

ORDINANCE NUMBER 07-2025*An Ordinance to Amend the Lambertville City Code, 2014, Chapter 10, Uniform Construction Code Enforcing Agency*

§ 10-1.3. Fees for a Construction Permit. [1990 Code § 10-1.3; Ord. No. 2004-06; Ord. No. 2004-15; Ord. No. 2005-17; Ord. No. 2007-14; Ord. No. 2008-02; Ord. No. 2009-02; Ord. No. 2009-17; Ord. No. 14-2011; Ord. No. 09-2013; Ord. No. 07-2016; Ord. No. 27-2017]

- a. Fees. The fee for a construction permit in Lambertville or any interlocal arrangement shall be the sum of the subcode fees listed in Subsection a1(a) through a6(d) hereof and shall be paid prior to the issuance of a permit. Twenty percent of the construction permit fee shall be considered as the plan review fee, which will be paid at the enforcing agency's office at the time the permit application is submitted and is nonrefundable. The plan review fee for prototype plans shall be 5% of the amount to be charged for a construction permit. **[Amended 6-20-2019 by Ord. No. 13-2019]**
1. Building Subcode Fees.
 - (a) Fees for new construction shall be based upon the volume of the structure. This fee shall be in the amount of **\$0.084** per cubic foot, except that agricultural structures on farms shall be in the amount of \$0.025. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (b) Fees for renovations, alterations, repairs, commercial roofing, commercial siding, and for foundations and on-site work for premanufactured construction or relocated structures, the fee shall be based upon the estimated cost of work. The City reserves the right to require a copy of actual contracts or current market price evaluation based on common estimating practices; or an architect or engineer's cost estimate; or actual third-party estimates. The cost shall include all labor and material (including bartered, donated, free, etc., labor and/or materials). This fee shall be as follows: **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (1) **\$40** per \$1,000 of estimated cost of work up to \$50,000 of estimated cost of construction;
 - (2) **\$36** per \$1,000 for estimated cost of work from \$50,001 to \$100,000 estimated cost of construction; and
 - (3) **\$32** per \$1,000 for additional costs over \$100,000 estimated cost of construction.
 - (c) The fee for temporary structures shall be based on the volume of the structure. The building subcode fee shall be \$0.035 per cubic foot. Electric, plumbing and fire subcode fees shall be based on the normal fee schedule. All structures for which volume cannot be computed shall be \$95. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (d) Fees for additions shall be computed on the same basis as for new construction (volume) for the added portion.
 - (e) Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with Subsection a1(a) and (b) above.

- (f) The fee for construction or installation of a single-family residential in-ground swimming pool shall be \$265. The fee for construction or installation of all other use group in-ground swimming pools shall be \$375. The fee for aboveground pools shall be **\$85**. [Amended 5-20-2021 by Ord. No. 13-2021]
- (g) The fee for construction or installation of retaining walls shall be as follows: [Amended 5-20-2021 by Ord. No. 13-2021]
- (1) The fee for a retaining wall with a surface area of 550 square feet or less that is associated with a single Class 3 residential structure shall be **\$175**.
 - (2) The fee for a retaining wall with a surface area of more than 550 square feet that is associated with a single Class 3 residential structure shall be **\$340**.
 - (3) The fee for all other retaining walls shall be based on the cost of work as follows:
 - (i) **\$24** per \$1,000 of estimated cost of work up to \$50,000;
 - (ii) **\$20** per \$1,000 of estimated cost of work from \$50,001 to \$100,000;
 - (iii) **\$16** per \$1,000 of estimated cost of work over \$100,000.
- (h) In Use Groups R-3, R-4 or R-5 single-family detached dwellings the fee for the construction and/or renovation of a deck up to 150 square feet shall be **\$165**; 151 square feet to 250 square feet shall be **\$275**; and over 250 square feet shall be **\$390**. All other use groups shall be based on the cost of the work. [Amended 5-20-2021 by Ord. No. 13-2021]
- (i) The installation of sheds over 200 square feet shall be a minimum of \$185 or based on volume, whichever is greater. [Amended 5-20-2021 by Ord. No. 13-2021]
- (j) The fee for a residential roof or siding replacement shall be **\$125** and for commercial roof or siding replacement shall be based on the cost of work. [Amended 5-20-2021 by Ord. No. 13-2021]
- (k) The fee for a demolition and/or removal permit of a building or structure shall be \$160 for Class 3 residential and **\$320** for all other use groups, provided that the fee shall be **\$85** for structures under 400 square feet in area. [Amended 5-20-2021 by Ord. No. 13-2021]
- (l) (Reserved)¹
- (m) The fee to construct or erect a sign shall be \$3.50 per square foot surface area of the sign, computed on one side only for double-faced signs. The minimum fee shall be **\$85**. [Amended 5-20-2021 by Ord. No. 13-2021]
- (n) The minimum fee for the building technical section shall be **\$85**. [Amended 5-20-2021 by Ord. No. 13-2021]

