

BOROUGH OF NORTHAMPTON
Permit Fees and Licenses
(Updated January 2023)

ZONING

Permit	\$ 45.00
Variance or Special Use:	
Residential	\$500.00
Commercial	\$500.00

RESIDENTIAL SEWER PERMITS

New Connections	
Sewer Permit	\$ 25.00
Tapping Fee	\$5,070.00
Connection Charge	\$ 500.00
plus additional costs for rock based on time & material	

PLUMBER'S LICENSE

Borough Resident Plumber	\$ 55.00
Non-resident plumber	\$ 80.00

SUBDIVISION & LAND DEVELOPMENT FEES

*For subdivisions on existing streets with public sewage plus \$75.00 per dwelling unit or acre for non-residential development	\$300.00
*For all other subdivisions plus \$80.00 per dwelling unit or acre for non-residential development	\$600.00

CURBING AND SIDEWALK PERMITS

Curb - 15 lineal feet or less	\$ 25.00
Curb - 16 lineal feet or more	\$ 75.00
Sidewalk - 50 square feet or less	\$ 25.00
Sidewalk - 50 square feet or more	\$ 75.00
(Fees are charged per building lot)	

STREET CUT PERMITS

0 to 10'	\$ 25.00
11' to 50'	\$100.00
51' to 100'	\$175.00
plus \$75.00 for each 50' or fraction past 10'	

<u>POLE PERMITS</u>	\$3.00
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RESIDENTIAL PROJECT FEES

NEW CONSTRUCTION DWELLING PACKAGE (includes plan review & building, zoning, mechanical, energy, plumbing, and electrical – up to nine site visits included):

Up to 2,500 square feet	\$1,100.00
Cost for each additional 500 sq. ft. over 2,500	\$ 110.00

INDUSTRIALIZED (MODULAR) HOMES OR MOBILE HOMES OVER FULL BASEMENT
(includes building, zoning, mechanical, energy, plumbing and electrical – up to six site visits included)

\$605.00

MANUFACTURED (MOBILE) HOMES (includes building and electrical – up to two site visits each for building, zoning and electrical included)

\$525.00

BASEMENT FINISH OR INTERIOR ALTERATIONS (includes building, zoning, energy and electrical – up to five site visits included)

	\$570.00
Additional cost for plumbing	\$130.00
Additional cost for HVAC	\$130.00

ADDITIONS (includes building, zoning, energy and electrical – up to seven site visits included)

Up to 750 square feet	\$775.00
Cost for each additional 500 sq. ft. over 750	\$110.00
Additional cost for any plumbing	\$130.00
Additional cost for any HVAC	\$130.00

RESIDENTIAL BUILDING INSPECTION (when not included in flat rate)

\$80.00 (per hour, 1 hour min.)

DECKS AND PATIOS (includes building and zoning)

Over 48 inches above grade	\$315.00 (includes two inspections)
Under 48 inches above grade	\$380.00 (includes three inspections)

CONCRETE SLABS (includes building and zoning) **\$185.00** (includes one inspection)

ROOF STRUCTURE OVER DECK/PATIO (includes building and zoning – up to four site visits included)

\$480.00

SWIMMING POOLS (includes building, zoning and electrical)

Above ground	\$315.00 (includes up to two site visits)
In-ground	\$480.00 (includes up to four site visits)
Spa or Hot Tub	\$315.00 (includes up to two site visits)

ACCESSORY STRUCTURES – over 1,000 sq. ft. (includes building, zoning and energy)

	\$480.00 (includes up to four site visits)
Cost for each additional 500 sq. ft. over 200	\$ 80.00

Pole Buildings – (building only) **\$315.00** (includes up to two site visits)

MISCELLANEOUS RESIDENTIAL FEES

MINOR ALTERATIONS
\$215.00 (includes one site visit)
\$325.00 (includes two site visits)
\$410.00 (includes up to three site visits)

RETAINING WALL – over four feet high from grade (includes building and zoning)
\$380.00 (includes up to three site visits)

GENERATOR (back up power) or GEOTHERMAL SYSTEMS (includes building, zoning, mechanical, and electrical)
\$380.00 (includes up to three site visits)

