



BOROUGH OF TATAMY

NORTHAMPTON COUNTY, PENNSYLVANIA

423 BROAD STREET PO BOX 218
TATAMY, PA 18085-0218
PHONE: 610.252.7123 FAX: 610.252.2747
BOROUGH.OFFICE@TATAMYPA.GOV

Failure to Acquire permit, and/or pay fee prior to commencement of any individual activity will incur a penalty twice the permit fee, in addition to any penalties associated with violations of the Borough Code and/ or other applicable laws within the Commonwealth.

APPLICATION FEES

SECTION 1

APPLICATION FEE OF ZONING, BUILDING

Typical Residential Projects

	<u>Application Fee Due at Submission¹</u>
➤ Demolition Permit (per Structure)	\$135
➤ Dumpster / POD / Temporary Storage Permit	\$25
➤ Decks	
▪ Under 30" High	\$135
▪ Over 30" High	\$270
➤ Pools	
▪ Above Ground Pool or Hot-Tub	\$270
▪ Inground Pool with Fence	\$270
– Grading Plan Review (Initial review & 2 nd Submission)	\$750
– Engineering Escrow	\$1,000
➤ Fences (split rail, picket, stockade, etc.)	\$135
➤ Patios & Walkways	\$270
➤ Sheds	\$135
➤ Detached Structures (sunrooms, covered decks, roofed patios)	\$270
➤ Fireplace / Stoves / Chimneys / Furnace	\$270

¹ **Application Fees.** All Application Fees shall be collected at time of submission. Any submissions requiring Building/Electrical/Plumbing Plan Review & Permit will render associated building/electrical/plumbing plan review and permit fee at time of Permit Pick Up

2026 SCHEDULE OF FEES

Continued Typical Residential Projects

	<u>Application Fee Due at Submission²</u>
➤ In-Like Non-Structural ³ (<i>exact replacement of existing</i>)	\$135
➤ Curb Installation (<i>new & replacement</i>)	\$270
➤ Sidewalk, Driveways, & Patios (<i>new & replacement</i>)	\$270
➤ Driveway Opening Permit (non-PENNDOT Road)	\$270
➤ Underground & Above-Ground Tank Removal	\$325
➤ Basement Fit-Out	\$325
➤ Solar Roof	\$325
➤ Any Building & Structural Alterations	\$325
<i>(Requires Plumbing/Electrical/Building/Plumbing Permit)</i>	
➤ Yard Sale Permit (<i>after first yard sale and community yard sale</i>)	\$10
➤ On-Lot Disposal Repair	
▪ <i>Minor Repair (building sewer /transmission line)</i>	\$385
➤ Moving Permit (<i>per ingress & egress</i>)	\$5
➤ Incurred Zoning Charges:	
✓ All services incurred as a result of <i>incomplete or incorrect applications</i> will be billed to applicant at:	
▪ \$115.50 per hour during normal working hours (7AM to 5PM Monday thru Friday)	
▪ \$173.25 per hour during non-normal working hours	
✓ All additional inspections required as a result of initial inspection findings of actual <u>install inconsistency</u> with issued zoning permit, shall be charged at	
▪ \$165.00 (Up to 4 inspections), in-addition to zoning time incurred and billed at above rate, until remedied.	
➤ NOTE: RESIDENTIAL PERMIT FEES for Any Residential Project Requiring Building/Electrical/Plumbing Plan Review & Permit will render associated building/electrical/plumbing plan and permit fee at time of Permit Pick Up.	

² **Application Fees.** All Application Fees shall be collected at time of submission. Any submissions requiring Building/Electrical/Plumbing Plan Review & Permit will render associated building/electrical/plumbing plan review and permit fee at time of Permit Pick Up

³ **Non-structural replacement.** Includes, but not limited to roofs, siding, windows, doors, etc.

2026 SCHEDULE OF FEES

Commercial & Income Producing Residential Projects

➤ Any Building & Structural Alterations (plus .50/square foot) <i>(Requires Plumbing/Electrical/Building/Plumbing Permit)</i>	\$750
➤ Demolition Permit	\$500
➤ Construction Trailer <i>(per trailer per year)</i>	\$135
Construction Trailer Escrow <i>(per trailer)</i>	\$500
➤ Curb Installation <i>(new & replacement)</i>	\$350
➤ Sidewalk, Driveways, & Patios <i>(new & replacement)</i>	\$350
➤ Road / Driveway Opening Permit (non-PENNDOT Road)	\$350
— Engineering Escrow	\$1,000
➤ Permanent Signage <i>(new or non-conforming)</i>	\$270
➤ Permanent Signage <i>(replacement in-kind for conforming sign)</i>	\$135
➤ Billboard	\$350

