

RESOLUTION NO. 01-2026-1901

**BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SALISBURY,
LEHIGH COUNTY, PENNSYLVANIA, SETTING AND FIXING FEES FOR THE
TOWNSHIP FOR CALENDAR YEAR 2026**

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania that all fees are hereby fixed for calendar year 2026 as outlined in the listings attached hereto.

APPROVED AND ADOPTED this 22nd day of January, 2026 at a regular public meeting.

ATTESTED:

TOWNSHIP OF SALISBURY
(Lehigh County, Pennsylvania)


Township Secretary


President, Board of Commissioners



Salisbury Township
Proposed 2026 Fee Schedule

ALARMS, FALSE

Fourth and each subsequent false alarm per calendar year	\$25
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EVENTS, SPECIAL

Application fee	\$150
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FINANCE DEPARTMENT

Certifications (Water/Sewer/Trash/Municipal Liens/Fines/Assessments)	\$30 per property
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Lien Administrative Fee	\$325 per lien filed
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FIRE SAFETY INSPECTION

The fee for a fire safety inspection is based upon a fee schedule that takes into consideration the type of occupancy, the usage, and the square footage of the facility.

Based on the square footage for the occupancy, multiple buildings in the same complex constitute a separate fire inspection.

Commercial Properties/Multi-Residential Buildings:

0 to 2,999 square feet	\$80
3,000 to 5,999 square feet	\$120
6,000 to 9,999 square feet	\$180

10,000 to 24,999 square feet	\$300
25,000 to 49,999 square feet	\$450
50,000 to 99,999 square feet	\$550
100,000 to 499,999 square feet	\$700
>500,000 square feet	\$800

Educational/Assembly Properties:

0 to 500,000 square feet	\$120
>500,000 square feet	\$150

Reinspection Fee (2 or more reinspections): \$60 per reinspection

Failure to Comply Fee \$60

Certificate of Operation/Initial Inspection Fee (New Business) \$60

Fire Code Inspection Fee

GREASE TRAPS

Industrial Waste Discharge Permit \$300

Industrial Waste Permit Transfer Fee \$300

Grease Trap Installation/Repair \$50, plus state surcharge for permits

HOUSING

Moving Permit \$10

Annual Rental Property Registration Renewal Fee:

For properties with 1 - 20 units \$35 per unit
\$25 per unit if paid on or before January 31st

For properties with 21 - 50 units	\$575 flat fee \$550 flat fee if paid on or before January 31st
For properties with 51 or more units	\$825 flat fee \$800 flat fee if paid on or before January 31st
Annual Rental Property Registration Fee (New Registrations Only):	
For properties with 1 - 20 units	\$35 per unit for new registrations submitted January through June \$17.50 per unit for new registrations submitted July through December
For properties with 21 - 50 units	\$575 flat fee for new registrations submitted January through June \$287.50 flat fee for new registrations submitted July through December
For properties with 51 or more units	\$825 flat fee for new registrations submitted January through June \$412.50 flat fee for new registrations submitted July through December
Rental Inspection Fee	\$50 per unit
Rental Reinspection or Noncompliance Fee	\$25 per unit/per resinspection

MOTOR VEHICLES

Pushcart Fees:

1 year	\$100
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6 months	\$50
3 months	\$25
Reclamation cost	\$25

ON-LOT SEWER SYSTEMS

A.	Percolation testing observed by Sewage Enforcement Officer (maximum four simultaneous tests)	\$350 per lot
B.	Permit and Inspection Fees	
	Permit application and close out, complete system*	\$200
	Permit application and close out, new tank or tank repair*	\$100
	Design review, issue permit, complete system	\$150
	Design review, issue permit, new tanks or tank repairs	\$50
	Design review spray and drip systems	\$200
	1 inspection, in-ground systems and tanks	\$200
	2 inspections, mound systems	\$400
	Each additional inspection required	\$200
C.	Other Fees	
	Site consultation (responsibility of applicant)	\$100 per hour
	Verify prior soil testing (responsibility of applicant)	\$150 per test

Other duties including meetings and planning module review	\$100 per hour
Well isolation distance exemption request review waiver (responsibility of applicant)	\$100 per hour
Complaint investigation and enforcement actions (responsibility of Township)	\$100 per hour

