

**BOROUGH OF OLD TAPPAN**

**ORDINANCE 1219-22**

**AN ORDINANCE TO REPEAL AND REPLACE §100-3 of Chapter 100 of the Code of the Borough of Old Tappan titled “Permit Fees”.**

**BE IN ORDAINED** by the Mayor and Council of the Borough of Old Tappan as follows:

**SECTION 1:** The Code of the Borough of Old Tappan is hereby amended by repealing §100.3 titled “Permit Fees” and replacing it with the following:

A. Construction permit. The fee for a construction permit shall be the sum of all subcode fees as set forth in Subsection A(1) through (15) below and shall include the required plan review fee set forth herein in Subsection B hereof and the required certificate fee set forth in Subsection C hereof, and the New Jersey training surcharge fee as set forth in § 100-5. The minimum construction permit fee for any subcode or combination of subcode shall be as indicated below.

- 1) For new construction, all use groups (based on cubic footage): \$0.07 per cubic foot with minimum fee of \$950.
  - (a) All work associated with modular construction: \$30 per \$1,000.
- 2) State fees: \$0.00371 per cubic foot; \$1.90 per \$1,000 of value of construction. [Amended 7-20-2015 by Ord. No. 1082-15]
- 3) Renovations, alterations, repairs, minor work:
  - (a) Twenty-five dollars per \$1,000 cost (or fraction thereof).
  - (b) Minimum fee: \$65.
- 4) Certificates of occupancy fees.
  - (a) Residential: 10% of permit fee, minimum \$100.
  - (b) Nonresidential: 15% of permit fee, minimum \$250.
  - (c) Change of use: \$200.
  - (d) Certificate of continued occupancy: \$100.
  - (e) TCO: \$100 first 30 days; \$75 each additional 30 days.
- 5) Variations.
  - (a) Residential: \$100.
  - (b) Nonresidential: \$250.
- 6) Swimming pools.
  - (a) Above ground: \$100
  - (b) In-ground: \$25 per \$1000 of cost of construction. Borough Engineering plan review, soil moving application review and inspection of elevations fee: \$1,000 escrow deposit and soil moving permit fee calculated as \$.30 per cubic yards of soil with a minimum fee of \$100
  - (c) Pool barrier fence: \$25 per \$1,000 or fraction thereof of the estimated cost of the work provided that the minimum fee shall be \$85 for use groups R-3 and R-5 and minimum fee for all other use groups shall be \$125.

7)	Demolition	
	(a) Residential:	\$150
	(b) Nonresidential:	\$500
	(c) Structural tower:	\$200
	(d) Accessory to R-3/R-5:	\$40
8)	Signs:	
	Awning signs:	\$150
	Free standing sign:	\$225
	Other than free standing sign:	\$100
9)	Asbestos and/or lead abatement	
	(a) Asbestos abatement:	\$150
	(b) Lead abatement:	\$250
	(c) Asbestos certificate:	\$100
	(d) Lead ccl:	\$75
10)	Plumbing subcode fees	
	(a) Fixtures Which Include the Following (This Is Not an All-Inclusive List)	
	1. Water Closet/Bidet/Urinal:	\$25 each
	2. Bathtubs:	\$25 each
	3. Lavatory/Sink:	\$25 each
	4. Shower/Floor Drain:	\$25 each
	5. Washing Machine:	\$25 each
	6. Dishwasher - Residential:	\$50 each
	7. Dishwasher - Commercial:	\$100 each
	8. Water Heater All Fuels (Residential) New Install Otherwise Mechanical:	\$100 each
	9. Water Heater (Commercial) All Fuels New and Replacement:	\$150 each
	10. Hose Bibs:	\$30 each
	11. Water Cooler:	\$30 each
	12. Garbage Disposal:	\$30 each
	13. Indirect Connection:	\$30 each
	14. Stacks:	\$40 each
	15. Drinking Fountain:	\$25 each
	16. Gas Piping - Residential	
	First Appliance:	\$75 each
	Every Appliance After That:	\$30 each
	17. Gas Piping - Commercial	
	First Appliance:	\$150 each
	Every Appliance After That:	\$40 each

