



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 Local Services 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. Submissions will not be considered accepted nor reviewed until the appropriate fees have been paid.

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><u>Building only</u>, except when construction is limited to parking expansion.</i>
Zoning Site Plan	\$1,000.00 per acre (not prorated)
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)	\$900.00
Repairs/Malfunctions	\$500.00
Repair with Perc Testing	\$1,300.00

** All others, see KCE Fee Schedule **

II. ESCROW FEE SCHEDULE (Refundable) ~ continued~

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)

IV. 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)

Quarterly Billing Rates (Billed thru the City of Bethlehem)

Metered Water Usage Customer:

Customer Charge/EDU \$267/Quarter/EDU
Consumption Charge/Tgal \$4.258 /Thousand Gallons

Property Using a Private Unmetered Well

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

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

SALDOActual Cost

Zoning Ordinance w/mapActual Cost

Zoning Map onlyActual Cost

Traffic Impact Ordinance inc. mapsActual 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 MediaActual 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 <i>* Plus the cost of hearing transcription, if requested.</i>
Floodplain Construction – Special Permit or Variance	\$900 + Escrow <i>* Plus the cost of hearing transcription, if requested.</i>
Curative Amendment Zoning Appeal	\$5,000
Conditional Use Zoning Appeal	\$1,500 for the first hearing, \$500 for each hearing thereafter – PAID IN ADVANCE
Zoning Map/Text Amendment	\$1,000

Permits, Fees & Licenses

Alarm Permit Fee:	\$10 per dwelling unit \$25 per non-residential use
Burning Permit Fee:	No Charge
Commercial Communications Tower or Antenna - Zoning Permit	\$50 + Security required for any disturbance to Township Roads – see “Road Occupancy & Access Permit” below
Driveway Permit Fee:	\$50.00 + security
Floodway Development Permit	\$100
Fireworks Display Permit	\$100
Grading Permit Fee:	\$800
Zoning/Grading Permit Fee (multifamily structure):	3 units \$1,150 4 units \$1,300 5 units \$1,400 6 units \$1,650
Zoning/Grading Permit Fee (all others):	\$800.00
Swimming Pool Grading Permit:	\$675 - <i>*\$50.00 per re-submission or re-inspection</i>
Masonry Mailbox Structure Fee	\$375
Moving Permit:	\$5.00
Outdoor Solid Fuel Burning Appliance Permit	\$100
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)	\$103.50 per hour
Septic Permit Administration Fee:	\$50.00
Septic Repair/Malfunction Permit/Holding Tank Administration Fee:	\$50.00
Short Term Rental Permit	\$200 per unit per rental period
Sign – Zoning Permit	\$50
Sign – Electronically Changing/Digital Sign Annual Inspection	Fee per Third Party

VI. ZONING APPEALS, PERMIT FEES & LICENSES ~ continued ~

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	\$50.00 per request ~ payable in advance~
Zoning Use and Occupancy Permit Fee:	\$50.00 - any changed use of a structure or property
Use and Occupancy Certificate - Reissue	\$30.00 – Amendments related to change of business name

VII. BUILDING PERMITS

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



2021 RESIDENTIAL BUILDING PERMIT FEE SCHEDULE

~Lower Nazareth Township Administration and Education Fee of \$105.00 shall be added to all permit fees.~

BUILDING – <i>includes Plan Review and Inspections for all disciplines</i>	<u>Fee</u>	<u># of Site Visits</u> *
Single Family Dwelling up to 3,500 sf, \$20 for each additional 100 sq.ft.(or portion thereof).....	\$900.00	12
Addition up to 500 sf, \$20 for each additional 100 sq.ft.(or portion thereof).....	\$600.00	7
Renovations or Alterations up to 500 sq.ft., \$15 for each additional 100 sq.ft (or portion thereof)....	\$450.00	5
3-Season Room/Sunroom	\$600.00	7
Manufactured Housing – Mobile or with axle capabilities per unit – on piers	\$275.00	3
Manufactured Housing – Mobile or with axle capabilities per unit – with basement.....	\$475.00	6
Modular Housing – up to 3,500 sq.ft. - \$10 for ea. additional 100 sq. ft.(or portion thereof)	\$550.00	7
Deck or Concrete Patio to 200 sq.ft., \$15.00 for each additional 100 sq.ft. (or portion thereof).....	\$200.00	3
Deck, Patio or Porch w/roof to 200 sq.ft., \$15.00 for each additional 100 sq.ft. (or portion thereof) .	\$300.00	4
Above ground pool or Spa	\$180.00	2
In-ground pool	\$300.00	4
Pool Fence Replacement	\$120.00	1
Solar and Photovoltaic Panel System installations either roof or ground mounted	\$200.00	3
	Base fee plus \$3.00 per panel.	
Minor Alteration/Demolition – 1-2 disciplines	\$180.00	2
Accessory structure, 500 sf, \$15 for each additional 100 sq.ft (or portion thereof)..	\$250.00	3
	<i>(no building permit required for accessory structure less than 500 sq.ft. – Zoning Permit Only)</i>	