**Additional Administration fee of \$50 applied when applicable*

- 1. The Sewage Enforcement Officer is authorized to perform soil testing for sewage planning modules and to sign the false swearing statement in the module.*
- 2. The Sewage Enforcement Officer shall provide the Township with a project summary upon completion.*
- 3. The fee schedule applies to new and repaired septic systems.*
- 4. All fees incurred which involve land development, require the assistance of the Township Engineer, or require additional services from the Sewage Enforcement Officer related to all on-lot sewage disposal system activities shall be reimbursed 100% by the applicant or owner of the property.*

PEDDLERS

License fee	\$50
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POLE PERMIT (NEW INSTALLATION)

\$15 plus \$10 per pole

POLICE DEPARTMENT

Accident report	\$15
Police report	\$0.25 per page
Act 22	\$75 per request

SEWER

Sewer services — Residential	\$368 per annum (\$92 per quarter)
Sewer services — Nonresidential	\$404.80 per annum (\$101.20 per quarter)
Sewer Lateral Testing Report	\$100
Sewer Lateral Testing Report Resubmission	\$65

SHADE TREES/STREET TREES

Application for removal	\$50
Appeals	\$250

SOLID WASTE

Trash and Recycling cart replacement	\$85 per cart
Refuse collector's license	\$10
Household Appliances With Freon Pick Up	\$55 per item
MSW services	\$432 per annum (\$108 per quarter)

STREETS AND SIDEWALKS

Street vacations	\$1,500 plus \$4,500 escrow
Setting line and grade	\$50 per linear foot, \$1,000 escrow

Road Degradation

- A. *If the applicant seeks to excavate upon a street within seven years after the completion of paving the street, the applicant shall pay a road degradation fee to the Township based on the following:*

Paving Completion Time Frame

Cost Per Square Foot/Minimum Charge

Greater than seven years	\$0/\$0
Greater than six but less than seven years	\$2/\$1,000
Greater than five but less than six years	\$4/\$2,000
Greater than four but less than five years	\$8/\$4,000
Greater than three but less than four years	\$12.50/\$6,250
Greater than two but less than three years	\$15/\$7,500
Greater than one but less than two years	\$18/\$9,000
Less than one year	\$20/10,000

B. Right-of-Way Permit Fees

Permit Application Fee	\$65, only applicable if building or zoning permit application fee not required
Excavation in a street	\$100 plus escrow
Excavation behind the curb	\$50 plus escrow
Driveway apron with curb cut	\$50 plus escrow
Curb ramp	\$50 plus escrow
Sidewalk repair or replacement without curbing	\$50 plus escrow
Curbing repair or replacement	\$50 plus escrow

C. Right-of-Way Permit Escrows*

Excavation in a street	\$2,000 (up to 100 square feet of pavement restoration plus \$10 per each additional square feet)
Excavation behind the curb	\$2,000
Driveway apron w/curb cut	\$2,000

Curb ramp	\$2,000 (\$5,000 if survey work required by Township)
Sidewalk without curbing	\$2,000 first 50 feet (no survey or cutsheet required) plus \$2 per additional foot, or \$5,000 first 50 feet (with survey, design, cutsheet) plus \$4 per additional foot
Curbing	\$2,000 first 50 feet (no survey or cutsheet required) plus \$2 per additional foot; or 5,000 first 50 feet (with survey, design, cutsheet, inspection) plus \$4 per additional foot

** Note 1. Escrow amounts are only noted as the initial amount posted. Should escrow need to be replenished, the amount will be determined by the Community Development Director.*

SUBDIVISION, LAND DEVELOPMENT, AND GRADING

Grading and Development Permit

Application fee	\$50
Escrow deposit*	\$1,000

Minor Subdivision/Lot Line Adjustment/Lot Consolidation

Filing fee	\$750
Resubmission fee	\$300
Escrow deposit*	\$4,500

Major Subdivision

Filing fee	\$1,200, plus \$40 per lot
Resubmission fee	\$500
Escrow deposit*	\$5,000, plus \$200 per lot

Land Development

Filing fee	\$1,000, plus \$40 per acre (or part thereof)
Resubmission fee	\$500
Escrow deposit*	\$5,000, plus \$200 per dwelling unit or acre (or part thereof) whichever is greater

Sketch Plan

Filing fee, if public meeting is requested	\$600 per submission
Filing fee, if public meeting is not requested	\$400 per submission

Escrow deposit*	\$5,000, Remainder may be credited to a subsequent preliminary or preliminary/final submission escrow
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Recreation Fee	\$2,000 per new dwelling unit
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Recreation fee effective at time of initial grading permit, land development, or subdivision submission shall be paid prior to the recording of plans. Sketch plan submissions do not lock in recreation fee rates.

