

**RESOLUTION NO. 14 OF 2022**

**A RESOLUTION OF CITY COUNCIL OF THE CITY OF NANTICOKE  
AMENDING THE RESIDENTIAL AND COMMERCIAL PERMIT FEE SCHEDULE  
FOR THE CITY OF NANTICOKE**

**WHEREAS**, Section 210-8 through 210-10 of the City of Nanticoke Code of Ordinances sets forth various residential and commercial permit fees as previously established by the City Council of the City of Nanticoke; and

**WHEREAS**, pursuant to Section 210-6 of the City of Nanticoke Code of Ordinances, the City Council of the City of Nanticoke desires to amend the residential and commercial permit fees for the administration and enforcement of the Uniform Construction Codes.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Nanticoke, and it is hereby resolved by the authority of the same as follows:

1. Section 210-8, entitled Residential fees, of the City of Nanticoke Code of Ordinances is hereby amended to read as follows:

**§210-8. Residential fees.**

A. Residential permit fees. Residential permit fees will be imposed according to the following schedule:

**Residential Permit Fee Schedule**

<b>Dollar Amount of Work Performed</b>	<b>Permit Fee Imposed</b>
\$1.00	-
\$1,000.00.....	\$49.50
\$1,000.01 - \$2,000.00.....	\$64.50
\$2,000.01 - \$3,000.00.....	\$79.50
\$3,001.01 - \$4,000.00.....	\$94.50
\$4,000.01	-
\$5,000.00.....	\$109.50
\$5,000.01	-
\$6,000.00.....	\$129.50
\$6,000.01	-
\$7,000.00.....	\$149.50
\$7,000.01	-
\$8,000.00.....	\$169.50

\$8,000.01	-
\$9,000.00.....	\$189.50
\$9,000.01	-
\$10,000.00.....	\$209.50
\$10,000.01 and above.....	\$200.00 plus \$10.00 for each additional \$1,000.00, plus 25% administration fee, plus \$4.50 state fee

Residential Electrical Service fee is a flat rate of \$124.50

B. Residential plan review fees. Residential plan review fees will be imposed according to the following schedule:

- (1) New Home Construction: \$200.00
- (2) Deck: \$25.00
- (3) Sun Rooms/additions: \$40.00
- (4) In-ground pool: \$40.00
- (5) New Home Fire Protection System: \$100.00

2. Section 210-9, entitled Commercial fees, of the City of Nanticoke Code of Ordinances is hereby amended to read as follows:

**§ 210-9. Commercial fees.**

A. Commercial permit fees. Commercial permit fees, including, but not limited to, building, demolition, grading, site work and paving, will be imposed according to the following schedule:

**Commercial Permit Fee Schedule**

<b>Dollar Amount of Work Performed</b>	<b>Permit Fee Imposed</b>
\$1.00 - \$500.00 .....	\$29.50
\$500.01 - \$600.00.....	\$35.75
\$600.01 - \$700.00.....	\$42.00
\$700.01 - \$800.00.....	\$48.25
\$800.01 - \$900.00.....	\$54.50
\$900.01 - \$1,000.00.....	\$60.75
\$1,000.01 - \$2,000.00.....	\$79.50
\$2,001.01 - \$3,000.00.....	\$98.25
\$3,000.01 - \$4,000.00.....	\$117.00
\$4,000.01 - \$5,000.00.....	\$135.75
\$5,000.01 - \$6,000.00.....	\$154.50
\$6,000.01 - \$7,000.00.....	\$173.25
\$7,000.01 - \$8,000.00.....	\$192.00
\$8,000.01 - \$9,000.00.....	\$210.75
\$9,000.01 - \$10,000.00.....	\$229.50
\$10,000.01 and above.....	\$200.00 plus \$10.00 for each additional \$1,000.00, plus 25% administration fee, plus \$4.50 state fee

Commercial Electrical Service fee is a flat rate of \$154.50

B. Commercial plan review fees. Commercial plan review fees will be imposed according to the following schedule:

(1) New buildings/renovations:

**Commercial Plan Review Fee Schedule**

<b>Estimated Dollar Amount of Work</b>	<b>Fee</b>
\$1.00 - \$45,000.00	\$400
\$45,001.00 and higher	\$400 for first \$45,000 plus \$3.50 per \$1,000

(2) Sprinkler Systems and Fire Alarm Systems:

Single Page Review	\$100
Multiple Page Reviews up to \$10,000	\$200
Above \$10,000 Construction Cost	\$400 for the first \$45,000 plus \$3.50 per \$1,000