RECREATION FEES

Due Upon Issuance of Building Permit

Commercial / Industrial/Residential Income Producing Properties

Per Acre	\$17,857
Per Residential Dwelling Unit	\$4,758

MISCELLANEOUS PERMITS & FEES

UCC Code Appeal	Per Nazareth COG
UCC Education Fund Fee <i>(as established by the Commonwealth)</i>	\$4.50
Stake Out Fee	Determined by Municipal Engineer
Floodplain Zoning Permit Submission	\$75
Zoning Ordinance Book	Free Download Via Borough Website
SALDO	Free Download Via Borough Website
Tatamy Borough Standard Sewer Specification Book	\$25
Tatamy Borough Standard Sewer Project Manual	\$100
Request for Public Records	
Postage	Actual Cost of Mailing
Photocopies	\$0.25
Facsimile / Microdiche/Other Media	Actual Cost
Certification of Public Record	\$5
Specialized Documents (blueprints, color copies, non-standard sized documents)	Actual Cost
Returned Checks	\$50

2026 SCHEDULE OF FEES

PROFESSIONAL SERVICES (per fee schedules)

Solicitor-		
	Standard	\$225 per hour
	Litigation	\$325 per hour
Zoning Hearing Board Solicitor-		\$125 / hour
Engineer- Registered / Senior		\$135 / \$143/hr.
*Refer to Hanover Engineer schedule of fees for all additional services		
Sewer Authority Engineer- - Registered / Senior		\$131 / \$115/hr.
Administrative assistant-		actual cost of hours needed
Claims Municipal	Delinquent account collection fees	
Preparation and filing of Municipal Liens		\$225
Attorney's fees incurred in the collection of delinquent accounts including, but not limited to, District Justice and /or Common Pleas actions		\$225 /hr.
Additionally, the owner shall be responsible for all costs of collection in addition to attorney's fees including, but not limited to, filing fees and court fees as may be paid by the Borough.		
Attorney's fee (Portnoff Law Offices) for preparation of delinquent refuse account collection letter		\$75
Administrative Fee		
An administrative fee of 15% will be added to all Third Party Reviews to cover internal administration costs.		
Fee schedule to comply with IMPC section 302.4.		
2 person job - Wages- \$65.00, Gas- \$15.00, Equipment-\$30.00 (Mowing & Trimming), (Hauling & Bagging)- \$10.00. For a total of \$120.00.		\$120 per hour
Fee for tree trimming to comply with Ordinance 53-1968		
2 person job – Wages (\$65.00, Gas- \$15.00, Equipment-\$30.00, Hauling & bagging- \$10.00).		\$120 per hour

2026 SCHEDULE OF FEES

GRADING PLAN REVIEW FEE

New Residential Single-Family Construction	
Plan Review Fee	\$750
Engineering Escrow	\$1000
Commercial / Non-Residential Construction	
Plan Review Fee	\$1000
Engineering Escrow	\$2500
In-ground Pools	(Initial review & 2 nd Submission)
	\$750
Engineering Escrow	\$1,000

MISCELLANEOUS PERMITS & FEES

Zoning Hearing Board	
Initial Hearing	\$1,100
Each Subsequent Hearing	\$700
Curative Amendment / Borough Ordinance Change	\$3,000
-Each Subsequent Hearing	\$700
Conditional Use Hearing	\$1,500

Certificate of Occupancy	
For all occupied structures, buildings	\$115
For all above / in ground swimming pools, hot tubs	\$66
For all uses	\$66

Certificate of Occupancy Fees for Existing Structures:

(Inspections based on Municipal ordinances)

Residential Dwellings Single Family, Single Family Townhouse, Single Family Twins, Semi-attached, Condominium Units and Mobile Homes.

\$83.00 - each dwelling unit to be inspected
\$77.00 – re-inspection (per visit)

Commercial and Industrial Buildings

\$248.00 for the first 1000 sq. ft. or less
(single site visit only)
\$39.00 for each additional 1 - 500 sq. ft.
\$825.00 Maximum fee for initial inspection
\$99.00 re-inspection (per visit)

2026 SCHEDULE OF FEES

Non-Residential Permits for Mechanical, Electrical, Sprinklers, Hoods and Suppression Systems, Alarms, etc. are based on construction cost.

Interior Modification	\$350
Up to \$3,499.00	\$450
\$3500 up to \$4999	\$550
\$5000 up to \$7499	\$750
\$7500 up to \$10,000	\$1000
Over \$10,000	\$1500

Mailbox Reimbursement

Reimbursement for mailbox damaged by Tatamy Borough-Snow Removal (motion 3/10/14)
\$50.00

Backyard Chicken Permit	\$150
Yearly renewal	\$30

Mileage – current federal guidelines & amounts apply – 2024 rate	\$0.67 per mile
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Refuse Collection Fee (Paid in semi-annual installments)	\$370 yearly
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Dumpster / POD / Temporary Storage Permit	\$15
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Storage of Vehicles	\$50 daily
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Property Maintenance (Code Enforcement)	\$83 /hr.
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2026 SCHEDULE OF FEES

SECTION - 2

APPLICATION FEES LAND DEVELOPMENT AND /OR SUBDIVISION FEES

The following escrow and fee schedule (**200.6**, Column A and Column B) includes costs for administrative, engineering, and legal activities appropriate to the complexities of land development and / or subdivision.