1. Editor's Note: Former Subsection l, regarding underground storage tanks, was repealed 5-20-2021 by Ord. No. 13-2021. See Subsection a4(t).

2. Plumbing Subcode Fees.

- (a) The fee shall be in the amount of **\$30** per fixture or stack such as sinks, water closets, urinals, bath tubs, showers, clothes washers, dishwashers, hose bibs, gas piping per outlet, condensate pump, etc., except as listed below in Subsection a2(b) and (c). **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (b) The fee for a water heater replacement shall be \$95.
- (c) The fee for special devices shall be \$115 for the following: grease traps, oil separators, water-cooled air-conditioning units, air-conditioning compressors, refrigeration units, hot water boilers, fuel oil piping, new gas service and underground gas lines, interceptors, water and sewer connections, active solar systems, sewer pumps. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (d) For equipment listed in N.J.A.C. 5:23-2.23(1) such as backflow preventers, high pressure boilers, refrigeration systems, etc., the fee shall be \$95 for the first device and \$25 for additional similar devices in the same building.
- (e) The minimum fee for the plumbing technical section shall be **\$85**. **[Amended 5-20-2021 by Ord. No. 13-2021]**

3. Electrical Subcode Fees.

- (a) For from one to 25 devices, receptacles or fixtures, the fee shall be in the amount of **\$85**; for each additional device, receptacle or fixture in addition to this, the fee shall be in the amount of \$2 per device, receptacle or fixture. For the purpose of computing this fee, devices, receptacles or fixtures shall include but are not limited to the following: lighting outlets or fixtures, switches, fluorescent fixtures, receptacles, light standards less than eight feet in height, communication points, alarm devices, and other panels or devices rated less than 20 amps, smoke and heat detectors, or similar fixtures, and motors or devices of less than or equal to one horsepower or one kilowatt. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (b) For each motor or electrical device greater than one horsepower and less than or equal to 10 horsepower; and for photovoltaic system arrays, greater than one kilowatt and less than or equal to 10 kilowatts, the fee shall be **\$85**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (c) For each motor or electrical device greater than 10 horsepower and less than or equal to 25 horsepower; for photovoltaic system arrays, greater than 10 kilowatts and less than or equal to 25 kilowatts or kva; the fee shall be **\$95**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (d) For each motor or electrical device greater than 26 horsepower and less than or equal to 50 horsepower; and for photovoltaic system arrays, greater than 26 kilowatts and less than or equal to 50 kilowatts or kva, the fee shall be **\$140**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (e) For each motor or electrical device greater than 51 horsepower and less than or

equal to 100 horsepower; and for photovoltaic system arrays, transformers and generators greater than 51 kilowatts and less than or equal to 100 kilowatts or kva, the fee shall be \$210. **[Amended 5-20-2021 by Ord. No. 13-2021]**