(b) Special Devices

1. Grease Trap:	\$100 each
2. Oil Separators:	\$100 each
3. Water-cooled air conditioners:	\$100 each
4. Refrigeration Units:	\$75 each
5. Water Service connection:	\$100 each
6. Sewer Service Connection:	\$100 each
7. Backflow Preventer (Residential):	\$75 each
8. Backflow Preventer (Commercial):	\$100 each
9. Hot Water Boiler/Steam Boiler (Residential) New Install Otherwise, Mechanical:	\$100 each
10. Hot Water Boiler/Steam Boiler (Commercial) New and Replacement:	\$175 each
11. Deleted	
12. Gas Connection (per connection):	\$50 each
13. Active solar systems:	\$50 each
14. Sewer Pump - residential:	\$75 each
15. Sewer Pump - commercial/industrial:	\$125 each
16. Interceptors - residential:	\$75 each
17. Interceptors - commercial/industrial:	\$125 each
18. Fuel Oil Piping:	\$100 each
19. Medical gas piping (per station):	\$100 each
20. Condensate lines:	\$50 each
21. Storm Drain line systems: New Lines	\$75 each
22. AC Condensate Drains, Condenser and Air Handler New System Only (New House) Otherwise, Mechanical:	\$75 each
23. Commercial HVAC Systems Including RTU Systems:	\$150 each
24. Heating and Colling Equipment Such as Ground Source, Heat Pump Systems, Heat Pumps, Solar Thermal Systems but Not Limited to These Systems:	\$125 each
25. LpTank:	\$50 each
26. Water Softener and Filtering Equipment:	\$75 each
27. Sump Pump and Pits (New Only):	\$75 each
28. Inground Pool/Main Drains:	\$100 each
29. Above Ground Pool:	\$75 each
30. Pool Heaters:	\$100 each
31. Hydronic & Radiant Heat Piping:	\$100 each
32. Septic Tank Abandonment:	\$100 each

33. Ice Maker (Residential):	\$25 each
34. Ice Maker (Commercial):	\$100 each
(c) Minimum Fees: These fees shall be in addition to the fees which are set forth in the subsections of this section for the specific work proposed	
Minimum Plumbing Fee Residential:	\$80
Minimum Plumbing Fee Commercial:	\$150
(11) Electrical subcode fees	
(a) Electrical fixtures and devices	
1. Switching, lighting outlets	
I. Receptacles, one to 25:	\$65
II. Each additional 25 outlets:	\$50
(b) Electrical devices/generators/transformers	
1. Two KW to 10 KW:	\$30 each
2. Over 10 KW and less than or equal to 45 KW:	\$90 each
3. Over 45 KW and less than or equal to 112.5 KW:	\$250 each
4. Over 112.5 KW:	\$500 each.
(c) Motors.	
1. Two hp up to 10 hp:	\$25 each.
2. Over 10 hp and less than or equal to 50 hp:	\$75 each.
3. Over 50 hp and less than or equal to 100 hp:	\$100 each.
4. Over 100 hp:	\$500 each.
(d) Service panel/service entrance subpanels.	
1. Less than or equal to 200 amps:	\$100.
2. Greater than 200 amps and less than or equal to 1,000 amps:	\$250.
3. Greater than 1,000 amps:	\$750.
4. Swimming pool pool/patio bonding:	\$100.
5. Swimming pool lights:	\$50.
6. Minimum fee:	\$90.
(e) Air-conditioning units (disconnect, compress/condenser and air handler):	\$60 each
(f) Hydro massage tub (interior whirlpool tub/spa):	\$50
(g) Hot tub or spa (exterior):	\$125
(12) Fire protection fees.	
(a) Sprinklers.	
1. One to 20 heads:	\$100.
2. Twenty-one to 100 heads:	\$200.
3. One hundred one to 200 heads:	\$300.
4. Two hundred one to 400 heads:	\$600.