3. Section 210-10, entitled Miscellaneous residential and commercial fees, of the City of Nanticoke Code of Ordinances is hereby amended to read as follows:

**§ 210-10. Miscellaneous residential and commercial fees.**

A. The following fees will be imposed according to the following schedule:

(1) **Major Subdivision:** \$1000, plus \$50 per lot for the base application fee, plus the cost of all engineering fees and/or other consulting fees, including legal fees, related to the review of the plans, application, and supporting documentation. Said fees shall include, but shall not be limited to, charges for the following types of services for the submission of a preliminary and/or final plan:

- (a) Site inspection;
- (b) Review of plans;
- (c) Written reports on plan reviews;
- (d) Certification of cost estimates for required improvements;
- (e) Inspection of required improvements during the course of the construction and installation of said improvement;
- (f) Offers of dedication of roads and other public improvements;
- (g) Final inspection of subdivision and/or required improvements contained therein.

The developer and/or applicant shall be required to enter into a written agreement which guarantees the payment of all engineering

and/or other consulting fees related to review functions of a plan, The City Engineer shall forward all engineering and/or other consulting invoices to the developer and/or applicant who shall make direct and prompt payment to the City Engineer within thirty (30) days from the date of invoice.

In addition to the above fees, the developer and/or applicant shall also be required to pay any and all additional fees, charges or costs that may be charged by any other municipal agency (other than the City) for any fees connected with the review of plans, additional calculations, additional reports or other such services which may be required or necessitated as a result of the application or any change(s) made to the application, proposed plans or preliminary and/or final plans by the developer and/or applicant, either of their own initiative or as required by the City of Nanticoke Planning Commission in order that said application, proposed plan or preliminary plan and/or final plan conforms or complies with the applicable requirements of the City of Nanticoke Subdivision and Land Development Ordinance. The developer and/or applicant will also be responsible for the cost of all engineering testing and inspections that may be required in the approval process of a Major Subdivision Plan.

**(2) Minor Subdivision including those classified as a “Lot Line Adjustment.”:** \$250, plus \$50 per lot for the base application fee plus the cost of all engineering fees and/or other consulting fees, including legal fees, related to the review of the plans, application, and supporting documentation. The developer and/or applicant shall be required to enter into a written agreement which guarantees the payment of all engineering and/or other consulting fees related to review functions of a plan. The City Engineer shall forward all engineering and/or other consulting invoices to the developer and/or applicant who shall make direct and prompt payment to the City Engineer within thirty (30) days from the date of the invoice.

**(3) Major Land Development:**

**(a) Two or more principal residential or nonresidential buildings and/or uses:** \$1000, plus \$10 per acre over 5 acres (\$2000 Max.) for the base application fee, plus the cost of all engineering fees and/or other consulting fees, including legal fees, related to the review of the plans, application, and supporting documentation. Said fees shall include, but shall not be limited to, charges for the following types of services for the submission of a preliminary and/or final plan:

- (1) Site inspection;

- (2) Review of plans;
- (3) Written reports on plan reviews;
- (4) Certification of cost estimates for required improvements;
- (5) Inspection of required improvements during the course of the construction and installation of said improvements;
- (6) Offers of dedication of roads and other public improvements;
- (7) Final inspection of the site of the land development and/or required improvements contained therein.

The developer and/or applicant shall be required to enter into a written agreement which guarantees the payment of all engineering and/or other consulting fees related to review functions of the plan. The City Engineer shall forward all engineering and/or other consulting invoices to the developer and/or applicant who shall make direct and prompt payment to the City Engineer within thirty (30) days from the date of the invoice.

In addition to the above fees, the developer and/or applicant shall also be required to pay any and all additional fees, charges or costs that may be charged by any other municipal agency (other than the City) for any fees connected with the review of the plans, additional calculations, additional reports or other such services which may be required or necessitated as a result of the application or any change(s) made to the application, proposed plans or preliminary and/or final plans by the developer and/or applicant, either of their own initiative or as required by the City of Nanticoke Planning Commission in order that said application, proposed plan or preliminary plan and/or final plan conforms or complies with the applicable requirements of the City of Nanticoke Subdivision and Land Development Ordinance. The developer and/or applicant will also be responsible for the cost of all engineering testing, and inspections that may be required in the approval process of a Major Land Development Plan.