If, in the opinion of Tatamy Borough, the actual costs incurred by the Borough for advertising, transcription, legal services, engineering services and professional consulting services exceeds the amount of the escrow deposited as indicated by the below schedule, **NO** zoning / building permit / Inspections / Reviews shall be issued / completed until such time as the appellant shall deposit with the Borough a sum sufficient to reimburse the Borough for the aforesaid costs.

The Borough may, during the review of any application, require the applicant to deposit that amount sufficient to reimburse ongoing costs to the Borough. Failure to pay said sums within ten (10) days of billing thereof shall be sufficient grounds for the denial of subdivision or land development approval.

The following deposits (items a through g in **200.6** Column A) shall be set up as an escrow account, to be replenished by the applicant when the escrow account level reaches fifty percent (50%) or less. These escrow accounts will also act as construction escrow accounts to cover ongoing project costs as detailed above.

With each **Preliminary** or **Final plan submission** in the review process the following fee schedule (items a through g in **200.6** Column B) will apply.

APPLICATION ESCROW AND FEE SCHEDULE

	<u>(A) Escrow</u>	<u>(B) Fee</u>
A two (2) lot subdivision	\$2,500	\$750
A five (5) or less lot subdivision	\$5,000	\$1,500
plus for each additional lot 3, 4 or 5	\$150	\$150
All single family dwelling unit development	\$5,000	\$2,500
plus for each lot over the first ten (10) lots	\$150	\$150
All multiple family dwelling unit development	\$7,500	\$3,500
plus for each dwelling unit after the second	\$200	\$200
Commercial / Industrial, subdivisions or development	\$7,500	\$3,500
plus for each acre or fraction thereof	\$250	\$250
Planned Residential Development	\$7,500	\$3,500
plus for each dwelling unit after the second	\$250	\$250
Land development submission	\$5,000	\$2,500
plus for each acre or fraction thereof	\$250	\$250

2026 SCHEDULE OF FEES

One-time fees

Sketch plan submission	\$950
Pre-construction meeting (actual cost to be charged to the Developer)	\$50.00 minimum.

SECTION - 3 SEWAGE PERMIT FEES

Following fees from **300.1** through **300.4** as per current SEO Fee Schedule
And are subject to change without modification of this fee schedule.

Test Pit Profile Analysis

Permit application (single lot) – The property owner or his / her representative will be required to set up an appointment with the Sewage Enforcement Officer (SEO) to arrange for evaluation of the pit, collection of necessary site data, taking of necessary slope readings and notation of all soil mapping information. The owner is required to supply the necessary excavation and any information pertinent to the application. At this time the SEO will try to answer any questions that the owner may have in reference to his system planning or permit procedure.

Per pit evaluation	\$75
Quantity evaluation (per perc site)	\$75

Subdivision planning – The subdivision is required to supply a drawing of the proposed subdivision delineating proposed subsurface disposal areas (drawn to scale) for each lot and shall have physically marked these areas in the field according to their individual location on the subdivision plan. At this point the sub-divider will contact the Borough SEO to set up an appointment to arrange for the SEO's observation of the pit. The developer shall retain a soil scientist, or other qualified individual, to evaluate individual probes. This is typically performed for general site suitability and planning module preparation. If either soil conditions or slopes exist which would indicate unsuitable sites, the sub-divider may have to incorporate this area into acceptable surrounding proposed plots. The sub-divider must provide all necessary equipment and labor.

Per pit observation	\$75
Quantity observation (per perc site)	\$60

Percolation Test (limited to six holes)

Complete	\$325
Partial	\$265
Observation	\$200

On-lot Disposal Permit application fees

2026 SCHEDULE OF FEES

New	\$285
Minor repair (building sewer / transmission line)	\$285
Pre-construction inspection	\$100
Final inspection (standard system)	\$100
Final inspection (sand mound)	\$225
System Malfunction (per hour)	\$55
Sewer Lateral Connection Fee	
Connection Fee (per EDU)	\$9,915
Sewer Lateral Inspection	\$84.00/hr.
New or Additional Sewer Lateral Installation	
All work is contracted and paid for by the applicant, using an approved and licensed contractor. The applicant is responsible for all costs associated with estimate preparation, engineering, inspection, and any other fees associated with the project. The new lateral is only provided to the applicant's property line (edge of Borough's right-of-way).	
Fee For Bounced Sewer Payment Checks	\$50
Water Termination Processing Fee	
Shut off fee	\$30
Reconnection fee	\$30

