



LOWER NAZARETH TOWNSHIP

306 BUTZTOWN ROAD
BETHLEHEM, PA 18020
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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.

Fee Schedule

I. SUBDIVISION/LAND DEVELOPMENT APPLICATION FEES (Non-Refundable)

PreSubmission	\$50.00
Major or Minor Subdivision*	\$400.00 plus \$10 per lot
Land Development*	\$400.00 plus \$0.01 per s.f. of impervious area, including parking and building area

* Applies to any type of submission for the same project – 1st Submission, full fee; 2nd Submission, 70% of original fee; 3rd Submission, 25% of original fee. Application Fee is **not** required for submission of revisions.

II. ESCROW FEE SCHEDULE (Refundable)

Maximum initial escrow deposit - \$10,000

Application/Review

PreSubmission/Consultation	\$1,000.00
Major or Minor Subdivision	
With Preexisting/Public Sewer	\$1,000 per lot (no testing required)
Without Septic Testing	\$1,500 per lot (testing performed by others)
With Septic Testing	\$2,000 per lot (testing performed by Township personnel)
Septic Testing Only	\$800 per lot (testing performed by Township personnel)
Septic Testing – Witness Only	\$400 per lot (witnessing performed by Township)
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
Informal Sketch Plan	\$1,000.00
With Septic Testing	Additional \$750.00 per lot is required.
Grading Plan Escrow	\$2,000.00
Septic Escrow	
New Application	\$750.00 per lot
Repairs/Malfunctions	\$750.00 per lot

Construction

Construction Development Escrow	\$3,000.00 minimum or 5% of subtotal of Engineer's Itemization of Improvements
Road Damage Security	\$1.00/s.y.

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

IV. PUBLICATIONS

SALDO	\$20.00
Zoning Ordinance.....	\$40.00
Comprehensive Plan.....	\$40.00
Traffic Impact Ordinance inc. maps.....	\$20.00

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 \$.025) i.e. but not limited to blueprints, color copies, non standard size documents, etc.
Facsimile/Microfiche/Other Media	Actual Costs
Redaction Fee.....	None
True & Correct Certification	\$1.00 per record (certification fees do not include notarization fees)
Postage Fees:	Actual Cost

VI. ZONING APPEALS, PERMITS & LICENSES

All permit fees are non-refundable and are cumulative if multiple permit fees apply

Appeals

Zoning Appeal	\$750.00
Curative Amendment Zoning Appeal	\$5,000.00
Conditional Use Zoning Appeal	\$1,000.00, up to (2) hearings; \$500 for each hearing thereafter - PAID IN ADVANCE
Zoning Map Amendment	\$1,000.00

Miscellaneous Permits & Licenses

Alarm Permit Fee:	\$10 per dwelling unit
Burning Permit Fee:	No Cost
Driveway Permit Fee:	\$50.00
Grading Permit Fee:	\$50.00
Zoning/Grading Permit Fee:	\$600.00
Swimming Pool Grading Permit:	\$500.00 * \$50.00 per re-submission or re-inspection

Lower Nazareth Township Fee Schedule

Approved 1/5/09
Last updated 1/14/09

(Miscellaneous Permits & Licenses cont'd)

Masonry Structure Fee	\$125.00
Moving Permit:	\$5.00
Peddlers License:	\$25 per month
Road Opening Permit:	Based on current PADOT fee schedule
Septic Permit Application Fee:	\$50.00
Septic Repair/Malfunction Permit/Holding Tank Fee:	\$50.00
Use and Occupancy Permit Fee:	\$20.00 - any changed use of a structure or property
Zoning Permit Fee:	\$50.00
Zoning Certification Letter	\$30.00 per request

VII. BUILDING PERMITS

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



2009 RESIDENTIAL BUILDING INSPECTION FEE SCHEDULE

*** Lower Nazareth Township Administration and Education Fee of \$104.00 shall be added to the final cost of all permit fees. ***