PHOTOVOLTAIC (SOLAR) OR WIND TURBINE ALTERNATIVE POWER SYSTEMS (includes building, zoning and electrical)

Roof mounted – First 5kw of system \$300.00 (includes four total site visits)
Cost for each additional 5kw of system \$ 30.00

POOL FENCE REPLACEMENT (includes building and zoning)
\$215.00 (includes one site visit)

CERTIFICATE OF OCCUPANCY/COMPLETION \$30.00
MINIMUM PERMIT FEE \$125.00
STATE FEE \$4.50
COST TO ISSUE PERMIT \$30.00
THIRD PARTY INSPECTION FEE \$80.00
PLAN REVIEW (when not included in flat rate) \$80.00

PLUMBING (when not included in flat rate pricing)

Includes first (6) trapped fixtures \$165.00 (includes up to two site visits)
Cost for each additional trapped fixture \$15.00

Water line repair/replacement \$90.00
Sewer line repair/replacement \$140.00
Water Heater (plus electric) \$90.00
Residential Sprinkler System \$165.00

MECHANICAL (when not included in flat rate pricing)

First unit \$165.00 (includes up to two site visits)
Cost for each additional mechanical unit \$ 35.00
(units include each air handler and exhaust units over 150 CFM)

HVAC Replacement (plus electric) \$90.00

Free-Standing Stove \$165.00

ELECTRICAL (when not included in flat rate pricing)

Single Family – up to 200 Amp service	\$165.00 (includes up to two site visits)
- up to 400 Amp service	\$220.00 (includes up to two site visits)
Modular or Mobile Homes – up to 200 Amp service	\$165.00 (includes up to two site visits)
Basement or Interior Renovations, Additions and Accessory – up to 25 outlets	
	\$165.00 (includes up to two site visits)
Cost for each additional 25 outlets or portion thereof (outlet is a receptacle, light, smoke detector, etc.)	\$ 15.00
Service Only –	
200 Amps or less	\$100.00
400 Amps or less	\$145.00
800 Amps or less	\$200.00
Cost for each additional meter or panel (all service permits include one site visit)	\$ 45.00
Swimming Pools – Above ground/spa or hot tub	\$165.00 (includes up to two site visits)
Inground	\$265.00 (includes up to three site visits)
Water Heater/HVAC	\$ 70.00
Baseboard	\$45.00 (1 st unit) \$15.00 (for each additional unit)
Minor Electrical Changes	\$100.00

DEMOLITION OF BUILDINGS

Accessory Structure	\$ 60.00
Residential Structure	\$220.00

MOVING OF BUILDINGS **\$100.00**

SIGN PERMITS

Cost of sign from	\$1.00 to \$99.00	\$ 25.00
	\$100 to \$499.00	\$ 35.00
	\$500 to \$1,000	\$ 75.00
plus \$2.00 per \$1,000 in excess of \$1,000		
Temporary Sign Permit Fee—		\$ 20.00

STREET STORAGE/WASTE DUMPSTER

Container Placement Fee	\$20.00
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COMMERCIAL AND INDUSTRIAL PROJECT FEES

NEW CONSTRUCTION AND ADDITIONS (includes plan review & inspections for building zoning, energy & accessibility sub-codes):

Base Fee	\$600.00 plus
First 25,000 square feet	\$ 0.30 per square foot plus
25,001 to 250,000 square feet	\$ 0.25 per square foot plus
Over 250,000 square feet	\$ 0.20 per square foot

ALTERATIONS, RENOVATIONS OR TENANT "FIT-OUT" (includes plan review & inspections for building, zoning, energy & accessibility sub-codes)

Base Fee	\$600.00 plus
First 25, 000 square feet	\$ 0.30 per square foot plus
Over 25,000 square feet	\$ 0.15 per square foot

Minor Alteration **\$295.00**

Change of Use **\$215.00** (1st 1,000 sq. ft. + \$30 for each excess of 500 sq. ft.)

BUILDING PLAN REVIEW FEES (Re-submission or fee if no inspections are to be performed.)
Single sub-code (building, mechanical, plumbing, electrical, energy or accessibility):

All Use Groups	\$95.00 per hour - two (2) hour minimum
Commercial Building Inspections	\$95.00 per hour - one (1) hour minimum
Consultation Fees on Behalf of Borough	\$95.00 per hour - one (1) hour minimum

Electronic Plan Review Fees **\$120.00** per hour + printing costs – two (2) hour min.