2026 SCHEDULE OF FEES



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INSPECTION FEES – COMMERCIAL
PRIMARY
KEYCODES INSPECTION AGENCY

2026 Fee Schedule – Commercial Inspection Services

COMMERCIAL DEPOSIT (DUE AT TIME OF SUBMITTAL): (This is non-refundable, but will be credited to your account for your specific project. **ALL PLANS MUST BE COLLATED**)

\$ 250.00 For alterations or single discipline
\$ 500.00 For new construction and additions

New Construction and Additions (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$525.00 plus
First 25,000 square feet	\$0.29 per square foot plus
25,001 to 250,000 square feet	\$0.24 per square foot plus
Over 250,000 square feet	\$0.18 per square foot

Alterations, Renovations or tenant “fit-out” (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$525.00 plus
First 25,000 square feet	\$0.29 per square foot plus
Over 25,000 square feet	\$0.14 per square foot

**Building and Sub-code Plan Review Fees –
New Construction:**

\$0.08 per square foot – (\$500.00 Minimum) Includes building, mechanical, plumbing, electrical, energy and accessibility

Alterations, Renovations or tenant “fit-out”

\$0.08 per square foot – (\$500.00 Minimum) Includes building, mechanical, plumbing, electrical, energy and accessibility

Individual Sub Code Submissions:

\$90.00 per hour – two hour minimum or \$0.013 per square foot.
(\$250.00 Minimum)

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

Commercial Building Inspections (not included in fees listed above and Consultation Fees on Behalf of the Municipality) and In-Municipal Office Services:

\$90.00 per hour with one hour minimum

Footing/Foundation Only Fees (includes plan review and inspections for the footing and foundation only):

First 25,000 square feet	\$1500.00
25,001 to 250,000	\$4000.00
Over 250,000 square feet	\$7500.00

Special Flat Rate for Building Sub-code (including plan review fees):

Fire Protection – Sprinklers and Standpipes:

\$425.00 - Including first 200 heads and one standpipe
\$0.44 - 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 square feet
\$400.00 Building Only – 5,001 - 10,000 square feet
\$750.00 Building Only – 10,001 - 50,000 square feet
\$1500.00 Building Only – Over 50,000 square feet

Commercial Kitchen Exhaust (Per Hood) (includes building, mechanical and electrical as needed):

\$450.00 – Type 1 - Including hood installation and suppression system
\$225.00 – Suppression system only (in existing hood)
\$325.00 – Hood installation only

**Signs - Parallel, Projecting, or Freestanding Signs
(Up to 100 square feet):**

\$350.00 - (includes building) – Up to two visits
\$ 2.25 - Each additional square foot over 100)
\$ 75.00 – Each additional sign per building permit application

Racking Systems (i.e. warehouses):

\$600.00 – Building Only - Up to 10,000 square feet
\$1200.00 – Building Only - 10,001 – 50,000 square feet
\$1800.00 – Building Only – Over 50,000 square feet

Roof Replacement:

\$425.00 – (one site visit) (first 5000 square feet)
\$ 30.00 – Each additional 5000 square feet
\$ 90.00 – Adder for insulation inspection when needed

Demolition Permit:

\$ 225.00 - First 1000 square feet
\$ 25.00 – Each additional 1000 sq. feet

Cell Tower Co-locate (on existing structures):

\$350.00 - (includes building only) – Up to two visits

Temporary Tent:

\$225.00 - (one site visit)

**Wind Turbine and Solar Photovoltaic Systems
(includes building):**

\$400.00 – for first 5kw rating of system
\$35.00 - for each additional 5kw rating of system

**Minor Alteration as Determined
by the Code Official (building only):**

\$240.00 - (one site visit)

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

Commercial Plumbing and Mechanical sub-code fees (plus plan review):

Plumbing:

\$180.00 - Including first (3) trapped fixtures
\$32.00 - per each additional trapped fixture(s)
\$90.00 - new water line
\$90.00 - Sanitary Sewer Hook-up (each lateral)

Mechanical:

\$180.00 - Including one unit or duct work alterations
\$45.00 - per each additional mechanical unit
(Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
\$180.00 – Replacement of single HVAC Equipment.
One visit Electric & Mechanical

2026 Commercial Electrical sub-code fee (plus plan review):

WIRING OUTLET QUANTITIES:

\$180.00 – 1 to 25 outlets or devices
\$25.00 – each additional 25 outlets or devices
(Please note that an outlet or device is a receptacle, light, switch, etc.)

