

**BOROUGH OF NORTHAMPTON**  
**Permit Fees and Licenses**  
(Updated January 2022)

**ZONING**

Permit	<b>\$ 45.00</b>
Variance or Special Use:	
Residential	<b>\$500.00</b>
Commercial	<b>\$500.00</b>

**RESIDENTIAL SEWER PERMITS**

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

**PLUMBER'S LICENSE**

Borough Resident Plumber	<b>\$ 55.00</b>
Non-resident plumber	<b>\$ 80.00</b>

**SUBDIVISION & LAND DEVELOPMENT FEES**

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

**CURBING AND SIDEWALK PERMITS**

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

**STREET CUT PERMITS**

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

<b><u>POLE PERMITS</u></b>	<b>\$3.00</b>
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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 **\$980.00**  
Cost for each additional 500 sq. ft. over 2,500 **\$ 95.00**

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

**\$500.00**

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

**\$375.00**

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

Additional cost for plumbing **\$485.00**  
Additional cost for HVAC **\$110.00**  
**\$110.00**

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

Up to 750 square feet **\$645.00**  
Cost for each additional 500 sq. ft. over 750 **\$ 95.00**  
Additional cost for any plumbing **\$110.00**  
Additional cost for any HVAC **\$110.00**

**RESIDENTIAL BUILDING INSPECTION** (when not included in flat rate)

**\$70.00** (per hour, 1 hour min.)

**DECKS AND PATIOS** (includes building and zoning)

Over 48 inches above grade **\$265.00** (includes two inspections)  
Under 48 inches above grade **\$295.00** (includes three inspections)

**CONCRETE SLABS** (includes building and zoning) **\$155.00** (includes one inspection)

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

**\$375.00**

**SWIMMING POOLS** (includes building, zoning and electrical)

Above ground **\$265.00** (includes up to two site visits)  
In-ground **\$400.00** (includes up to four site visits)  
Spa or Hot Tub **\$265.00** (includes up to two site visits)

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

**\$375.00** (includes up to four site visits)  
Cost for each additional 500 sq. ft. over 200 **\$ 75.00**

Pole Buildings – (building only) **\$245.00** (includes up to two site visits)

## **MISCELLANEOUS RESIDENTIAL FEES**

<b>MINOR ALTERATIONS</b>	<b>\$180.00</b> (includes one site visit)
	<b>\$265.00</b> (includes two site visits)
	<b>\$345.00</b> (includes up to three site visits)

<b>RETAINING WALL</b> – over four feet high from grade (includes building and zoning)	
	<b>\$330.00</b> (includes up to three site visits)

<b>GENERATOR (back up power) or GEOTHERMAL SYSTEMS</b> (includes building, zoning, mechanical, and electrical)	
	<b>\$330.00</b> (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	<b>\$265.00</b> (includes four total site visits)
Cost for each additional 5kw of system	<b>\$ 25.00</b>

<b>POOL FENCE REPLACEMENT</b> (includes building and zoning)	
	<b>\$175.00</b> (includes one site visit)

<b>CERTIFICATE OF OCCUPANCY/COMPLETION</b>	<b>\$25.00</b>
<b>MINIMUM PERMIT FEE</b>	<b>\$65.00</b>
<b>STATE FEE</b>	<b>\$4.50</b>
<b>COST TO ISSUE PERMIT</b>	<b>\$25.00</b>
<b>THIRD PARTY INSPECTION FEE</b>	<b>\$70.00</b>
<b>PLAN REVIEW</b> (when not included in flat rate)	<b>\$70.00</b>

**PLUMBING** (when not included in flat rate pricing)

Includes first (6) trapped fixtures	<b>\$135.00</b> (includes up to two site visits)
Cost for each additional trapped fixture	<b>\$15.00</b>

Water line repair/replacement	<b>\$70.00</b>
Sewer line repair/replacement	<b>\$115.00</b>
Water Heater (plus electric)	<b>\$70.00</b>
Residential Sprinkler System	<b>\$145.00</b>

**MECHANICAL** (when not included in flat rate pricing)

First unit	<b>\$140.00</b> (includes up to two site visits)
Cost for each additional mechanical unit (units include each air handler and exhaust units over 150 CFM)	<b>\$ 30.00</b>

HVAC Replacement (plus electric)	<b>\$70.00</b>
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Free-Standing Stove	<b>\$165.00</b>
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**ELECTRICAL** (when not included in flat rate pricing)

Single Family – up to 200 Amp service	<b>\$135.00</b> (includes up to two site visits)
- up to 400 Amp service	<b>\$165.00</b> (includes up to two site visits)
Modular or Mobile Homes – up to 200 Amp service	<b>\$135.00</b> (includes up to two site visits)
Basement or Interior Renovations, Additions and Accessory – up to 25 outlets	
	<b>\$145.00</b> (includes up to two site visits)
Cost for each additional 25 outlets or portion thereof (outlet is a receptacle, light, smoke detector, etc.)	<b>\$ 15.00</b>
Service Only –	
200 Amps or less	<b>\$ 85.00</b>
400 Amps or less	<b>\$120.00</b>
800 Amps or less	<b>\$165.00</b>
Cost for each additional meter or panel (all service permits include one site visit)	<b>\$ 25.00</b>
Swimming Pools – Above ground/spa or hot tub	<b>\$140.00</b> (includes up to two site visits)
Inground	<b>\$220.00</b> (includes up to three site visits)
Water Heater/HVAC	<b>\$ 45.00</b>
Baseboard	<b>\$35.00</b> (1 <sup>st</sup> unit) <b>\$15.00</b> (for each additional unit)
Minor Electrical Changes	<b>\$85.00</b>