- (f) For each motor or electrical device greater than 100 horsepower; and for photovoltaic system arrays, transformers and generators greater than 100 kilowatts or kva, the fee shall be **\$750. [Amended 5-20-2021 by Ord. No. 13-2021]**
- (g) Equipment, devices rated by kilowatt or kva include but are not limited to the following: electric ranges/receptacles, ovens, surface units, electric hot water heaters, electric dryers/receptacles, dishwashers, central AC units, baseboard heaters, transformers, generators, steam shower units or any other devices consuming or generating electrical current. Equipment or devices rated by horsepower include but are not limited to the following: garbage disposals, motors, etc. Space heaters or air handlers may be rated by HP, kW or kva.
- (h) For each service, panel or motor control and for inverters, panels and disconnects for photovoltaic systems, rated up to 100 amps the fee shall be \$100. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (i) For each service, panel or motor control and for inverters, panels and disconnects for photovoltaic systems, rated 101 amps up to 200 amps the fee shall be \$185. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (j) For each service, panel or motor control and for inverters, panels and disconnects for photovoltaic systems, rated 201 amps up to 400 amps the fee shall be \$380. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (k) For each service, panel or motor control and for inverters, panels and disconnects for photovoltaic systems, rated over 400 amps the fee shall be **\$750. [Amended 5-20-2021 by Ord. No. 13-2021]**
- (l) For all the following: signs; fire, security, burglar control stations; communication control units; smoke, heat, fire, burglar alarm systems in one- and two-family dwellings; utility load management devices; lighting standards over eight feet, the fee shall be **\$85. [Amended 5-20-2021 by Ord. No. 13-2021]**
- (m) For in-ground pools the fee shall be **\$245. [Amended 5-20-2021 by Ord. No. 13-2021]**
- (n) For spas, hot tubs, or fountains the fee shall be \$160. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (o) For storable or portable pools the fee shall be **\$85. [Amended 5-20-2021 by Ord. No. 13-2021]**
- (p) For a swimming pool bonding certificate of compliance the fee shall be \$95.
- (q) Transformers and generators less than or equal to 20kw shall be \$105. Transformers and generators greater than 20kw and less than or equal to 50kw shall be \$185. Generator panels shall follow Subsection a3(h) through (k) above.

[Amended 5-20-2021 by Ord. No. 13-2021]

- (r) The minimum fee for the electrical technical section shall be **85**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
4. Fire Subcode Fee.
- (a) The fee for sprinkler systems shall be **\$145** for up to 12 heads. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (b) For 13 to and including 40 heads the fee shall be **\$230**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (c) For 41 to and including 100 heads the fee shall be **\$400**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (d) For all heads over 100 the fee shall be \$3 per head. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (e) The fee for each standpipe shall be \$340. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (f) The fee for each independent pre-engineered suppression system shall be **\$255**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (g) The fee for each gas- or oil-fired appliance shall be **\$85**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (h) The fee for each kitchen exhaust system shall be \$235. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (i) The fee for spray booths exhaust system shall be \$340. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (j) The fee for a wood/coal burning stove, fireplace inserts, pre-fab or masonry fireplace shall be **\$85**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (k) The fee for dry pipe, pre-action or sprinkler alarm valves and for smoke, heat detectors and manual fire alarms shall be **\$145** for up to 12 alarms, except that, for hard-wired and interconnected alarms for one- and two-family residential, the fee shall be \$95 for up to 12 alarms. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (l) Each device over 12 shall be \$9 each. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (m) The fee for R3, R4 and R5 fire alarm systems shall be \$95.
 - (n) The fee for fire pumps shall be \$445 each. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (o) The fee for incinerators shall be \$445 each. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (p) The fee for crematoriums shall be \$445 each. **[Amended 5-20-2021 by Ord. No.**

13-2021]