ELECTRIC

Electrical Service Inspection	\$125.00	1
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ADDITIONAL SERVICES

Plan review re-submission for incomplete or denied plans	\$60 / hour **
Inspections only, re-inspections or additional inspections	\$60 / hour **
Consultation, site visits and/or attendance at meetings with applicants, Township Officials or Staff	\$60 / 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 \$60/hour.

** All hourly rates are based upon a one-hour minimum fee.

PLEASE NOTE:

- o Residential Building Permit review may take up to **15 business days** upon receipt of a complete application pursuant to the PA Uniform Construction Code.
- o 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.



2021 COMMERCIAL BUILDING PERMIT FEE SCHEDULE

~Lower Nazareth Township Administration & Education Fee of **\$105.00 shall be added to the above referenced 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	Unit	# Site Visits*	Plan Review	Inspections	Unit	# Site Visits*	Plan Review	Inspections	Unit	# Site Visits*			
Change of Occupancy	N/A			N/A	N/A			\$200	1	N/A			\$100	1	
Minor Change (one visit)	N/A			N/A	N/A			\$200	1	\$100	\$110	Lump Sum	1		
1 to 2,000	\$400	+	\$700.00	Lump Sum	8	\$400	+	\$550	Lump Sum	6	\$125	+	\$250	Lump Sum	3
2,001 to 5,000	\$450	+	\$0.42 / s.f.		11	\$450	+	\$0.32 / s.f.		7	\$150	+	\$350	Lump Sum	4
5,001 to 10,000	\$600	+	\$0.38 / s.f.		14	\$600	+	\$0.29 / s.f.		7	\$150	+	\$0.08 / s.f.		4
10,001 to 25,000	\$700	+	\$0.35 / s.f.		18	\$700	+	\$0.26 / s.f.		8	\$175	+	\$0.07 / s.f.		5
25,001 to 50,000	\$750	+	\$0.32 / s.f.		20	\$750	+	\$0.24 / s.f.		8	\$175	+	\$0.06 / s.f.		5
50,001 to 100,000	\$800	+	\$0.27 / s.f.		25	\$800	+	\$0.22 / s.f.		10	\$200	+	\$0.05 / s.f.		6
100,001 to 200,000	\$900	+	\$0.22 / s.f.		30	\$900	+	\$0.18 / s.f.		12	\$250	+	\$0.04 / s.f.		6
200,001 to 300,000	\$1,000	+	\$0.18 / s.f.		40	\$1,000	+	\$0.13 / s.f.		14	\$250	+	\$0.03 / s.f.		8
over 300,001	Quote	+	Quote		Quote	Quote	+	Quote		Quote	\$300	+	\$0.02 / s.f.		10

ADDITIONAL SERVICES

Solar and Photovoltaic Panel System installations either roof or ground mounted	\$350 + \$3 / panel
Sign – (1) Sign.....	\$210..... 1 site visit
Signs – Multiple.....	\$375..... 3 site visits
Temporary Construction Trailer.....	\$210..... 1 site visit
Plan review re-submission for incomplete or denied plans	\$250
Inspections only, re-inspections or additional inspections	\$75 / hour **
Consultation, site visits and/or attendance at meetings with applicants, Township Officials or Staff	\$75 / 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 **\$75/hour**.

** All hourly rates are based upon a one-hour minimum fee.

PLEASE NOTE:

Commercial Building Permit review may take up to **30 Business days** upon receipt of a complete application, pursuant to the PA Uniform Construction Code.

GENERAL BUILDING PERMIT NOTES: ~ Applicable to both Residential and Commercial Building Permits~

- 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.