<i>Stormwater management or drainage plan review required to ensure Act 167 compliance</i>	\$500, plus \$1,000 escrow, plus inspection fees
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Only required for building permits or other projects where a stormwater management plan or a drainage plan is required but will not be part of a subdivision or land development or a site plan.

In addition to the fees listed above, the applicant is responsible for all engineering and legal fees incurred by the Township for the project, plus a 3% administration fee for residential projects and a 5% administration fee for nonresidential projects.

Escrow accounts must be replenished in full within 30 days of service invoicing. Delinquent account projects will be placed on hold and no further activity, with the exception of any necessary time extensions, may take place until the applicant's account is replenished in full.

** Money in escrow is for reimbursement at the Township's discretion for any and all engineering, legal or other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, in processing the sketch, preliminary and final plans. At the applicant's request upon the recording of the subdivision and land development plan with the Recorder of Deeds and the payment of all Township engineering, legal and other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, the balance of the escrow will be returned. The escrow will not be returned until all invoices from the Township Engineer and Solicitor have been received by the Township and paid. The Solicitor and Engineer's invoices are submitted to the Township every 30 days.*

Legal fees (hourly):

Township Solicitor (Firm Partner)	\$205
Township Solicitor (Firm Associate)	\$195
Paralegal Services	\$115

Note: The cost of reimbursable expenses that are in addition to the basic services will be itemized separately. Reimbursable expenses include, but are not limited to, priority/express mail and packages; preparation or materials for electronic transfer; hand delivery of materials; reproductions; prints; and any additional insurance coverage or limits (including professional liability insurance) requested in excess of that normally carried. Reimbursables are subject to sales tax.

Engineering fees (hourly):

Senior Municipal Engineer	\$157.50
Municipal Engineer/Planner	\$144

Note: The cost of reimbursable expenses that are in addition to the basic services will be itemized separately. Professional services will be invoiced on the basis of time worked by the staff in increments of 1/4 hour.

Fees for additional services available upon request. Please contact the Community Development Department.

WATER

Water metered rates	\$0.0107 for each gallon of water
Water use for building construction purposes	Flat rate of \$50 per residential unit and \$150 for every nonresidential permit
Cut-off charge	\$25
Turn-on charge	\$25
Temporary flat rate	\$6.25 per quarter for the 1st faucet or opening; \$2 per quarter for each additional faucet or opening
Fire hydrant standby charge	\$400 per year

BUILDING

A Pennsylvania State surcharge is added to all building permits and shall be paid at the time of submission.

A \$65 application fee will be required with each building permit at the time of submission (only applicable if zoning or right-of-way application fee not required) and a 15% administration fee will be added to all permit and inspection fees listed on **Attachment A**.

Most building permit fees are listed on Attachment A. Additional fees are listed below.

Additional Residential Fees:

Demolition	\$50
Water line repair/replacement	\$150
Sewer line repair/replacement	\$150
Water tapping	\$550
5/8-inch water meter	At cost from vendor
1-inch water meter	At cost from vendor
Larger water meters	At cost from vendor
Water tap-in	\$2,000
Sewer tapping	\$1,600
Sewer tap-in	\$2,000

Additional Non-Residential Fees:

Demolition	\$75
Water line replacement	\$310
Sewer line replacement	\$310
Water tapping permit	\$550
5/8-inch water meter	At cost from vendor
1-inch water meter	At cost from vendor
Larger water meters	At cost from vendor
Water tap-in	\$2,000
Sewer tapping	\$1,600
Sewer tap-in	\$2,000

