



# LOWER NAZARETH TOWNSHIP

306 BUTZTOWN ROAD  
BETHLEHEM, PA 18020  
TELEPHONE: 610-759-7434  
FAX: 610-746-3317

## Fee Schedule

### **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 Earned Income 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.

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

PreSubmission/Sketch	\$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 – 1<sup>st</sup> Submission, full fee; 2<sup>nd</sup> Submission, 70% of original fee; 3<sup>rd</sup> 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)
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
Informal Sketch Plan	\$1,000.00
With Septic Testing	Additional \$750.00 per lot is required.
Grading Plan Escrow	\$2,000.00
Grading Plan Escrow – Multi-Family	\$1,000/unit
Septic Escrow	
Septic Testing Only	\$800 per lot (testing performed by Township personnel)
Septic Testing – <i>Witness Only</i>	\$400 per lot (witnessing performed by Township)
New Application	\$750.00 per lot
Repairs/Malfunctions	\$750.00 per lot

**ESCROW FEE SCHEDULE (Continued)**

**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.

**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

**IV. PUBLICATIONS (also available for download @ [www.lowernazareth.com/forms.php](http://www.lowernazareth.com/forms.php))**

SALDO .....	Actual Cost
Zoning Ordinance w/map .....	Actual Cost
Zoning Map only .....	Actual Cost
Traffic Impact Ordinance inc. maps .....	Actual 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 \$.025) i.e. but not limited to blueprints, color copies, non standard size documents, etc.
Facsimile/Microfiche/Other Media .....	Actual 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, PERMITS & LICENSES**

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

**Appeals**

Zoning Appeal	Residential	\$750.00 *
	Non-Residential	\$1,000.00 + \$200 per continuance *

*\* Plus the cost of hearing transcription, if requested.*

Curative Amendment Zoning Appeal	\$5,000.00
Conditional Use Zoning Appeal	\$1,500.00, up to (2) hearings; \$500 for each hearing thereafter - PAID IN ADVANCE
Zoning Map Amendment	\$1,000.00

**Miscellaneous Permits, Fees & Licenses**

Alarm Permit Fee:	\$10 per dwelling unit
Burning Permit Fee:	No Cost
Driveway Permit Fee:	\$50.00 + security
Road Opening Permit:	Based on current PADOT fee schedule
Grading Permit Fee:	\$500.00
Zoning/Grading Permit Fee (multifamily structure):	\$750.00*
Zoning/Grading Permit Fee (all others):	\$600.00
Swimming Pool Grading Permit:	\$500.00 * \$50.00 per re-submission or re-inspection
Masonry Structure Fee	\$150.00
Moving Permit:	\$5.00
Peddlers License:	\$25 per month
Septic Permit Administration 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
SEO Site Consultation (for Zoning Permit)	\$80 per hour
Returned Check Fee	\$50.00

**VII. BUILDING PERMITS**

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

*\* Assumes that all units of the multi-family structure will be constructed at one time. If units are constructed separately, additional review and inspection fees may apply.*



# 2012 RESIDENTIAL BUILDING PERMIT INSPECTION FEE SCHEDULE

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

## PLEASE NOTE:

- Residential Building Permit review may take up to **15 business days** upon receipt of a complete application pursuant to the PA Uniform Construction Code.
- In general, stamped and/or sealed plans by a design professional licensed in the Commonwealth of Pennsylvania is not required for residential building permit projects. 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.
- Square footage is calculated upon total footprint of the project, including first floor, second floor, garage, and basement areas. Square footage is not strictly based upon “living area”.
- 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.

## BUILDING

Single Family Dwelling (including electric up to 200 AMP service, plumbing & HVAC) up to 3,500 sq. ft. \$20 for each additional 100 sq.ft. over 3,500 sq.ft.	\$900.00
Addition up to 500 sq.ft. (excluding plumbing) \$20 for each additional 100 sq.ft.	\$600.00
Renovation – OR – Alteration up to 500 sq.ft. (excluding plumbing) \$15 for each additional 100 sq.ft..	\$450.00
Accessory structure 500+ sq.ft. (excluding electric, plumbing, HVAC) \$15 for each additional 100 sq.ft.. <i>(no building permit required for accessory structure less than 500 sq.ft. – 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 Concrete Patio to 200 sq.ft. (\$12.50 for each additional 100 sq.ft.) <i>(excludes electric)</i>	\$175.00
Deck, Patio or Porch w/roof to 200 sq.ft. (\$10.00 for each additional 100 sq.ft.) <i>(includes electric)</i>	\$225.00
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
Solar and Photovoltaic Panel System installations either roof or ground mounted including electrical Base fee plus \$2.00 per panel.	\$150.00
Retaining Wall (over 48” tall)	\$175.00

## PLUMBING

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

**HVAC**

For first unit ( <b>including</b> electric) – No plan review included	\$120.00
Each Additional Unit	\$ 45.00
First system in existing residence or unit replacement in existing residence including electric and plan review. Each additional unit	\$ 45.00
	\$ 20.00
Outdoor Furnace	\$160.00

**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 & NOTICES**

- \* 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**.



## 2012 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 300,001	Quote +	Quote	Quote +	Quote	\$ 300.00 +	\$0.02 Per SF

Retaining Wall \$375.00

Roof \$375.00

Temporary Construction Trailers \$210.00

Sign - Free-standing or Wall Sign only \$210.00

Signs - Free-standing and Wall Signs \$375.00

Roof-mounted Solar and Photovoltaic Panel System installations including plan review and electrical. Base Fee - \$300 plus \$1.00/panel

Ground-mounted Solar and Photovoltaic Panel System installations including plan review and electrical. Base Fee - \$300 plus \$2.00/panel

### COMMERCIAL CONSTRUCTION NOTES

- Pursuant to the PA Uniform Construction Code, Commercial Building Permit review may take up to **30 Business days** upon receipt of a complete application. Submission must be made to Lower Nazareth and should contain: Permit Application, Permit Fee, Proof of Worker's Compensation Insurance, and (3) sets of plans signed/sealed by an architect or engineer of Pennsylvania.
- 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".
- 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.
- 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).