FIRE ALARM, SECURITY, NURSE CALL OR SIMILAR SYSTEM

\$180.00 – 1 to 25 devices
\$25.00 – each additional 25 devices

SERVICES AND FEEDERS:

\$95.00 – 200 Amps or less
\$140.00 – 400 Amps or less
\$200.00 – 800 Amps or less
\$225.00 – 1000 Amps or less
\$250.00 – 1500 Amps or less
\$380.00 – 2000 Amps or less
\$500.00 – Over 2000 Amps
\$ 55.00 – Cost for Additional Panel (at reviewer's discretion)
(x3) Multiplier for above items for voltages over 600

HEATING AND AIR CONDITIONING UNITS:

\$75.00 – up to 50 kW for first unit
\$32.00 – up to 50 kW for each additional unit
\$95.00 – 51 – 100 kW for first unit
\$42.00 – 51 kW – 100 kW for each additional unit
\$125.00 – over 100 kW for first unit
\$55.00 – over 100 kW for each additional unit

TRANSFORMERS AND MOTORS:

\$65.00 – up to 25hp or 50 Kva
\$75.00 – 26 to 50hp or 51 to 100 kVA
\$100.00 – 51 to 100hp or 101 to 200 kVA
\$125.00 – 101 to 200hp or 201 to 500 kVA
\$200.00 – over 200hp or 500 kVA
(x3) Multiplier for above items for voltages over 600

GENERATORS, VAULTS, SUBSTATIONS, ETC.:

\$160.00 - Up to 10KW/KVA
\$200.00 – 10 to 20KW/KVA
\$240.00 – 21 to 100KW/KVA
\$325.00 – 101 to 200KW/KVA
\$375.00 – 201 – 500KW/KVA
\$500.00 – over 500KW/KVA
(x3) Multiplier for above items for voltages over 600

MISCELLANEOUS ELECTRICAL FEES:

\$125.00 – Sign for first unit
\$ 55.00 – Sign for each additional unit
\$600.00 – Commercial Swimming Pool State of PA 3-year certification. This is per inspection – pass or fail.
\$90.00 Each additional pool or hot tub inspected at same time as main public pool.
\$125.00 For each re-inspection visit
\$125.00 – Communication or Data Wiring Systems
\$30.00 – Site Light and or pole standard (each)
\$200.00 – EV Charging Station – Includes one charger. Additional chargers @ \$50.00 per. Service and feeder fees are additional.

WIND TURBINE AND SOLAR PHOTOVOLTAIC SYSTEMS:

\$75.00 – Transfer, disconnect, metering or inverter equipment (each)
\$200.00 – for first 5kw rating of system
\$50.00 - for each additional 5kw rating of system

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

\$ 75.00 - RE-INSPECTION VISITS

\$ 90.00 - COST (PER VISIT) FOR ADDITIONAL VISITS. MINIMUM INSPECTION FEE (PER VISIT)

(All permits will be assigned a number of site visits depending on the scope of work and cost of the permit.)

\$ 150.00 - MINIMUM PERMIT FEE

\$ 35.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY OR COMPLETION

\$ 100.00 – COST TO COLLATE PLANS (per set of plans)

\$ 5.00 – COST PER INSPECTION RESULT FOR REMOTE MUNICIPAL SOFTWARE DATA ENTRY

\$ 30.00 – COST TO MAKE 8 ½ X 11” COPIES PLUS \$1.00 PER PAGE.

\$ 50.00 – COST TO MAKE COPIES LARGER THAN 8 ½ X 11” PLUS 2.50 PER PAGE.

\$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)

\$ - AFTER HOUR INSPECTIONS – CALL FOR FEES Note: Projects which are phased may be assessed additional fees.

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

INSPECTION FEES – COMMERCIAL
ALTERNATE – BASE ENGINEERING

NEW COMMERCIAL BUILDINGS AND ADDITIONS

Includes Plan Review and Inspections for Shell and Core. Tenant fit-out by separate permit.

- New Buildings, Additions 0.25 per square ft.

Minimum fee of \$1500.00

*** Please Note:** Fees for large projects, including warehousing and distribution centers will be determined on a case by case basis factoring in actual number of inspections that will be required rather than a set fee. Please feel free to contact us at 610-437-0978 if you would like to discuss a project or get an estimated cost. All fees for large projects include Plan reviews and number of inspections required to complete.

COMMERCIAL ALTERATIONS, RENOVATIONS

Modification, Fit-outs, Individual Trade Permits

\$1,000-150,000.....	\$22.00 per \$1,000 value
\$151,000-300,000.....	\$18.00 per \$1,000 value
\$301,000-500,000.....	\$15.00 per \$1,000 value
\$500,000 and above	\$10.00 per \$1,000 value

****** Minimum (Alterations & Miscellaneous Fitout).....\$325.00

Commercial Plan Review Only

- New construction and Alterations \$150.00 Per Discipline

Fire Protection:

- 1) Sprinklers, Standpipes, Risers, Hydrants, and Fire Loops
 - a) \$325.00 - Including first 200 heads and one standpipe
 - b) \$0.32 per additional head over 200
 - c) \$100.00 per additional standpipe, riser, hydrant, fire loop
- 2) Alternative Suppression System\$175.00
- 3) Type I hood with suppression... ..\$325.00
- 4) Fire Alarm System\$225.00

Roofs:

- 1) Small roofs (1) inspection... ..\$150.00
- 2) Larger roofs (2) inspections\$300.00

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

Cell Tower co-locate Includes building and electrical review and inspections..\$300.00
Antenna alterations only\$150.00

Service and feeders:

\$100.00 400 amps or less.
\$150.00 800 amps or less.
\$175.00 1000 amps or less.
\$200.00 1500 amps or less.
\$300.00 2000 amps or less.