ZONING

Permit application fee	\$65, only applicable if building or right-of-way permit application fee not required
Plan revisions/Resubmission	\$35
Zoning Ordinance Book	At cost from vendor
Zoning Map	At cost from vendor
Appeal to Zoning Hearing Board or Board of Commissioners:	
Special exception, nonresidential	\$1,500
Special exception, residential	\$1,200
Variance, nonresidential	\$1,500
Variance, residential	\$1,200
Conditional use, residential	\$1,200
Conditional use, nonresidential	\$1,500
Continuance of hearing by applicant	\$225 per additional hearing
Continuance of hearing by Township or Board	No cost
Appeal of Zoning Officer's decision	\$1,800
Appeal of notice of violation	\$1,800
Curative amendment	\$3,500
Challenge validity of Zoning Ordinance or Zoning Officer determination	\$3,500
Application to amend Zoning Ordinance	\$3,500
Original stenographic record of hearing (to be paid by requestor)	Actual cost of transcript

Withdrawal of appeal to Zoning Hearing Board or
Board of Commissioners:

Withdrawal prior to advertisement

90% of fee refunded

Withdrawal after advertisement

25% of fee refunded

Keycodes Inspection Agency

PO Box 391
Bethlehem, Pennsylvania 18016-0391

Phone 610.866.9663
Fax 610.866.2664

www.keycodes.net
info@keycodes.net

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)

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

2026 Fee Schedule – Commercial Inspection Service (continued)

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)

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

\$ 75.00 - RE-INSPECTION VISITS

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

\$ 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.

Please call 610-866-9663 for any costs not included on these sheets or with any questions.

Keycodes Inspection Agency

PO Box 391
Bethlehem, Pennsylvania 18016-0391

Phone 610.866.9663

www.keycodes.net

Fax 610.866.2664

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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 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)

Keycodes Inspection Agency

PO Box 391
Bethlehem, Pennsylvania 18016-0391

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)

\$ 80.00 - COST (PER VISIT) FOR ADDITIONAL VISITS OR CONSULTATION

\$ 75.00 - RE-INSPECTION FEE FOR VIOLATIONS (PER VISIT)

\$ 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)

Please call 610-866-9663 for any costs not included on these sheets or with any questions.

2026 RESIDENTIAL BUILDING PERMIT FEE SCHEDULE

(One and Two-Family Dwellings, Townhouses)

** SEE NOTES** For General Permit Conditions.***

Plan Review Fee shall be added to all permit fees (unless otherwise noted) \$100.00

<u>BUILDING INSPECTIONS</u>	<u>Fee</u>	<u># of Site Visits *</u>
New Dwelling up to 3,500 sf, \$20 for each additional 100 sq.ft.(or portion thereof)..... Mechanical, Electrical, and Plumbing Fees Included	\$1,200.00	8
Addition up to 500 sf, \$20 for each additional 100 sf (or portion thereof)..... Mechanical, Electrical, and Plumbing Fees Included Gross square footage shall include the entire project area where an addition is accompanied by alterations to the existing structure.	\$600.00	5
3-Season Room/Sunroom/Enclosed Porch (Conditioned) up to 500 sf, \$20 for each additional 100 s.f. (or portion thereof) Mechanical and Electrical Fees Included	\$600.00	5
Screened In/Enclosed Porch (Unconditioned) up to 500 sf, \$20 for each additional 100 s.f. (or portion thereof) Electrical Fees Included	\$375.00	5
Renovations or Alterations up to 500 sq.ft., \$25 for each additional 100 sq.ft (or portion thereof)..... Mechanical, Electrical, and Plumbing Fees NOT INCLUDED Alterations that cannot be calculated by square footage will be calculated per miscellaneous construction fees.	\$200.00	2
Deck or Concrete Patio to 200 sq.ft., \$20 for each additional 100 sq.ft. (or portion thereof)..... Mechanical, Electrical, and Plumbing Fees NOT INCLUDED	\$200.00	3
Deck, Patio or Porch w/roof to 200 sq.ft., \$20 for each additional 100 sq.ft. (or portion thereof) Mechanical, Electrical, and Plumbing Fees NOT INCLUDED	\$300.00	4
Accessory structure, 500 sf, \$20 for each additional 100 sq.ft (or portion thereof) Finished & conditioned (add drywall)..additional \$150.00 Mechanical, Electrical, and Plumbing Fees NOT INCLUDED <i>(No building permit required for accessory structure less than 500 sq.ft. – Zoning Permit Only)</i>	\$350.00	4
Pool, Above ground, Electrical Included	\$250.00	2
Pool, In-ground, Electrical Included	\$400.00	3
Pool Fence Replacement.....	\$120.00	1
Hot Tub or Spa, Electrical Included	\$150.00	2
Retaining Wall, up to 30 s.f., \$30 for each 10 s.f. thereafter.....	\$300.00	3
Solar and Photovoltaic Panel System installations either roof or ground mounted Base fee plus \$10.00 per panel.	\$250.00	2
Wind Turbine.....	\$300 base + \$50/turbine	
Minor Alteration/Demolition – 1-2 disciplines, Dwelling.....	\$250.00	2
Minor Alteration/Demolition – 1-2 disciplines, Garage/Accessory Structures.....	\$100.00	1
<u>Manufactured & Modular Housing</u>		
Utility connections included. Decks, porches, garages, or other attachments additional, <u>and priced per Fee Schedule.</u>		
Manufactured Housing up to 2500 s.f. – Mobile or with axle capabilities per unit – on piers..... \$20 for ea. additional 100 sq. ft.(or portion thereof)	\$795.00	5
Manufactured Housing up to 2500 s.f. – Mobile or with axle capabilities per unit – with basement \$20 for ea. additional 100 sq. ft.(or portion thereof)	\$895.00	7
Modular Housing – up to 2500 s.f.. - \$20 for ea. additional 100 sq. ft.(or portion thereof).....	\$895.00	7

