



# 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.

All fees rounded to the nearest dollar.

## Fee Schedule

### 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
- Maximum initial escrow deposit - \$10,000

#### Application/Review

PreSubmission/Consultation	\$1,000.00
Informal Sketch Plan	\$1,500.00
With Septic Testing	Additional \$1,200.00 per lot is required
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
Grading Plan Escrow	\$2,000.00
Grading Plan Escrow – Multi-Family	\$1,000/unit
Construction within a Floodplain	\$2,000.00
Sewage Enforcement Services Escrow	
New/Replacement Septic (no perc testing)	\$825.00
Repairs/Malfuncions	\$500.00
Repair with Perc Testing	\$1,000.00

\*\* All others, see KCE Fee Schedule \*\*

**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](http://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**

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:	\$750.00
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):	\$750.00
Swimming Pool Grading Permit:	\$675.00 - * \$50.00 per re-submission or re-inspection
Masonry Mailbox Structure Fee	\$375.00
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)	\$94.00 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	\$450.00
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.



# 2018 RESIDENTIAL BUILDING PERMIT INSPECTION FEE SCHEDULE

## 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. ....	\$1005.00 **
Addition up to 500 sq.ft. (excluding plumbing) \$20 for each additional 100 sq.ft. ....	\$705.00 **
Renovation – OR – Alteration up to 500 sq.ft. (excluding plumbing) \$15 for each additional 100 sq.ft. ....	\$555.00 **
3-Season Room/Sunroom.....	\$555.00 **
Accessory structure 500+ sq.ft. (excluding electric, plumbing, HVAC) \$15 for each additional 100 sq.ft. .... <i>(no building permit required for accessory structure less than 500 sq.ft. – Zoning Permit Only)</i>	\$355.00 **
Manufactured Housing – Mobile or with axle capabilities per unit (including electric) – on piers.....	\$380.00 **
Manufactured Housing – Mobile or with axle capabilities per unit (including electric) – with basement .....	\$580.00 **
Modular Housing (including electric) – up to 3,500 sq.ft. - \$20 for ea. additional 100 sq. ft. ....	\$555.00 **
Deck or Concrete Patio to 200 sq.ft. (\$12.50 for each additional 100 sq.ft.) ( <b>excludes electric</b> ) .....	\$280.00 **
Deck, Patio or Porch w/roof to 200 sq.ft. (\$10.00 for each additional 100 sq.ft.) ( <b>includes electric</b> ) .....	\$230.00 **
Above ground pool or spa (including electric) .....	\$255.00 **
In-ground pool ( <b>including</b> electric) .....	\$405.00 **
Pool Fence Replacement.....	\$205.00 **
Solar and Photovoltaic Panel System Installations either roof or ground mounted including electrical .....	\$255.00 **
Base fee plus \$2.00 per panel.	
Retaining Wall (over 48" tall).....	\$280.00 **
Bilco Door Installation .....	\$255.00 **
Minor Alteration/Demolition – 1-2 disciplines including 2 Inspections.....	\$255.00 **

**PLUMBING**

Up to 5 fixtures	\$180.00 **
Each Additional Fixture	\$ 5.00
Water Line Repair	\$180.00 **

**HVAC**

For first unit (including electric) – No plan review included	\$225.00 **
Each Additional Unit	\$ 45.00
First system in existing residence or unit replacement in existing residence including electric and plan review. Each additional unit	\$150.00 ** \$ 20.00
Outdoor Furnace	\$265.00 **
Add Central Air Conditioning to existing system	\$205.00 **

**ELECTRIC**

Service to 200 AMPS	\$205.00 **
Service to 400 AMPS	\$230.00 **
Service to 800 AMPS	\$255.00 **
Minor Alteration – 2 inspections	\$205.00 **
Stand-by Generator	\$205.00 **
Re-energize power	\$ 45.00
Reattach Meter Base	\$ 45.00

*\*\* Lower Nazareth Township Administration and Education Fee of \$105.00 added to the cost of all permit fees. \*\**

**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**.



# 2018 COMMERCIAL PLAN REVIEW AND INSPECTION FEES

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

**\*\* Lower Nazareth Township Administration and Education Fee of \$105.00 shall be added to the final cost of all permit fees. \*\***

- Re-Energize Power
- Roof
- Fence
- Retaining Wall
- Temporary Construction Trailers
- Sign - Free-standing or Wall Sign only
- Signs - Free-standing and Wall Signs
- 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

- \$ 100.00
- \$ 375.00
- \$ 220.00
- \$ 375.00
- \$ 210.00
- \$ 210.00
- \$ 375.00
- 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).