GENERAL NOTES:

- Commercial Package plans are quoted based on hourly maximums and/or fixed inspection numbers. **Failures, locked premises, violation re-inspections will be back charged if in excess of allotted inspections.**
- **Commercial accounts as contract price will be subject to back charges for failures, locked premises, violation visits in excess of contract quotes.**

PRE-APPLICATION CONSULTATION:

If a consultation is required or requested prior to application and/or review of plans, the charge will be \$65.00/hr. If the consultation involves the services of our Professional Engineer, the charge will be \$95.00/hr.

MINIMUM INSPECTION FEES:

Commercial:

Electrical/No plans	\$150.00
Building/No plans	\$150.00
Mechanical/No plans	\$150.00
Plumbing/no plans	\$150.00
Fire / Life / Safety	\$150.00

NOTE: Base reserves the right to alter the above quoted rates + or – to reflect the actual costs of any construction not specifically addressed in this rate schedule.



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RESIDENTIAL INSPECTION FEES
(PRIMARY BUILDING, PLAN & INSPECTION SERVICES)
BASE ENGINEERING

Municipal - 2026 Fee Schedule – Residential Inspection Services
FLAT RATE COSTS INCLUDING PLAN REVIEW (NEW CONSTRUCTION ONLY)

BUILDING CODE OFFICIAL SERVICES

Including but not limited to Violation letters, International Property Maintenance Code Enforcement, administrative services, etc. \$65.00/hr.

RESIDENTIAL RATE SCHEDULE

RESIDENTIAL PACKAGE FOR NEW S.F.D., AND LARGE ADDITIONS*

CONVENTIONAL FRAME – up to 3500 sq. ft. \$900.00

Over 3500 sq. ft. \$70.00 per 500 sq. ft.

Includes plan review and inspections noted below:

- (1) Footing (before pouring concrete)
- (2) Foundation (before back fill)
- (3) Frame includes: HVAC (rough in)
Plumbing (rough in)
Electric (rough in)
- (4) Insulation / Draft stop / Fire caulk
- (5) Wallboard
- (6) Final Building and Electric
- Water & Sewer laterals + \$100.00
- Any appurtenances that are not included on the originally submitted plans must be permitted separately, i.e. decks, garages, etc.
- Any Re-inspections required due to failure will be invoiced at \$65.00

MANUFACTURED HOME NEW OR USED* \$250.00

- (1) Footer (before pouring concrete)
- (2) Final utilities
- (3) Final building

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

INDUSTRIALIZED S.F.D. / INTERIOR ALTERATIONS* **\$375.00**

Includes plan review and approval, and inspections noted below:

- (1) Footing (before pouring concrete)
- (2) Foundation (before back fill)
- (3) Electric service
- (4) Final
- Any appurtenances that are not included on the originally submitted plans must be permitted separately, i.e. decks, garages, etc.
- Any Re-inspections required due to failure will be invoiced at \$65.00
- See 'General Notes'

RESIDENTIAL CONSTRUCTION *

Addition with full foundation or alteration (Includes 5 Inspections) **\$750.00**
(Footing, Foundation, Framing with rough mechanicals, Insulation, and Final)

Addition on slab or small addition on crawl space **\$575.00**
(Includes up to 4 Inspections – Footing, Framing, Insulation and Final)

Sunrooms on existing slab or deck.....**\$275.00**

Basement alterations (includes 3 inspections).....**\$275.00**
Basement alterations with full/partial bathroom (4 Inspections) **\$325.00**

Roof only structures **\$200.00**

* The above rates are subject to change after plans are submitted. Please call for a quote on unusual or complicated projects.

RESIDENTIAL DECK PACKAGE.....\$200.00

Includes plan review and 2 inspections, as noted below:

- Footing (before pouring concrete)
- Final
- See 'General Notes'

RESIDENTIAL POLE BUILDING OR DETACHED GARAGE (no electric) \$200.00
FOR ABOVE WITH ELECTRIC ADD\$100.00
(Storage only – no occupiable space)

- See 'General Notes'

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

RESIDENTIAL SWIMMING POOL PACKAGE

- Above Ground Pool: Includes Plan Review, electrical and final inspection (2 inspections included)\$150.00
- In-Ground Pool: Includes Plan Review, rough and final electric, and final inspection (4 inspections included) \$325.00

PHOTOVOLTAIC (SOLAR) SYSTEMS:

- Roof Mounted (Includes building and electric review and inspections) \$300.00
- Ground Mounted (Includes building and electric review and inspections) \$350.00

GENERATOR: (Includes Mechanical, Fuel Gas and Electrical review and inspections)
\$125.00

GENERAL NOTES:

- Residential Package plans are quoted based on hourly maximums and /or fixed inspection numbers. **Failures, locked premises, violation re-inspections will be back charged if in excess of allotted inspections.**
- All non-fixed rate inspections will be billed at hourly rate of:

Plan Review	\$65.00/hr.
Building	\$65.00/hr.
Electrical	\$65.00/hr.
Mechanical	\$65.00/hr
Plumbing	\$65.00/hr
Energy	\$65.00/hr
Clerical	\$40.00/hr.

Note: inspection of a combination of trades (residential) \$100.00. All individual inspections shall be billed with a 1 hour minimum.

SERVICE ONLY:

\$100.00 200 Amps or less

\$150.00 400 Amps or less

\$200.00 800 Amps or less

\$25.00- Each additional meter or panel inspected per service.

RESIDENTIAL INSPECTION FEES

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

(ALTERNATE BUILDING, PLAN & INSPECTIONS SERVICES)
KEYCODES INSPECTION AGENCY

2026 Fee Schedule – Residential Inspection Services

FLAT RATE COSTS INCLUDING PLAN REVIEW (NEW CONSTRUCTION ONLY)

RESIDENTIAL DEPOSIT (DUE AT TIME OF SUBMITTAL):

\$ 80.00 (This is non-refundable but will be credited to your account for all flat rate projects listed for your specific project. **ALL PLANS MUST BE COLLATED.**)

RESIDENTIAL DWELLING PACKAGE:

\$ 1050.00 (Up to 2500 Square feet)

Includes building, mechanical, energy, plumbing and electrical
– Up to (12) site visits included

\$ 105.00 Cost for each 1 - 500 additional square feet above 2500

INDUSTRIALIZED (MODULAR) HOMES (or manufactured homes over full basement):

\$ 575.00 Includes building, mechanical, energy, plumbing and electrical
– Up to six site visits included

MANUFACTURED (MOBILE) HOMES:

\$ 500.00 Includes building and electrical

Building – Up to three site visits– electrical – Up to two site visits

BASEMENT FINISH OR INTERIOR ALTERATION:

\$ 500.00 Includes building, energy and electrical
– Up to five site visits

\$ 125.00 Additional cost for any plumbing in renovation (requires plumbing inspections)

\$ 125.00 Additional cost for any new HVAC units (requires mechanical inspections)

ADDITIONS:

\$ 700.00 (Up To 750 Square Feet)

Includes building, energy and electrical
– Up to seven site visits

\$ 110.00 Cost for each 1 - 500 additional square feet above 750

\$ 125.00 Additional cost for any plumbing in addition (requires plumbing inspections)

\$ 125.00 Additional cost for any new HVAC units (requires mechanical inspections)

ROOF STRUCTURE (over deck or patio)

\$ 410.00 Includes building only – Up to four site visits

CONCRETE SLAB:

\$ 130.00 Building - one inspection

DECKS:

\$ 255.00 Building – Up to two inspections for decks over 48” or more above ground

\$ 315.00 Building – Up to three inspections for decks less than 48” above ground

SWIMMING POOLS:

\$ 255.00 (ABOVE-GROUND)

Building, electrical – Up to two site visits

\$ 410.00 (IN-GROUND)

Building, electrical – Up to four site visits

\$ 255.00 (SPA OR HOT TUB)

Building, electrical – Up to two site visits

ACCESSORY STRUCTURES:

(up to 1000 square feet)

Includes building and energy

\$410.00 – Up to four site visits

\$ 110.00 Cost for each 1 – 500 additional square feet above 1000

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

2026 Fee Schedule – Residential Inspection Services

FLAT RATE COSTS (NEW CONSTRUCTION ONLY) - CONTINUED:

DEMOLITION:

- \$ 130.00 (includes first 2000 square feet)
- \$ 32.00 (for each additional 500 square feet)

ROOF REPLACEMENT:

- \$115.00 - includes one site visit

MINOR ALTERATION (at the discretion of the inspector):

- \$ 160.00 – includes one site visit
- \$ 265.00 – includes up to two site visits
- \$ 345.00 – includes up to three site visits

POLE BUILDING

- \$250.00 - Building only – up to two site visits

RETAINING WALL:

- \$ 315.00 – includes up to three site visits

POOL FENCE REPLACEMENT:

- \$160.00 – includes one site visit

PHOTOVOLTAIC (SOLAR) or WIND TURBINE ALTERNATE POWER SYSTEMS:

- \$ 345.00 Roof Mounted First 5kw of system – Building and electric two total site visits.
- \$ 32.00 Each additional 5kw of system.