- (q) The fee for unit heaters **or other fuel fired appliances** shall be **\$85** each. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (r) The fee for chimney relining shall be **\$85**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (s) The fee for the installation of any underground fuel storage tank up to 550 gallons shall be **\$195**. The fee for the aboveground fuel storage tanks up to 550 gallons shall be **\$85**. For tanks 551 to 1,000 gallons, the fee shall be **\$250**. For tanks over 1,001 gallons, the fee shall be **\$475**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (t) The fee for removal or abandonment of underground storage tanks shall be **\$145** each for tanks up to 1,000 gallons and **\$250** each for tanks over 1,001 gallons. **[Added 5-20-2021 by Ord. No. 13-2021²]**
 - (u) The fee for a fire sprinkler water storage tank shall be \$290. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (v) The minimum fee for the fire technical section for one- or two-family residential shall be **\$85** and for all other use groups shall be **\$145**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
5. Certificates and Other Special Fees. The fees for certificates shall be as follows:
- (a) Certificate of occupancy, residential (single-family): **\$195**, except the fee for a certificate of occupancy for pools, decks and small additions (under 400 square feet) is **\$65**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (b) Certificate of occupancy, other than single-family: **\$450**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (c) Certificate of occupancy for changes in use group: **\$450**. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (d) Certificate of approval: no fee.
 - (e) Continued certificate of occupancy: **\$450** per unit or tenant space. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (f) Temporary certificate of occupancy, renewal fee shall be as specified at N.J.A.C. 5:23-4.18(f)3. **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (g) Certificate of compliance: no fee.
 - (h) The fee for asbestos or lead abatement projects shall be as follows:
 - (1) The administrative fee for each construction permit issued for an asbestos hazard abatement project shall be as specified at N.J.A.C. 5:23-8.9.

2. Editor's Note: This ordinance also redesignated former Subsections t and u as Subsections u and v.

- (2) The administrative fee for each certificate of occupancy issued following the successful completion of an asbestos hazard abatement project shall be as specified at N.J.A.C. 5:23-8.9.
- (3) The fee for a permit for lead hazard abatement projects shall be \$200. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (4) The fee for a lead abatement clearance certificate shall be **\$85. [Amended 5-20-2021 by Ord. No. 13-2021]**
- (i) The fee for a variation request application shall be \$130 for Class 3 residential; \$315 for Class 3 other than residential and Class 2; and \$900 for Class 1 buildings. The fee for resubmission of an application for a variation shall be 1/2 of the original fee if required by the Construction Official. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (j) The fee for an application for the construction board of appeals shall be as specified by the Hunterdon County Construction Board of Appeals application.
- (k) A fee of **\$135** per hour may be charged for review of any amendment or change to a plan that has already been released, or any other additional work required by ordinance or interlocal agreement. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (l) The fee for a zoning permit is \$50.
- (m) The fee for a Flood Hazard Area Development permit shall be \$185 plus any applicable City engineering review costs, if required by the City Engineer. **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (n) The fee to reinstate a lapsed permit shall be 50% of the initial permit fee provided such application is made within one year from the date the initial permit lapsed. Thereafter, the fee to reinstate a lapsed permit shall be based on the current fee schedule.
- (o) The fee for an annual permit shall be charged annually, and shall be a flat fee based on the number of maintenance workers (excluding managers, engineers and clerks) who are primarily engaged in work governed by a subcode (building/fire, electrical and plumbing). Fees shall be as follows: **[Amended 5-20-2021 by Ord. No. 13-2021]**
 - (1) One through 25 workers (including foreman or forewoman): \$1,600 per worker.
 - (2) Each additional worker over 25: \$475 per worker.
 - (3) **Prior to the issuance of the annual permit a training registration fee of as specified in N.J.A.C. 5:23-4.20(c)5ii(2) per subcode shall be submitted by the applicant to the Department of Community Affairs, Bureau of Code Services, Education Unit, along with a copy of the construction permit (Form F-170). Checks shall be made payable to "Treasurer, State of New Jersey." The Department shall register these individuals and notify them of the courses being offered. [Amended 5-20-2021 by Ord. No. 13-2021]**