2026 RESIDENTIAL BUILDING PERMIT FEE SCHEDULE (continued)

Fees for Additional Disciplines

Plan Review Fee shall be added to all permit fees (unless otherwise noted) \$100.00

ELECTRICAL

Electrical Alterations Only (2 Inspections) Up to 1000 gross s.f..... \$200.00

\$25 for ea. Additional 100 s.f. (or portion thereof) over 1000 s.f.

Service and Feeders (new, repairs and reconnections (1 inspection)

100 amps or less.....\$125.00

101 amps to 400 amps.....\$200.00

Feeders and panel boards not over 400 amps..... \$100.00

Over 400 amps require Commercial Fees

Misc Electrical Only (2 inspections), 2.5% of total cost of construction (materials and labor)\$250 minimum

PLUMBING

Sprinkler and Fire Alarm fees are additional

Per Fixture (2 inspections, Rough and Final).....\$50.00, \$200 minimum

Utility Sewer Connection (1 inspection) (\$50 Plan Review)\$125 minimum

Utility Water Connection (1 inspection) (\$50 Plan Review)\$125 minimum

Miscellaneous Plumbing Only (2 inspections), 2.5% of total cost of construction (materials and labor) . \$250 minimum

MECHANICAL

Includes associated duct work/piping

Large scale HVAC, refrigeration and process equipment will be based upon commercial fees.

Per First Individual New Appliance (2 inspections) \$200.00

Per each additional Individual new appliance \$75.00

Per Individual Replacement Appliance (1 inspection) \$150.00

Oil Tank Replacement, Relocation, Installation, Removal & Closure (1 inspection) \$125.00

Alterations (Gas Lines, Duct Work, etc.) (2 inspections)..... \$200.00

Miscellaneous Mechanical Only (2 inspections) 2.5% of total cost of construction (materials and labor) . \$250 minimum

FIRE SUPPRESSION & DETECTION SYSTEMS

Utility water connection fee per Plumbing Fee Schedule

NFPA 13D or IRC P2904 Sprinkler System, 1 to 75 heads (each additional head over 75,\$1/head)..... \$200 2 inspections

NFPA 13 sprinkler system, NFPA 13R sprinkler system, NFPA 72 fire alarm system, or any alternative fire suppression system will be priced per the commercial fee schedule.

NFPA 13D or IRC P2904 Sprinkler System, Alterations Only, 20% of total cost of construction (mtls & labor)..\$200 minimum 2 inspections