- \$ 450.00 Ground Mounted First 5kw of system – Building and electric four total site visits.
- \$ 32.00 Each additional 5kw of system.

GENERATOR (back up power) OR GEOTHERMAL SYSTEMS:

- \$ 275.00 – Up to two visits – Building, Mechanical and Electrical Only

NOTE: ALL FLAT FEES LISTED ABOVE INCLUDE PLAN REVIEW

OTHER THAN FLAT RATE AND OTHER SUB CODES: (Must add plan review to fees as applicable.)

RESIDENTIAL BUILDING INSPECTIONS (when not included in flat rate pricing):

- \$ 80.00 per hour with one hour minimum

RESIDENTIAL PLANS EXAMINATION (when not included in flat rate pricing):

- \$ 80.00 per hour with a one hour minimum

PLUMBING SUB-CODE FEES (when not included in flat rate pricing):

- \$ 160.00 Including first (6) trapped fixtures – Up to two site visits
- \$ 15.00 per each additional trapped fixture(s)
- \$ 85.00 - new water line
- \$ 130.00 - Sanitary Sewer Hook-up (each lateral)
- \$ 85.00 – Water Heater replacement (plus electric)
- \$ 160.00 – Residential Sprinkler System

MECHANICAL SUB-CODE FEES (when not included in flat rate pricing):

- \$ 160.00 Including first unit or ductwork alterations – Up to two site visits
- \$ 32.00 per each additional mechanical unit. (Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
- \$ 160.00 Freestanding Stove
- \$ 90.00 HVAC replacement (plus electric)

2026 SCHEDULE OF FEES
ADOPTED & EFFECTIVE - 1 JANUARY 2026

RESIDENTIAL ELECTRICAL SUB CODE FEES (when not included in flat rate pricing):

RESIDENTIAL UNITS, FLAT RATE (New Construction):

- \$ 160.00 - Single Family with up to 200 Amp Service – Up to two visits.
- \$ 210.00 – Single Family with up to 400 Amp Service – Up to two visits.

INDUSTRIALIZED (MODULAR) HOMES OR MANUFACTURED (MOBILE) HOMES:

- \$ 160.00 – Single Family with up to 200 Amp Service – Up to two visits.

BASEMENT OR INTERIOR RENOVATIONS:

- \$ 160.00 – For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 17.00 – For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

ADDITIONS AND ACCESSORY STRUCTURES:

- \$ 160.00 – For up to 25 outlets (plus heat) – Up to two visits.
 - \$ 17.00 – For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

SERVICE ONLY:

- \$ 95.00 – 200 Amps or less
 - \$ 140.00 – 400 Amps or less
 - \$ 200.00 – 800 Amps or less
 - \$ 42.00 – Each additional meter or panel inspected per service.
- Please note that all service inspections include one visit only.

SWIMMING POOLS (electric only):

- \$ 160.00 – Above Ground – Up to two visits.
- \$ 250.00 – In Ground – Up to three visits.
- \$ 160.00 – Spa or Hot Tub – Up to two visits.

HEATING AND AIR CONDITIONING UNITS:

- \$ 55.00 – (per unit)
- \$ 45.00 – Baseboard (first unit)
- \$ 10.00 – Baseboard (each additional unit)
- \$ 80.00 – Replacement of Existing HVAC Unit

MISCELLANEOUS FEES:

- \$ 95.00 – Residential security/fire alarm systems
- \$ 200.00 – EV Charging Station
- \$ 250.00 – Wind Turbine (electric only) – Up to 5kw – Up to two visits.
- \$ 250.00 – Solar Photovoltaic Systems (electric only) – Up to 5kw – Up to two visits.
- \$ 27.50 – Solar Photovoltaic and Wind Turbine Systems – Each additional 5kw rating of system.
- \$ 200.00 – Generator (electric only) – (30KW or less) (Use commercial fee schedule if over 30KW)

- \$ 75.00 - RE-INSPECTION FEE FOR VIOLATIONS (PER VISIT)
- \$ 80.00 - COST (PER VISIT) FOR ADDITIONAL VISITS OR CONSULTATION
- (All permits will be assigned a number of site visits depending on the scope of work and cost of the permit.)
- \$ 80.00 - MINIMUM INSPECTION FEE (PER VISIT)
- \$ 125.00 - MINIMUM PERMIT FEE
- \$ 35.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY
- \$ 5.00 – COST PER INSPECTION RESULT FOR REMOTE MUNICIPAL SOFTWARE DATA ENTRY
- \$ 30.00 – COST TO MAKE 8 ½ X 11” COPIES PLUS \$1.00 PER PAGE.
- \$ 75.00 – COST TO COLLATE PLANS per set of plans
- \$ 50.00 – COST TO MAKE COPIES LARGER THAN 8 ½ X 11” PLUS 2.50 PER PAGE.
- \$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)