5. Four hundred one to 1,000 heads:	\$750
6. Over 1,000 heads:	\$900.
(b) Heat/smoke detectors.	
1. One to 12 detectors:	\$125.
2. Each additional five:	\$35.
(c) Each standpipe:	\$300.
(d) Each independent pre-engineered system:	\$150.
(e) Each kitchen exhaust system:	\$100.
(f) Each gas- or oil-fired appliance:	\$75.
(g) Hot-tar kettle roof:	\$75.
(h) Fireplace/wood stoves:	\$75 each.
(i) Emergency lights/exit signs:	\$10 each.
(j) Minimum fee:	\$80.
(k) Fire main:	
1. Pipes up to 4 inches:	\$250
2. Pipes over 4 inches:	\$400
(l) Fire alarm panel installation:	\$250
(m) Radio/cellular communicator:	\$100
(n) Automatic fire alarm system	
1. 1 to 10 devices:	\$150
2. 11 to 50 devices:	\$250
3. 51 to 100 devices:	\$350
4. 101 to 200 devices:	\$450
5. 201 to 400 devices:	\$550
6. 401 to 1000 devices:	\$650
7. Over 1000 devices:	\$850
(o) Fuel storage equipment & tanks: installation, removal, or abandonment:	
1. Tanks under 1001 gallons:	\$150
2. Tanks over 1001 gallons:	\$300
(p) Active solar system installation: the fee shall be \$200 for use groups R-3 and R-5 and all other groups \$400.	
(q) Penalty for failure to obtain a certificate of smoke detector and carbon monoxide alarm compliance:	\$150
13) Elevator fees.	
(a) Each elevator installed:	\$260.
(b) Elevators, escalators and moving walks requiring reinspection's every six months:	\$65.
(c) Dumbwaiters requiring reinspection's every 12 months:	\$50.
(d) Five-year inspections and witnessing of text on elevators:	\$175.

14) Storage tanks/installation/removal.	
(a) Capacity up to 2,000 gallons:	\$100
(b) Two thousand and over:	\$500.
15) Mechanical Fees	
a. Mechanical Fee Is For R-3-R-5 Only Minimum Fee:	\$100
b. Replacement of Heating and Cooling Equip Such as Ground source, Heat Pump Systems, Heat Pumps Solar:	\$150
c. Furnace Central: Direct Replacement/New Installation Existing Dwelling R-3, R-5:	\$125
d. Boiler Central All Fuels: Direct Replacement/New Installation, Existing Dwelling R-3, R-5 Includes Backflow:	\$150
e. Gas Piping: Direct Replacement/New Installation, Existing dwelling R-3, R-5	
a. First Appliance:	\$75
b. Every Appliance After That:	\$30
f. Condensing Unit Ac Units and Mini Splits, Direct Replacement/New Installation, Existing Dwelling R-3, R-5	
a. First Unit:	\$150
b. Every Unit After That:	\$75
g. Water Heater - All Fuel Direct Replacement/New Installation, Existing Dwelling R-3, R-5	
a. First Heater:	\$100
b. Every Heater After That:	\$50
h. Oil Piping-Direct Replacement, New Installation, Existing Dwelling R-3, R-5:	\$100
i. Heating Venting System, Chimney Liners, Direct Replacement New Installation, Existing Dwelling R-3, R-5:	\$125
j. Duct System - New Installation Existing Dwelling R-3, R-5:	\$100
k. Gas Fireplace Logs & Decorative Fireplaces/Direct Replacement New Installation, Existing Dwelling R-3, R-5:	\$100
l. Generator - Direct Replacement/New Installation, Existing Dwelling R-3, R-5 Includes Gas Piping:	\$150
m. Pool Heaters - Direct Replacement, New Installation, Existing Dwelling R-3, R-5:	\$100
n. Refrigeration Systems - Direct Replacement, New Installation, Existing Dwelling R-3, R-5:	\$75
o. Lp Tank Direct Replacement, New Installation, Existing Dwelling R-3, R-5:	\$75
p. Hydronic and Radiant Heat Piping/New Installation, Existing Dwelling R3, R5:	\$100
16) Items not covered: Any items not covered in the above fee schedule shall be charged as per N.J.A.C. 5:23-4.20 of the New Jersey Uniform Construction Code.	
17) A. Miscellaneous construction fees:	