FIRE PROTECTION - SPRINKLERS AND STANDPIPES

\$440.00 including first 200 heads and one standpipe
\$ 0.45 per sprinkler head (for over 200 heads)
\$135.00 per standpipe (for over one standpipe)

FIRE ALARM SYSTEM

\$250.00 – building only – up to 5,000 sq. ft.
\$400.00 – building only – 5,001 to 10,000 sq. ft.
\$675.00 – building only – 10,001 to 50,000 sq. ft.
\$1,300.00 – building only – over 50,000 sq. ft.

COMMERCIAL KITCHEN EXHAUST

\$440.00 per hood (includes hood, duct work & fire suppression system)
\$230.00 – suppression system only – in existing hood
\$330.00 – hood installation only

SIGNS Parallel, Projecting or Freestanding

\$100.00 – up to 20 square feet
\$200.00 – up to 50 square feet
\$300.00 – up to 75 square feet
\$600.00 – up to 100 square feet
\$150.00 – copy change on existing frame/box

CELL TOWER CO-LOCATE (ON EXISTING STRUCTURES)

\$400.00 – includes building only

DEMOLITION OF BUILDINGS

Commercial Structure **\$500.00**
Industrial Structure **\$1,000.00**

PLUMBING SUB-CODE FEE

\$185.00 including first 3 trapped fixtures
\$35.00 per each additional trapped fixture(s)

MECHANICAL SUB-CODE FEE

\$185.00 including first unit
\$50.00 per each additional mechanical unit
(Units include each air handler & exhaust unit over 150CFM, excluding commercial kitchen exhaust.)

ELECTRICAL SUB-CODE FEE

Wiring Outlet Quantities:

\$185.00 – 1 to 25 outlets or devices
\$ 30.00 – each additional 25 outlets or devices
(an outlet or device is a receptacle, light switch, etc.)

Services and Feeders:

\$100.00 – 200 Amps or less
\$145.00 – 400 Amps or less
\$200.00 – 800 Amps or less
\$220.00 – 1000 Amps or less
\$265.00 – 1500 Amps or less
\$400.00 – 2000 Amps or less
\$525.00 – Over 2000 Amps
(x3) Multiplier for above items for voltages over 600

Generators, Vaults, Substations, Etc.:

\$165.00 – up to 10 kW/kVA
\$200.00 – 10 to 20 kW/kVA
\$245.00 – 21 to 100 kW/kVA
\$330.00 – 101 to 200 kW/kVA
\$400.00 – 201 to 500 kW/kVA
\$530.00 – over 500 kW/kVA
(x3) Multiplier for above items for voltages over 600

Transformers and Motors:

\$65.00 – up to 25 hp or 50 kVA
\$80.00 – 26 to 50 hp or 51 to 100 kVA
\$100.00 – 51 to 100 hp or 101 to 200 kVA
\$130.00 – 101 to 200 hp or 201 to 500 kVA
\$200.00 – over 200 hp or 500 kVA
(x3) Multiplier for above items for voltages over 600

Heating and Air Conditioning Units:

\$80.00 – up to 50 kW for first unit
\$35.00 – up to 50kW for each additional unit
\$100.00 – 51 – 100 kW for first unit
\$45.00 – 51 – 100 kW for each additional unit
\$130.00 – over 100 kW for first unit
\$55.00 – over 100 kW for each additional unit

ELECTRICAL SUB-CODE FEE

Miscellaneous Fees:

- \$120.00** – Sign for first unit
- \$55.00** – Sign for each additional unit
- \$120.00** – Protective Signaling Systems
- \$35.00** – Site light or pole standard (each)

Cost (per visit) for additional visits **\$75.00**
Reinspection fee for violations (per visit) **\$75.00**

CERTIFICATE OF OCCUPANCY/COMPLETION **\$35.00**
STATE FEE **\$4.50**
MINIMUM PERMIT FEE **\$135.00**
COMMERCIAL BUILDING INSPECTION **\$95.00** (per hour, 1 hour minimum)