BUILDING

Single Family Dwelling (including electric up to 200 AMP service, plumbing & HVAC) up to 3,500 sq. ft. \$20 for each additional 100 square feet.	\$900.00
Addition up to 500 square feet (excluding plumbing) \$20 for each additional 100 square feet	\$600.00
Renovation – OR – Alteration up to 500 square feet (excluding plumbing) \$15 for each additional 100 square feet.	\$450.00
Accessory structure 500+ square feet (excluding electric, plumbing, HVAC) \$15 for each additional 100 square feet. <i>(no building permit required for accessory structure less than 500 square feet – Zoning Permit Only)</i>	\$250.00
Manufactured Housing – Mobile or with axle capabilities per unit (including electric) – on piers	\$275.00
Manufactured Housing – Mobile or with axle capabilities per unit (including electric) – with basement	\$475.00
Modular Housing (including electric) – up to 3,500 sq.ft. - \$20 for ea. additional 100 sq. ft.	\$450.00
Deck or Covered Patio to 200 square feet (\$12.50 for each additional 100 square feet) <i>(excludes electric)</i>	\$175.00
Minor Alteration/Demolition – 1-2 disciplines including 2 inspections	\$150.00
Above ground pool or Spa (including electric)	\$150.00
In-ground pool <i>(including electric)</i>	\$300.00

PLUMBING

Up to 5 fixtures	\$ 75.00
Each Additional Fixture	\$ 5.00

HVAC

For first unit (including electric) – No plan review included	\$120.00
Each Additional Unit	\$ 45.00

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

ADDITIONAL SERVICES

- * 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.
- * Administrative Costs - Minimum 1 hour @ \$30/hour plus fraction thereof.
- * CodeMaster 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.



2009 COMMERCIAL PLAN REVIEW AND INSPECTION FEES

** Lower Nazareth Township Administration and Education Fee of \$104.00 shall be added to the final cost of all 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	Plan Review	Inspections	Unit	Plan Review	Inspections	Unit
Change of Occupancy	\$ 200.00	N/A		\$ 200.00	N/A		\$ 100.00		N/A
Minor Change (one visit)	\$ 200.00	N/A		\$ 200.00	N/A		\$ 100.00		\$110.00 Lump Sum
1 to 2,000	\$ 400.00	+	\$700.00 Lump Sum	\$ 400.00	+	\$550.00 Lump Sum	\$ 125.00	+	\$250.00 Lump Sum
2,001 to 5,000	\$ 450.00	+	\$0.42 Per SF	\$ 450.00	+	\$0.32 Per SF	\$ 150.00	+	\$350.00 Lump Sum
5,001 to 10,000	\$ 600.00	+	\$0.38 Per SF	\$ 600.00	+	\$0.29 Per SF	\$ 150.00	+	\$0.08 Per SF
10,001 to 25,000	\$ 700.00	+	\$0.35 Per SF	\$ 700.00	+	\$0.26 Per SF	\$ 175.00	+	\$0.07 Per SF
25,001 to 50,000	\$ 750.00	+	\$0.32 Per SF	\$ 750.00	+	\$0.24 Per SF	\$ 175.00	+	\$0.06 Per SF
50,001 to 100,000	\$ 800.00	+	\$0.27 Per SF	\$ 800.00	+	\$0.22 Per SF	\$ 200.00	+	\$0.05 Per SF
100,001 to 200,000	\$ 900.00	+	\$0.22 Per SF	\$ 900.00	+	\$0.18 Per SF	\$ 250.00	+	\$0.04 Per SF
200,001 to 300,000	\$ 1,000.00	+	\$0.18 Per SF	\$ 1,000.00	+	\$0.13 Per SF	\$ 250.00	+	\$0.03 Per SF
over 300,000	Quote	+	Quote	Quote	+	Quote	\$ 300.00	+	\$0.02 Per SF

COMMERCIAL CONSTRUCTION NOTES

- Permit fees are due at the time of application. Permits will not be reviewed until the appropriate fees have been paid.
- 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.
- A minimum fee of \$250 shall apply to each additional plan review re-submission or for incomplete or denied plans. This fee must be paid at the time of re-submission.
- Inspections only, re-inspections or additional inspections shall be invoiced at \$60.00 per hour
- 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.
- Any re-inspection fees are payable to the Township's Third Party Agency and must be satisfied prior to release of the Occupancy Permit
- Administrative Costs - Minimum 1 hour @ \$30/hour plus fraction thereof.
- A fee of \$60.00 per hour will be charged for consultation and/or attendance at meetings with applicants, Township Officials or Staff, Building Code Board of Appeals or special site visits or meetings. All additional fees must be satisfied prior to release of permit(s)