only, New Construction/Additions/Alterations (5 inspections maximum)

Plan Review per 100 gross s.f. or fraction thereof .....	\$4.00/100 s.f.
	\$200.00 minimum
Inspections per 100 gross s.f. or fraction thereof .....	\$12.00/100 s.f.
	\$500.00 minimum

#### Miscellaneous Electrical Only (Number of Inspections to Be Determined)

Plan Review, 1% of total cost of construction (materials and labor) .....	\$150.00 minimum
Inspections 1.5% of total cost of construction (materials and labor) .....	\$300.00 minimum

- Cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools, solar arrays, alternative energy generation, etc.
- Electric Services, Feeders, Panel Boards, Signs, Motors, Generators, Transformers, Vaults, Enclosures, HVAC Electrical Connections, etc.

## **2026 NON-RESIDENTIAL BUILDING PERMIT FEE SCHEDULE (Continued)**

### PLUMBING

Any plumbing projects not covered elsewhere shall be priced as miscellaneous plumbing construction.

#### Plumbing Only, New Construction/Additions/Alterations (5 inspections maximum)

Plan Review per 100 gross s.f. or fraction thereof.....	\$4.00/100 s.f. \$200.00 minimum
Inspections per 100 gross s.f. or fraction thereof.....	\$12.00/100 s.f. \$500.00 minimum

#### Miscellaneous Plumbing Only (Number of Inspections to Be Determined)

Plan Review, 1% of total cost of construction (materials and labor) .....	\$150.00 minimum
Inspections 1.5% of total cost of construction (materials and labor) .....	\$300.00 minimum

- Cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools, solar arrays, alternative energy generation, etc.

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### MECHANICAL

Any Mechanical projects not covered elsewhere shall be priced as miscellaneous Mechanical construction.

#### Mechanical Only, New Construction/Additions/Alterations (5 inspections maximum)

Plan Review per 100 gross s.f. or fraction thereof.....	\$4.00/100 s.f. \$200.00 minimum
Inspections per 100 gross s.f. or fraction thereof.....	\$12.00/100 s.f. \$500.00 minimum

#### Miscellaneous Mechanical Only (Number of Inspections to Be Determined)

Plan Review, 1% of total cost of construction (materials and labor) .....	\$150.00 minimum
Inspections, 1.5% of total cost of construction (materials and labor) .....	\$300.00 minimum

- Cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools, solar arrays, alternative energy generation, etc.

### Commercial Hood and Duct Systems and Process Equipment Exhausts

Plan Review, 1% of total cost of construction (materials and labor) .....	\$150.00 minimum
1.5% of total cost of construction (materials and labor) .....	\$300.00 minimum

- Includes associated duct work/piping. Electrical hook-ups require an electrical permit. Fire Suppression permit fees are additional.

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### FIRE

Any Sprinkler or Alarm System projects not covered elsewhere in this Fee Schedule, shall be priced as Sprinkler Alterations Only.

#### Fire Sprinkler Systems (Number of Inspections to Be Determined)

Plan Review per 100 gross s.f. or fraction thereof.....	\$1.50/100 s.f. \$250.00 minimum
Inspection for 1 to 75 heads .....	\$350.00
Inspection for each additional head over 75 heads .....	\$1.00 each
Fire Line Inspection per linear foot.....	\$0.15/l.f. \$350.00 minimum
Fire Pump Inspection .....	\$450.00
Fire Loop Inspection per linear foot .....	\$0.15/l.f. \$350.00 minimum

## **2026 NON-RESIDENTIAL BUILDING PERMIT FEE SCHEDULE (Continued)**

### Fire Detection/Alarm Systems (Number of Inspections to Be Determined)

Plan Review per 100 gross s.f. or fraction thereof .....	\$1.50/100 s.f.
	\$250.00 minimum
Inspection per 100 gross s.f. or fraction thereof.....	\$10.00/100 s.f.
	\$350.00 minimum

### ANSUL or Alternate Fire Suppression System (Number of Inspections to Be Determined)

Plan Review, 1% of total cost of construction (materials and labor) .....	\$150.00 minimum
1.5% of total cost of construction (materials and labor) .....	\$300.00 minimum

- Utility water connection fee per Plumbing Fee Schedule.

### Sprinkler System Alterations Only (2 Inspections)

Plan Review, 1% of total cost of construction (materials and labor) .....	\$150.00 minimum
1.5% of total cost of construction (materials and labor) .....	\$350.00 minimum
<ul style="list-style-type: none"><li>• Building, Plumbing, Mechanical and Electrical fees additional.</li></ul>	

### **General Non-Residential Permitting Notes and Conditions**

- All hourly rates are based upon a one-hour minimum fee.
- Re-Inspection/Additional Inspection Fees/Additional Plan Review Submissions/Phased Construction.....\$125/hour, minimum 1 Hour
- Consultation, site visits and/or attendance at meetings with applicants, Township Officials or Staff.....\$125/hour, minimum 1 Hour
- Phase construction that requires additional inspections may be charged at the specified hourly rate, (1) hour minimum.
- Additional inspections shall be charged at the specified hourly rate, (1) hour minimum.
- Additional plan reviews shall be charged at the specified hourly rate, (1) hour minimum.
- Permit Extension with no additional review required, up to (6) months - \$100.00
- Alterations that cannot be calculated by square footage will be calculated per Miscellaneous Only Fees.
- Commercial Building Permit review may take up to 30 Business days upon receipt of a complete application, pursuant to the PA Uniform Construction Code.
- 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. Square footage is calculated on the industry standard square footage basis measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility/mechanical rooms, storage rooms, lobbies, attached garages, foyers, elevators, decks, covered patios, porches, and attics that have a minimum headroom height of six feet.
- 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".
- All additional fees must be satisfied prior to release of permit(s).
- Any re-inspection fees are payable to the Township's Third-Party Agency and must be satisfied prior to release of the Occupancy Permit.
- Permits applied for AFTER THE COMMENCEMENT OF CONSTRUCTION shall be THREE (3) TIMES the REGULAR FEE, plus any additional penalties prescribed by Township Ordinances.