- (p) **A fee of \$1.00 per \$1,000 cost of work shall apply to all Construction Permit Applications to facilitate the coverage of costs for the acquisition of, payment for and maintenance of electronic plan review and permit issuance. This fee shall be retained in a separate account to specifically pay for the cost of said electronic processes.**
6. Exempt Fees.
- (a) No fees shall be charged for construction of any permitted building or structure owned by the City of Lambertville or any of its respective agencies.
- (b) Newly constructed and rehabilitated residential units that are to be legally restricted to occupancy by households of low income may qualify for reduced fees or be exempt from construction permit fees as authorized by City Council on an individual basis, except for the state training fee.
- (c) Pursuant to N.J.S.A. 52:27D-126e and 40:55D-8, no person shall be charged a construction permit surcharge fee or enforcing agency fee for any construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing public or private structure for any of the facilities contained therein. A disabled person, or a parent or sibling of a disabled person, shall not be required to pay any municipal fee or charge in order to secure a construction permit for any construction, reconstruction, alteration or improvement which promotes accessibility to his or her own living unit. For purposes of this subsection, the term "disabled person" means a person who has the total and permanent inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment, including blindness, and shall include, but not be limited to, any resident of this state who is disabled pursuant to Federal Social Security Act (42 U.S.C. § 416), or the Federal Railroad Retirement Act of 1974 (45 U.S.C. § 231, et seq.), or is rated as having a 60% disability or higher pursuant to any federal law administered by the United States Veterans Act. For purposes of this subsection, the term "blindness" means central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the field of vision such that the widest diameter of the visual field subtends an angle no greater than 20° shall be considered as having a central visual acuity of 20/200 or less.
- (d) Outside Agency Fees. Notwithstanding any other fee hereinafter set forth, when the City has retained a private on-site inspection or plan review agency to carry out subcode official responsibility, no fee charged shall exceed the amount paid by the City to that private agency plus 30%.
7. The mechanical inspector fee for construction Use Groups R-3 and R-5 shall be: **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (a) First device: **\$85.**
- (b) Each additional device: \$40.
8. Construction Records Clearance (CRC). **[Amended 5-20-2021 by Ord. No. 13-2021]**
- (a) When required. A construction records clearance (CRC) shall be required prior to the sale or change of tenant of any residential or commercial structure. In that

event, there shall be no change in occupancy of a building or structure, in whole or part, prior to the issuance of a CRC.

- (b) Responsibility. No owner shall permit the sale of a residential or commercial premises covered under this section unless the requisite CRC has been issued. No purchaser or new tenant shall occupy any premises covered under this section until the requisite CRC has been issued. Owners and occupants shall be jointly and separately responsible for failure to obtain the requisite CRC required hereunder. The owner or his authorized agent shall submit a written application and payment of fees at least two months prior to the change of ownership and/or occupancy on the form provided by the Township.
 - (c) Preoccupancy records search. Prior to the issuance of any such certificate for any transaction, the enforcing agency shall conduct a records search to ensure that there are no open construction permits on subject premises. Should there be open permits on subject premises, all necessary inspections, payment of fees due, and prior approvals shall be obtained and appropriate Uniform Construction Code certificates shall be issued prior to issuance of the CRC. The Construction Official may, at his discretion, exempt any active and ongoing permits or projects from the CRC.
 - (d) Fees. The applicant shall submit with the application the fee for the CRC to cover the administrative cost in accordance with the following schedule based on the number of days prior to closing or occupancy change:
 - (1) reserved
 - (2) reserved
 - (3) Sixteen to 40 business days: **\$50.**
 - (e) Validity. The CRC will only be valid for a period of 90 days and shall only apply to any permits issued prior to the CRC application and shall not apply to any permit applications submitted after the CRC application.
 - (f) Violations and penalties.
 - (1) Any person, firm or corporation violating any provisions of this section shall, upon conviction, be punishable by a fine not exceeding \$2,000, imprisonment for a period not exceeding 90 days and/or a period of community service not exceeding 90 days.
 - (2) The issuance of a CRC shall not preclude the imposition of penalties upon subsequent discovery of violations.
 - (3) Certificates are valid for all permits issued up to the date of the CRC certificate issuance and must be renewed for each sale or occupancy change.
- b. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the City, biannually, a report recommending a fee schedule, based on the operating expenses of the agency and any other expenses of the municipality fairly attributable to the

enforcement of the State Uniform Construction Code Act.

- c. In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations, the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee as specified in N.J.A.C. 5:23-4.19. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending September 30, December 31, March 31, and June 30, and not later than one month next succeeding the end of the quarter for which it is due. In the fiscal year in which the regulations first become effective, the fee shall be collected and remitted for the third and fourth quarters only. The enforcing agency shall report annually at the end of each fiscal year to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, said report shall be for the third and fourth quarters only.

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ADOPTED: May 15, 2025