**(b) A Single Nonresidential building on a lot or lots regardless of the number of occupants or tenure:** \$1000 plus \$10 per acre over 5 acres (\$2000 Max.) for the base application fee, plus the cost of all engineering fees and/or other consulting fees, including legal fees, related to the review of the plans, application, and

supporting documentation. Said fees shall include, but shall not be limited to, charges for the following types of services for the submission of a preliminary and./or final plan:

- (1) Site inspection;
  - a) Review of plans;
  - b) Written reports on plan reviews;
  - c) Certification of cost estimates for required improvements;
  - d) Inspection of required improvements during the course of the construction and installation of said improvements;
  - e) Offers of dedication of roads and other public improvements;
  - f) Final inspection of the site of the land development and/or required improvements contained therein.

The developer and/or applicant shall be required to enter into a written agreement which guarantees the payment of all engineering and/or other consulting fees related to review functions of the plan. The City Engineer shall forward all engineering and/or other consulting invoices to the developer and/or applicant who shall make direct and prompt payment to the City Engineer within thirty (30) days from the date of the invoice.

In addition to the above fees, the developer and/or applicant shall also be required to pay any and all additional fees, charges or costs that may be charged by any other municipal agency (other than the City) for any fees connected with the review of the plans, additional calculations, additional reports or other such services which may be required or necessitated as a result of the application or any change(s) made to the application, proposed plans or preliminary and/or final plans by the developer and/or applicant, either of their own initiative or as required by the City of Nanticoke Planning Commission in order that said application, proposed plan or preliminary plan and/or final plan conforms or complies with the applicable requirements of the City of Nanticoke Subdivision and Land Development Ordinance. The developer and/or applicant will also be responsible for the cost of all engineering testing, and inspections that may be required in the approval process of a Major Land Development Plan.

© **The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features:** \$1000, plus \$10 per acre over 5 acres (\$2000 max.) for the base application fee, building and/or structure for the base application fee, plus the cost of all engineering fees and/or other consulting fees, including legal fees, related to the review of the plans, application, and supporting documentation. Said fees shall include. But shall not be limited to, charges for the following types of services for the submission of a preliminary and/or final plan:

- 1) Site inspection;
- 2) Review of plans;
- 3) Written reports on plan reviews;
- 4) Certification of cost estimates for required improvements;
- 5) Inspection of required improvements during the course of the construction and installation if said improvements;
- 6) Final inspection of the site of the land development and/or required improvements contained therein.

The developer and/or applicant shall be required to enter into written agreement which guarantees the payment of all engineering and/or other consulting fees related to review functions of a plan. The City Engineer shall forward all engineering and/or other consulting invoices to the developer and/or applicant who shall make direct and prompt payment to the City Engineer within thirty (30) days from the date of invoice.

In addition to the above fees, the developer and/or applicant shall also be required to pay any and all additional fees, charges or costs that may be charged by any other municipal agency (other than the City) for any fees connected with the review of the plans, additional calculations, additional reports or other such services which may be required or necessitated as a result of the application or any change(s) made to the application, proposed plans or preliminary and/or final plans by the developer and/or applicant, either of their own initiative or as required by the City of Nanticoke Planning Commission in order that said application, proposed plan or preliminary plan and/or final plan conforms or complies with the applicable requirement of the City of Nanticoke Subdivision and Land Development Ordinance. The applicant will also be responsible for the cost of all engineering testing, and

inspections that may be required in the approval process of a Major Land Development Plan.

**(d) Conversion of existing single-family dwelling into more than three (3) units, excluding condominiums:** \$1000, plus \$10 per acre over 5 acres (\$2000 max.) for the base application fee, plus the cost of all engineering fees and/or other consulting fees, including legal fees, related to the review of the plans, application, and supporting documentation. Said fees shall include, but shall not be limited to, charges for the following types of services for the submission of a preliminary and/or final plan:

- 1) Site inspection;
- 2) Review of plans;
- 3) Written reports on plan reviews;
- 4) Certification of cost estimates for required improvements;
- 5) Inspection of required improvements during the course of the construction and installation if said improvements;
- 6) Final inspection of the site of the land development and/or required improvements contained therein.

The developer and/or applicant shall be required to enter into written agreement which guarantees the payment of all engineering and/or other consulting fees related to review functions of a plan. The City Engineer shall forward all engineering and/or other consulting invoices to the developer and/or applicant who shall make direct and prompt payment to the City Engineer within thirty (30) days from the date of invoice.