# ON LOT SEPTIC AND SEO SERVICES SEWAGE PERMITS

**Sewage Enforcement Officers:** **Hanover Engineering**

Jacob Schray, [jschray@hanovereng.com](mailto:jschray@hanovereng.com)

Scott Brown, Luke Eggert, Paul Gallagher Saba, and  
Christopher Taylor

610-691-5644

## APPLICATION TYPE:

• Permit with Soil Testing Required (Inspections Not Included)	\$1625.00 <sup>1,2,4,5,7</sup>
• Permit with Soil Testing Complete (Inspections Not Included)	\$700.00 <sup>1,2,4,7</sup>
• Permit Using Previously Approved Soil Testing & Design (aka "Renewal"). (Inspections Not Included)	\$550.00 <sup>1,2,4,7</sup>
• Testing to Relocate One Previously Tested Area (Permit Review and Inspections Not Included)	\$925.00 <sup>1,2,4,5,7</sup>
• Community / Nonresidential System Permit	\$2,250.00 + \$310.00 per lot or EDU <sup>1,3,5,6,8</sup>
• Individual Residential Spray Irrigation System Permit	\$3,175.00 <sup>1,3</sup>
• Holding Tank Permit	\$2,250.00 <sup>1,3</sup>

## SYSTEM INSPECTIONS:

• Subsurface System Inspections (Four)	\$625.00 <sup>2,4,7</sup>
• Elevated System Inspections (Five)	\$775.00 <sup>2,4,7</sup>
• Holding Tank Inspection & Report (at least once annually)	\$425.00 <sup>2,4</sup>

## REPAIR / MODIFICATION PERMITS:

• Replacement or Modification to Absorption Area (Inspections Not Included)	\$1,625.00 <sup>1,2,4,5,7</sup>
• Repair or Modification; No Work to Absorption Area (One Inspection Included)	\$550.00 <sup>1,2,4</sup>

## ADDITIONAL SEWAGE ENFORCEMENT OFFICER SERVICES AND FEES:

• Verification of Prior Testing (One Site Visit Included)	\$325.00 <sup>2,4</sup>
• Well Isolation Distance Waiver Request	\$425.00 <sup>2,4</sup>
• Individual Inspection, Callback or Re-Inspection Fee	\$155.00 each <sup>2,7</sup>
• Design Plan Review (After Two)	\$115.00 each <sup>2</sup>
• Correspondence Unrelated to a Permit	\$350.00 <sup>1,2</sup>
• Sewage Enforcement Officer Hourly Rate	\$102.50
• Vehicle Mileage	Current IRS Rate

## PLANNING MODULES AND/OR SUBDIVISION AND LAND DEVELOPMENT ESCROW:

• Sewage Facilities Planning Module (Includes Soil Testing)	\$2,250.00 + \$310.00 per lot or EDU <sup>1,3,5,6,8</sup>
• SALDO Sewage Review	\$2,250.00 + \$310.00 per lot or EDU <sup>1,3,5,6,8</sup>

## **ON LOT SEPTIC AND SEO SERVICES SEWAGE PERMITS**

### **NOTES:**

**Payment is due prior to scheduling any work. No activity will be performed by the SEO on any permit which is unpaid or has an outstanding balance, until such time as payment is made in full to Lower Nazareth Township.**

1. Includes a non-refundable \$75.00 administrative fee.
2. All fees listed are based on ordinary circumstances and routine permit activities. Notwithstanding, in the event the SEO activity expenses exceed the amount collected, the applicant will be billed on an hourly rate basis in accordance with the most current Professional Fee Schedule in place at the time the services are rendered.
3. All fees are in accordance with Lower Nazareth Township's escrow account policies and procedures. The listed fee represents an initial escrow deposit. The applicant or developer shall reimburse the Township for all Sewage Enforcement Officer time and expenses incurred by Lower Nazareth Township in accordance with the most current Professional Fee Schedule in place at the time the services are rendered. Any balance remaining in the account at the conclusion of the project will be returned to the appropriate party.
4. Any required re-inspections or callbacks are additional and are charged at the amount listed herein under "Individual Inspection, Callback or Re-Inspection Fee."
5. The following options are available to an applicant for a permit whose project requires percolation testing.
  - a. All percolation testing is prepared and conducted by the applicant's qualified consultant or contractor. In this case, the Sewage Enforcement Officer is obligated to monitor and observe the testing and verify the results in a manner approved by PA DEP. No additional fees apply if this Option is selected.
  - b. Percolation testing is prepared and conducted by an appointed Township Sewage Enforcement Officer. Coordination with the system designer may be required to determine hole spacing, layout, and depth. When more than one six-hole percolation test is required, an additional \$525.00 fee is applicable per each six-hole test site.
6. For projects involving subdivision or land development, the developer is required to retain the services of a soil scientist, hydrogeologist, or other competent professional to perform soil evaluations, percolation tests, and additional studies if required. See SALDO, Ordinance 180, §425.92(h).
7. Unpaid inspection fees are due and payable at the time of permit issuance. The permit will not be released until the inspection fees have been paid in full.
8. For the purposes of fee calculation, one equivalent dwelling unit (EDU) is mathematically calculated to equal 400 gallons per day of wastewater generated, as calculated by PA Code Title 25, §73.16 and §73.17.