**DEMOLITION OF BUILDINGS**

Accessory Structure	<b>\$ 50.00</b>
Residential Structure	<b>\$200.00</b>

<b>MOVING OF BUILDINGS</b>	<b>\$100.00</b>
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**SIGN PERMITS**

Cost of sign from	\$1.00 to \$99.00	<b>\$ 20.00</b>
	\$100 to \$499.00	<b>\$ 30.00</b>
	\$500 to \$1,000	<b>\$ 50.00</b>
plus <b>\$2.00</b> per \$1,000 in excess of \$1,000		
Temporary Sign Permit Fee—		<b>\$ 10.00</b>

**STREET STORAGE/WASTE DUMPSTER**

Container Placement Fee	<b>\$20.00</b>
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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	<b>\$545.00</b> plus
First 25,000 square feet	<b>\$ 0.25</b> per square foot plus
25,001 to 250,000 square feet	<b>\$ 0.20</b> per square foot plus
Over 250,000 square feet	<b>\$ 0.15</b> per square foot

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

Base Fee	<b>\$545.00</b> plus
First 25, 000 square feet	<b>\$ 0.25</b> per square foot plus
Over 25,000 square feet	<b>\$ 0.10</b> per square foot

Minor Alteration **\$195.00**

Change of Use **\$165.00** (1<sup>st</sup> 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	<b>\$80.00</b> per hour - two (2) hour minimum
Commercial Building Inspections	<b>\$85.00</b> per hour - one (1) hour minimum
Consultation Fees on Behalf of Borough	<b>\$85.00</b> per hour - one (1) hour minimum

Electronic Plan Review Fees **\$95.00** per hour + printing costs – two (2) hour min.

### **FIRE PROTECTION - SPRINKLERS AND STANDPIPES**

**\$400.00** including first 200 heads and one standpipe  
**\$ 0.40** per sprinkler head (for over 200 heads)  
**\$125.00** 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.  
**\$650.00** – building only – 10,001 to 50,000 sq. ft.  
**\$1,100.00** – building only – over 50,000 sq. ft.

### **COMMERCIAL KITCHEN EXHAUST**

**\$400.00** per hood (includes hood, duct work & fire suppression system)  
**\$225.00** – suppression system only – in existing hood  
**\$225.00** – 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)**

**\$350.00** – includes building only

**DEMOLITION OF BUILDINGS**

Commercial Structure  
Industrial Structure

**\$500.00**  
**\$1,000.00**

**PLUMBING SUB-CODE FEE**

**\$165.00** including first 3 trapped fixtures  
**\$30.00** per each additional trapped fixture(s)

**MECHANICAL SUB-CODE FEE**

**\$165.00** 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:**

**\$165.00** – 1 to 25 outlets or devices  
**\$ 25.00** – each additional 25 outlets or devices  
(an outlet or device is a receptacle, light switch, etc.)

**Services and Feeders:**

**\$80.00** – 200 Amps or less  
**\$120.00** – 400 Amps or less  
**\$150.00** – 800 Amps or less  
**\$170.00** – 1000 Amps or less  
**\$220.00** – 1500 Amps or less  
**\$320.00** – 2000 Amps or less  
**\$420.00** – Over 2000 Amps  
(x3) Multiplier for above items for voltages over 600

**Generators, Vaults, Substations, Etc.:**

**\$135.00** – up to 10 kW/kVA  
**\$160.00** – 10 to 20 kW/kVA  
**\$210.00** – 21 to 100 kW/kVA  
**\$260.00** – 101 to 200 kW/kVA  
**\$310.00** – 201 to 500 kW/kVA  
**\$410.00** – over 500 kW/kVA  
(x3) Multiplier for above items for voltages over 600

**Transformers and Motors:**

**\$50.00** – up to 25 hp or 50 kVA  
**\$60.00** – 26 to 50 hp or 51 to 100 kVA  
**\$85.00** – 51 to 100 hp or 101 to 200 kVA  
**\$110.00** – 101 to 200 hp or 201 to 500 kVA  
**\$160.00** – over 200 hp or 500 kVA  
(x3) Multiplier for above items for voltages over 600

**Heating and Air Conditioning Units:**

**\$75.00** – up to 50 kW for first unit  
**\$35.00** – up to 50kW for each additional unit  
**\$80.00** – 51 – 100 kW for first unit  
**\$40.00** – 51 – 100 kW for each additional unit  
**\$110.00** – over 100 kW for first unit  
**\$45.00** – over 100 kW for each additional unit

**ELECTRICAL SUB-CODE FEE**

**Miscellaneous Fees:**

- \$100.00** – Sign for first unit
- \$50.00** – Sign for each additional unit
- \$100.00** – Protective Signaling Systems
- \$25.00** – 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** **\$25.00**  
**STATE FEE** **\$4.50**  
**MINIMUM PERMIT FEE** **\$75.00**  
**COMMERCIAL BUILDING INSPECTION** **\$80.00** (per hour, 1 hour minimum)