



# 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
- Escrow shall stay funded and be replenished as necessary throughout the approval process
- 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 Escrow	\$2,000.00
Grading 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/Malfunctions	\$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 \$800 \* + \$200 per continuance  
\* Plus the cost of hearing transcription, if requested.

## **ZONING APPEALS, PERMIT FEES & LICENSES - continued**

Floodplain Construction – Special Permit or Variance	\$900 + Escrow <i>* Plus the cost of hearing transcription, if requested.</i>
Curative Amendment Zoning Appeal	\$5,000.00
Conditional Use Zoning Appeal	\$1,500.00 for the first hearing, \$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 per peddler
Returned Check Fee	\$50.00
Road Occupancy & Access Permit:	\$50.00 + security - \$200 minimum up to 15 s.f. of disturbance, + \$60/s.y. thereafter
SEO Site Consultation (for Zoning Permit)	\$97.50 per hour
Septic Permit Administration Fee:	\$50.00
Septic Repair/Malfunction Permit/Holding Tank Administration 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 ~ Payable upon Board of Supervisors approval
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.*



# 2019 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.....	\$705.00 **
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> ) .....	\$330.00 **
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	\$75.00
Each Additional Fixture	\$ 5.00

**HVAC**

For first unit ( <b>including</b> 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

**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

*\*\* 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**.



# 2019 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
Change of Occupancy	\$ 200.00	N/A	N/A	\$ 100.00	N/A	N/A
Minor Change (one visit)	\$ 200.00	N/A	N/A	\$ 100.00	\$110.00	Lump Sum
1 to 2,000	\$ 400.00	+	\$700.00 Lump Sum	\$ 400.00	+	\$250.00 Lump Sum
2,001 to 5,000	\$ 450.00	+	\$0.42 Per SF	\$ 450.00	+	\$350.00 Lump Sum
5,001 to 10,000	\$ 600.00	+	\$0.38 Per SF	\$ 600.00	+	\$0.29 Per SF
10,001 to 25,000	\$ 700.00	+	\$0.35 Per SF	\$ 700.00	+	\$0.26 Per SF
25,001 to 50,000	\$ 750.00	+	\$0.32 Per SF	\$ 750.00	+	\$0.24 Per SF
50,001 to 100,000	\$ 800.00	+	\$0.27 Per SF	\$ 800.00	+	\$0.22 Per SF
100,001 to 200,000	\$ 900.00	+	\$0.22 Per SF	\$ 900.00	+	\$0.18 Per SF
200,001 to 300,000	\$ 1,000.00	+	\$0.18 Per SF	\$ 1,000.00	+	\$0.13 Per SF
over 300,001	Quote	+	Quote	Quote	+	Quote

**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
<b>TOTAL FEE</b>	=	<b>\$ 2,349</b>

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

- 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 \$ 375.00
- Review of Deferred Submittals
- Inspections only, re-inspections or additional inspections \$ 250.00 per submission
- Consultation and/or Attendance at meetings with Applicants, Township Officials or Staff, Building Code Board of Appeals or special site visits or \$ 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).