**BOROUGH OF NORTHAMPTON**

**Permit Fees and Licenses**

(Updated January 2020)

**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 additonal costs for rock based on time & material

**PLUMBER’S LICENSE**

BoroughResident Plumber **$ 55.00**

Non-resident plumber **$ 80.00**

**SUBDIVISION & LAND DEVELOPMENT FEES**

\*For subdivisions on existing streets with public sewage **$300.00**

plus **$75.00** per dwelling unit or acre for

non-residential development

\*For all other subdivisions **$600.00**

plus **$80.00** per dwelling unit or acre for

non-residential development

**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'

**POLE PERMITS** **$3.00**

**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)

**$485.00**

Additional cost for plumbing **$110.00**

Additional cost for HVAC **$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**

**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**

**MISCELLANEOUS RESIDENTIAL FEES**

**MINOR ALTERATION $180.00** (includes one site visit)

**$265.00** (includes two site visits)

**RETAINING WALL** – over four feet high from grade (includes building and zoning)

**$320.00** (includes up to three site visits)

**GENERATOR (back up power) or GEOTHERMAL SYSTEMS** (includes building, zoning, mechanical, and electrical)

**$310.00** (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 **$265.00** (includes four total site visits)

Cost for each additional 5kw of system **$ 25.00**

**POOL FENCE REPLACEMENT** (includes building and zoning)

**$175.00** (includes one site visit)

**CERTIFICATE OF OCCUPANCY $ 25.00**

**STATE FEE $ 4.50**

**THIRD PARTY INSPECTION FEE $ 70.00**

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

Includes first (6) trapped fixtures **$130.00** (includes up to two site visits)

Cost for each additional trapped fixture **$10.00**

Water or Sewer line repair/replacement **$70.00**

Water Heater (plus electric) **$65.00**

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

First unit **$130.00** (includes up to two site visits)

Cost for each additional mechanical unit **$ 25.00**

(units include each air handler and exhaust units over 150 CFM)

HVAC Replacement (plus electric) **$65.00**

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

Single Family – up to 200 Amp service **$130.00** (includes up to two site visits)

- up to 400 Amp service **$165.00** (includes up to two site visits)

Modular or Mobile Homes – up to 200 Amp service **$130.00** (includes up to two site visits)

Basement or Interior Renovations, Additions and Accessory – up to 25 outlets

**$130.00** (includes up to two site visits)

Cost for each additional 25 outlets or portion thereof **$ 10.00**

(outlet is a receptacle, light, smoke detector, etc.)

Service Only –

200 Amps or less **$ 85.00**

400 Amps or less **$120.00**

800 Amps or less **$165.00**

Cost for each additional meter or panel **$** **25.00**

(all service permits include one site visit)

Swimming Pools – Above ground/spa or hot tub **$130.00** (includes up to two site visits)

Inground **$200.00** (includes up to three site visits)

Water Heater/HVAC **$ 45.00**

**DEMOLITION OF BUILDINGS**

Accessory Structure **$ 50.00**

Residential Structure **$200.00**

**MOVING OF BUILDINGS $100.00**

**SIGN PERMITS**

Cost of sign from $1.00 to $99.00 **$ 20.00**

$100 to $499.00 **$ 30.00**

$500 to $1,000 **$ 50.00**

plus **$2.00** per $1,000 in excess of $1,000

Temporary Sign Permit Fee— **$ 10.00**

**STREET STORAGE/WASTE DUMPSTER**

Container Placement Fee **$ 20.00**

**COMMERCIAL AND INDUSTRIAL PROJECT FEES**

**NEW CONSTRUCTION AND ADDITIONS** (includes plan review & inspections for building zoning, energy &

accessibility sub-codes):

Base Fee **$545.00** plus

First 25,000 square feet **$ 0.25** per square foot plus

25,001 to 250,000 square feet **$ 0.20** per square foot plus

Over 250,000 square feet **$ 0.15** per square foot

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

Base Fee **$545.00** plus

First 25, 000 square feet **$ 0.25** per square foot plus

Over 25,000 square feet **$ 0.10** per square foot

**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 **$75.00** per hour - two (2) hour minimum

Commercial Building Inspections **$80.00** per hour - one (1) hour minimum

Consultation Fees on Behalf of Borough **$80.00** per hour - one (1) hour minimum

**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 – over 10,000 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

**CELL TOWER CO-LOCATE (ON EXISTING STRUCTURES)**

**$350.00** – includes building only

**DEMOLITION OF BUILDINGS**

Commercial Structure **$500.00**

Industrial Structure **$1,000.00**

**PLUMBING SUB-CODE FEE** **$125.00** including first 3 trapped fixtures

**$25.00** per each additional trapped fixture(s)

**MECHANICAL SUB-CODE FEE** **$130.00** including first unit

**$50.00** per each additional mechanical unit

(Units include each air handler & exhaust unit over 150CFM, excluding commercial kitchen exhaust.)

Cost (per visit) for additional visits **$75.00**

Reinspection fee for violations (per visit) **$75.00**

**ELECTRICAL SUB-CODE FEE Wiring Outlet Quantities**:

**$125.00** – 1 to 25 outlets or devices

**$ 20.00** – 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

**Miscellaneous Fees:**

**$100.00** – Sign for first unit

**$25.00** – Sign for each additional unit

**$100.00** – Protective Signaling Systems

**$25.00** – Site light or pole standard (each)

**CERTIFICATE OF OCCUPANCY $ 25.00**

**STATE FEE $ 4.50**