- a) Change of contractor: \$85 for each change of contractor technical subcode.
  - b) Fence installation: \$60 for use groups R-3 and R-5 and all other use groups \$150
  - c) Curb, apron and sidewalks installation: \$50 each for use groups R-3 and R-5
  - d) Driveway installation or resurfacing: \$60 for use groups R-3 and R-5
  - e) The fee for not obtaining a Borough permit prior to the start of work shall be double the permit fee.
- B. The plan review fees, by outside agency, shall be 20% of the amount to be charged for a construction permit. Plan review fees are not refundable.
- C. Certificate fee schedule shall be:
- (1) Certificate of occupancy (C.O.) indicating that construction authorized by a construction permit is completed in accordance with the approved plans and the Uniform Construction Code regulations. Prepayment at time of issuing the construction permit is required, and the fee shall be 10% of the total cost of the construction permit, provided that the minimum C.O. fees shall be \$100. [Amended 12-7-2009 by Ord. No. 997-09]
  - (2) Initial temporary certificate of occupancy (T.C.O.): N/C.
  - (3) Additional certificate of occupancy or temporary certificate of occupancy: \$100 each.
  - (4) Certificate of continued occupancy (C.C.O.):  
    - [Amended 12-19-2005 by Ord. No. 900-05]
    - (a) Residential: \$50 if the C.C.O. inspection is scheduled 10 or more days prior to the anticipated closing date.
    - (b) Commercial: \$100 if the C.C.O. inspection is scheduled 10 or more days prior to the anticipated closing date.
    - (c) In addition to the fees set forth in this subsection for a C.C.O., there shall be an additional fee of \$25 if the C.C.O. inspection is scheduled more than four days but less than 10 days prior to the anticipated closing date, or an additional fee of \$100 if the C.C.O. inspection is scheduled less than four days prior to the anticipated closing date.
  - (5) Certificate of approval which is required for the following equipment: elevator, moving stairway, mechanical equipment, refrigeration, air-conditioning or ventilating apparatus, plumbing, gas piping, electrical wiring, heating systems, or other equipment specifically controlled by the New Jersey Administrative Code. Prepayment is required at time of issuance: \$25.
  - (6) Letter of certification which is the end result of an inspection process either confirming or denying in whole or part any provision of the Uniform Construction Code: \$20.
  - (7) Zoning permit application fee: \$40.
- D. Reinstatement of a lapsed construction permit shall be as follows:
- (1) Recalculation of the construction permit shall be required utilizing the most current fee schedule applied to all work which is to be performed.
  - (2) The reinstatement fee shall be 20% of the recalculated value of all work which is to be performed.
  - (3) There shall be a minimum reinstatement fee of \$20.

- E. Annual construction permit. The fee for an annual construction permit shall be paid annually. This fee shall be based on the assessed property value of the facility. The fee shall be in the amount of \$1 per \$10,000 of assessed property value with a minimum permit fee of \$100 and a maximum permit fee of \$1,000. An annual construction permit shall become null and void on its anniversary date, one year after issuance.
- F. Cash bond for renovations, alterations, or repairs. The Construction Code Official shall collect a cash bond in all cases where renovations, alterations or repairs are made to existing structures and in the case of additions to existing structures. The cash bond shall be in the amount of \$500 for renovations, alterations, repairs, or additions which cost, in the estimation of the Construction Code Official, shall equal or exceed \$5,000. The cash bond shall be in the amount of \$200 for renovations, alterations, repairs, or additions which cost, in the estimation of the Construction Code Official, shall be less than \$5,000. Upon the completion of such renovations, alterations, repairs or additions, and the Construction Code Official and the appropriate subcode officials having inspected the same and found them to be satisfactory, the cash bond, without interest, shall be returned to the applicant.
- G. Cash bond for new construction; exception. The Construction Code Official shall collect a cash bond in all cases where an applicant requests a permit for a new construction. The cash bond shall be in the amount of \$500 for new construction which cost, in the estimation of the Construction Code Official, shall equal or exceed \$5,000. The cash bond shall be in the amount of \$200 for new construction which cost, in the estimation of the Construction Code Official, shall be less than \$5,000. The applicant shall, during the course of such construction, regularly clean up all debris and dirt from the streets, sidewalks and curbing abutting the property for which the construction permit was issued. Upon the completion of such new construction, and the Construction Code Official and the appropriate subcode officials having inspected the same and found it to be satisfactory and the Construction Code Official and appropriate subcode officials having also determined that any and all damages to the streets, sidewalks and curbing abutting the property for which the permit was issued have been repaired and all debris and dirt deposited thereon have been properly cleaned, the cash bond, without interest, shall be returned to the applicant. The provisions of this subsection shall not apply to the developer who has executed a developer's agreement pursuant to Chapter 218, Subdivision and Site Plan Review, Article IX, and who has posted performance guaranties pursuant to Chapter 218, Article VIII, of this Code.
- H. Additional administrative fee. In addition to the foregoing fees, there shall be an additional fee for the following permits and certificates:
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|-------------------------------------|-------|
| (1) Building subcode permit:        | \$10. |
| (2) Electrical subcode permit:      | \$10. |
| (3) Plumbing subcode permit:        | \$10. |
| (4) Fire protection subcode permit: | \$10. |
| (5) Certificate of occupancy:       | \$20. |

**Section 2:** If any part of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the Ordinance.

**Section 3:** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed or amended to the extent of such inconsistency.