2026 RESIDENTIAL BUILDING PERMIT FEE SCHEDULE (continued)

General Residential Permitting Notes and Conditions

- Unless otherwise noted, Mechanical, Electrical, Plumbing, Sprinkler and Fire Alarm Fees are additional.
- All hourly rates are based upon a one-hour minimum fee of \$100/hour.
- Re-Inspection/Additional Inspection Fees/Additional Plan Review Submissions/Phased Construction.....\$100/hour, minimum 1 Hour
- Consultation, site visits and/or attendance at meetings with applicants, Township Officials or Staff.....\$100/hour, minimum 1 Hour
- If the number of site visits exceeds the number listed above, the applicant will be charged for each additional inspection at a charge of \$100/hour.
- Additional inspections shall be charged at the specified hourly rate, (1) hour minimum.
- Additional plan reviews shall be charged at the specified hourly rate, (1) hour minimum.
- Phase construction that requires additional inspections may be charged at the specified hourly rate, (1) hour minimum.
- Fees for apartments shall be calculated using the Commercial Building Permit Fee Schedule.
- Alterations that cannot be calculated by square footage will be calculated per miscellaneous construction fees.
- Gross square footage shall include the entire project area where an addition is accompanied by alterations to the existing structure.
- 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. Square footage is calculated on the industry standard square footage basis measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility/mechanical rooms, storage rooms, lobbies, attached garages, foyers, elevators, decks, covered patios, porches, and attics that have a minimum headroom height of six feet.
- Residential Building Permit review may take up to **15 business days** upon receipt of a complete application pursuant to the PA Uniform Construction Code.
- Generally, stamped and/or sealed plans prepared by a design professional licensed in the Commonwealth of Pennsylvania are not required for residential building permits. 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.
- All additional fees must be satisfied prior to release of permit(s).
- Any re-inspection fees are payable to the Municipality's Third Party Agency and must be satisfied prior to release of the Occupancy Permit.

2026 NON-RESIDENTIAL BUILDING PERMIT FEE SCHEDULE

Commercial & Residential – Other than **One and Two-Family Dwellings, Townhouses**

**** SEE NOTES** For General Permit Conditions.****

BUILDING

BUILDING ONLY – New Construction, Additions, Renovations, Alterations, Change of Use Only

Number of Inspections to be determined

Plan Review per 100 gross s.f. or fraction thereof \$4.00/100s.f.
\$200.00 minimum

Inspections per 100 gross s.f. or fraction thereof..... \$12.00/100 s.f.
\$500.00 minimum

DEMOLITION - Per Structure (3 Inspections Maximum)

Plan Review per submission..... \$100.00

Buildings up to 5,000 s.f.\$300.00 minimum

Per 100 gross s.f. or fraction thereof over 5,000 s.f..... \$25.00/100 s.f.

PALLET RACKING or CONVEYERS – Number of Inspections to Be Determined

Plan Review per 100 gross s.f. or fraction thereof \$8.50/100s.f.
\$225.00 minimum

Inspections per 100 gross s.f. or fraction thereof..... \$15.00/100 s.f.
\$360.00 minimum

MISCELLANEOUS CONSTRUCTION, Building Only

Number of Inspections to be determined

Plan Review, 1% of total cost of construction (materials and labor) \$150.00

2.5% of total cost of construction (materials and labor)\$300.00minimum

- Cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools, solar arrays, alternative energy generation, data centers.
- Any building projects not covered elsewhere shall be priced as miscellaneous building construction.
- Mechanical, electrical, and plumbing fees additional.

ELECTRICAL

Any electrical projects not covered elsewhere shall be priced as miscellaneous electrical construction.

Electrical Only, New Construction/Additions/Alterations (5 inspections maximum)

Plan Review per 100 gross s.f. or fraction thereof \$4.00/100s.f.
\$200.00 minimum

Inspections per 100 gross s.f. or fraction thereof..... \$12.00/100 s.f.
\$500.00 minimum

Miscellaneous Electrical Only (Number of Inspections to Be Determined)

Plan Review, 1% of total cost of construction (materials and labor) \$150.00

2.5% of total cost of construction (materials and labor)\$300.00minimum

- Cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools, solar arrays, alternative energy generation, data centers.
- Electric Services, Feeders, Panel Boards, Signs, Motors, Generators, Transformers, Vaults, Enclosures, HVAC Electrical Connections, etc.

PLUMBING

Any plumbing projects not covered elsewhere shall be priced as miscellaneous plumbing construction.

Plumbing Only, New Construction/Additions/Alterations (5 inspections maximum)

Plan Review per 100 gross s.f. or fraction thereof	\$4.00/100s.f. \$200.00 minimum
Inspections per 100 gross s.f. or fraction thereof.....	\$12.00/100 s.f. \$500.00 minimum

Miscellaneous Plumbing Only (Number of Inspections to Be Determined)

Plan Review, 1% of total cost of construction (materials and labor)	\$150.00
2.5% of total cost of construction (materials and labor)	\$300.00 minimum

- Cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools, solar arrays, alternative energy generation, data centers.