In addition to the above fees, the developer and/or applicant shall also be required to pay any and all additional fees, charges or costs that may be charged by any other municipal agency (other than the City) for any fees connected with the review of the plans, additional calculations, additional reports or other such services which may be required or necessitated as a result of the application or any change(s) made to the application, proposed plans or preliminary and/or final plans by the developer and/or applicant, either of their own initiative or as required by the City of Nanticoke Planning Commission in order that said application, proposed plan or preliminary plan and/or final plan conforms or complies with the applicable requirement of the City of Nanticoke Subdivision and Land Development Ordinance. The developer and/or applicant will also be responsible for the cost of all engineering testing, and inspections that may be required in the approval process of a Major Subdivision Plan.

**4. Minor Land Development:** \$500, plus \$10 per acre over 5 acres (\$1500 Max.) for the base application fee, plus the cost of all engineering fees and/or other consulting fees, including legal fees, related to the review of the plans, application, and supporting documentation, The developer and/or applicant shall be required to enter into a written agreement which guarantees the payment of all engineering and/or other consulting fees related to review functions of a plan. The City Engineer shall forward all engineering and/or other consulting invoices to the developer and/or applicant who shall make direct and prompt payment to the City Engineer within (30) thirty days from the date of the invoice.

**4.Subdivision and Reverse Subdivision:** \$200 per lot (Reverse sub division per lot to be combined), plus the cost of all engineering fees and/or other consulting fees, including legal fees, related to the review of the plans, application, and supporting documentation. Said fees shall include, but shall not be limited to, charges for the following types of services for the submission of a preliminary and./or final plan:

- a) Site inspection;
- b) Review of plans;
- c) Written reports on plan reviews;
- d) Certification of cost estimates for required improvements;
- e) Inspection of required improvements during the course of the construction and installation if said improvements;
- f) Final inspection of the site of the land development and/or required improvements contained therein.

**5. Alterations, renovations or modifications of existing building or structure:** \$100 plus \$20 for each \$1,000 of estimated cost of alteration, renovation certified by the contract.

**6. Zoning application:** Residential \$75; Commercial \$150.

**7. Zoning appeals (residential):** \$150 plus 1/2 stenographers' fees, plus all advertising costs, plus all legal fees.

**8. Zoning Hearing Board (residential):** \$450 plus 1/2 stenographers' fees, plus all advertising costs, plus all legal fees.

**9. Zoning appeals (commercial):** \$200 plus 1/2 stenographers' fees, plus all advertising costs, plus all legal fees.

**10. Zoning Hearing Board (commercial):** \$550 plus 1/2 stenographers' fees, plus all advertising costs, plus all legal fees.

**11. Property zoning change:** \$500 plus ½ stenographers' fees, plus all advertising, plus all legal fees.

**12. Structure and facility other than buildings (tents, carnivals, circuses, stands):** \$25 per day; plus \$100 for business permit.

**13. Fireworks stands:** \$25 each day; plus \$100 for business permit.

**14. Job johnnies required on all new construction, temporary structures, tents, etc.:** no charge.

**15. Business occupancy permit:** \$300 (for all commercial establishments).

**16. Commercial occupancy sale inspection certificate:** \$350 per unit; reinspection \$100 per unit.

**17. Food truck or food cart business license:** \$150 plus health license.

**18. Residential sale occupancy certificate:** \$100 per unit.

**19. Rental Inspection of tenant-occupied spaces:** \$55 per unit; reinspection \$35 per unit

**20. Residential sewer tap-in:** \$300.

**21. Commercial sewer tap-in:** \$500

**22. Dumpster:** \$15 (residential); \$25 (commercial).

**23. Commercial contractors' license:** \$200 for the first year and \$150 renewal fee for each consecutive year.

**24. Sign permits:** \$0 to \$500; \$60 plus state tax.

Over \$500: \$60 plus \$40 per \$1,000 plus state tax.

**25. Security/alarm permits:** \$100.

**26. Engineer's fee (must be paid before permit is issued):** per billing.

**27. Pyro display:** \$50 each show.

**28. Copies of Land Development Ordinance:** \$30.

**29. Copies of Zoning Ordinance:** \$40.

Any failed inspections are subject to an additional charge of \$65.00 per inspection.

The cost of work or fees will be based upon the contract provided with the permit application or the higher of the code official's estimate based on either the most recent addition of the R. S. Means Co., Inc. (Construction Data Book) or Marshall & Swift, or the latest International Code Building Valuation Data Table.

The fees set forth in this Resolution shall become effective immediately.

**ADOPTED** at a regular meeting of the governing body of the Municipality of the City of Nanticoke, Luzerne County, Pennsylvania, on the 18<sup>th</sup> day of May, 2022.

ATTEST:

CITY OF NANTICOKE

---

Jennifer W. Polito, City Clerk

---

William Brown, Council President