MECHANICAL

Any Mechanical projects not covered elsewhere shall be priced as miscellaneous Mechanical construction.

Mechanical Only, New Construction/Additions/Alterations (5 inspections maximum)

Plan Review per 100 gross s.f. or fraction thereof	\$4.00/100s.f. \$200.00 minimum
Inspections per 100 gross s.f. or fraction thereof.....	\$12.00/100 s.f. \$500.00 minimum

Miscellaneous Mechanical Only (Number of Inspections to Be Determined)

Plan Review, 1% of total cost of construction (materials and labor)	\$150.00
2.5% of total cost of construction (materials and labor)	\$300.00 minimum

- Cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools, solar arrays, alternative energy generation, data centers.

Commercial Hood and Duct Systems and Process Equipment Exhausts

Plan Review, 1% of total cost of construction (materials and labor)	\$150.00 minimum
2.5% of total cost of construction (materials and labor)	\$300.00 minimum

- Includes associated duct work/piping. Electrical hook-ups require an electrical permit. Fire Suppression permit fees are additional.

FIRE

Any Sprinkler or Alarm System projects not covered elsewhere in this Fee Schedule, shall be priced as Sprinkler Alterations Only.

Fire Sprinkler Systems (Number of Inspections to Be Determined)

Plan Review per 100 gross s.f. or fraction thereof	\$1.50/100s.f. \$250.00 minimum
Inspection for 1 to 75 heads	\$350.00
Inspection for each additional head over 75 heads	\$1.00 each
Fire Line Inspection per linear foot.....	\$0.15/s.f. \$350.00 minimum
Fire Pump Inspection.....	\$450.00
Fire Loop Inspection per linear foot	\$0.15/s.f. \$350.00 minimum

Fire Detection/Alarm Systems (Number of Inspections to Be Determined)

Plan Review per 100 gross s.f. or fraction thereof	\$1.50/100s.f. \$250.00 minimum
Inspection per 100 gross s.f. or fraction thereof.....	\$10.00/100 s.f. \$350.00 minimum

ANSUL or Alternate Fire Suppression System (Number of Inspections to Be Determined)

Plan Review, 1% of total cost of construction (materials and labor)	\$150.00 minimum
2.5% of total cost of construction (materials and labor)	\$300.00 minimum

- Utility water connection fee per Plumbing Fee Schedule.

Sprinkler System Alterations Only (2 Inspections)

Plan Review, 1% of total cost of construction (materials and labor)	\$150.00 minimum
2.5% of total cost of construction (materials and labor)	\$350.00 minimum

- Building, Plumbing, Mechanical and Electrical fees additional.

General Non-Residential Permitting Notes and Conditions

- All hourly rates are based upon a one-hour minimum fee.
- Re-Inspection/Additional Inspection Fees/Additional Plan Review Submissions/Phased Construction.....\$125/hour, minimum 1 Hour
- Consultation, site visits and/or attendance at meetings with applicants, Township Officials or Staff.....\$125/hour, minimum 1 Hour
- Phase construction that requires additional inspections may be charged at the specified hourly rate, (1) hour minimum.
- Additional inspections shall be charged at the specified hourly rate, (1) hour minimum.
- Additional plan reviews shall be charged at the specified hourly rate, (1) hour minimum.
- Alterations that cannot be calculated by square footage will be calculated per Miscellaneous Only Fees.
- Commercial Building Permit review may take up to **30 Business days** upon receipt of a complete application, pursuant to the PA Uniform Construction Code.
- 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. Square footage is calculated on the industry standard square footage basis measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility/mechanical rooms, storage rooms, lobbies, attached garages, foyers, elevators, decks, covered patios, porches, and attics that have a minimum headroom height of six feet.
- All additional fees must be satisfied prior to release of permit(s).
- Any re-inspection fees are payable to the municipality's Third-Party Agency and must be satisfied prior to release of the Occupancy Permit.
- Data centers will be billed at cost of construction vs. square footage due to the amount of labor involved with inspections and plan reviews.
- Expedited review requests are not guaranteed and will be billed at 1.25 times the standard review fee.
- Standard review: 7-10 business days. Expedited review: 5 business days