

The following construction activities or structures are not regulated under Act 45 (Building Code); however, they shall require a Zoning Permit.

Section A – Zoning Permits

1. The following structures, if the structure has a building area less than 300 square feet, and is accessory to a detached one or two family dwelling, and multi-family dwelling units:
 - a. Detached Carport \$75.00
 - b. Detached private garage less than 300 sq. ft. \$75.00
 - c. Greenhouse \$75.00
 - d. Sheds and gazebos to 300 sq. ft. \$75.00
2. All Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103 \$75.00
3. Uncovered decks and patios, with a floor height of 30" or less above finished grade \$75.00
4. Issuance of a Use and Occupancy Permit for a change of use of an existing building to a similar type use, with no structural alterations \$75.00
5. Signs
 - a. Residential Home Occupation or Home Related Business \$75.00
 - b. Commercial
 - Replacement of an existing sign \$75.00
 - New \$150.00

Building Permits are required for the following, with the fees set as follows:

All residential buildings and structures over 300 sq. ft. and addition(s) to any principal building require a building permit, see Section B. Except as noted in Section A. A state mandated fee of \$4.50 is charged to the applicant for issuance of a building permit.

Section B – Residential

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| 1. New one and two family dwelling unit, multiple family dwelling unit, or similar residential structure; fee shall be computed on a square foot basis as measured out-to-out of the structure, and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have a minimum of 6-foot headroom | \$100.00 plus \$0.30 per sq. ft. of floor area |
| 2. Attached and attached or detached structures necessary to a residential dwellings to include but not limited to: decks, porch roofs and patios with height greater than 30" above finished grade, accessory to a residential dwelling | \$100.00 plus \$0.30 per sq. ft. of floor area |
| 3. Manufactured Housing Units (inspection of basements, piers, footers and final inspection of floor area are required). | \$100.00 plus \$0.30 per sq. ft. of floor area |
| 4. Miscellaneous structural and/or non-structural building activity not identified elsewhere in this fee schedule. | \$75.00 |
| 5. Alterations, renovations, or modifications of existing buildings or structures | \$100.00 plus \$0.30 per sq.ft. of floor area |
| 6. Miscellaneous | |
| • Communication towers and/or antennas | |
| • Retaining walls (over 4' in height) | |
| • Plan review/re-reviews | \$62.00 per hr. |
| • Inspections | \$75.00 per insp. |

Section C - Commercial

1. Commercial, Industrial, Institutional Buildings
 - a. First \$1,000.00 of project cost* \$100.00
Each additional \$1,000.00 or part thereof \$7.50
 - b. Plan review and Accessibility plan review fee \$77.50 per hr
 - c. Accessibility inspections \$200.00
 - d. Minimum building permit fee \$350.00
2. Review of revisions to previously approved plans \$77.50 per hr.
3. Additions, alteration, renovations, or modification of existing buildings or structures
 - a. First \$1,000.00 of project cost* \$100.00
Each additional \$1,000.00 or part thereof \$7.50
 - b. Plan review and Accessibility plan review fee \$77.50 per hr
 - c. Accessibility inspections \$200.00
 - d. Minimum building permit fee \$350.00
4. Miscellaneous structural and/or non-structural building activity not identified elsewhere in this fee schedule. \$100.00
5. Special Structures to include, but not limited to towers, storage tanks, cell towers, retaining walls (over 4' in height) \$150.00 plus necessary engineering review fees required to review special structures
 - a. Inspection fee \$75.00 per inspection as determined by inspector

Section D – Electrical

1. Residential Inspections:

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| a. | Service inspection | \$75.00 |
| b. | Rough wiring inspection | \$75.00 |
| c. | Final inspection | \$75.00 |

Note: All inspection fees shall be assessed and payable at time of building permit issuance. Additional inspections and any required re-inspections shall be completed at the cost of \$75.00.

2. Commercial Inspections:

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| a. | Plan review | \$84.50 per hr. |
| b. | First \$1,000.00 of project cost* | \$75.00 |
| | Each additional \$1,000.00 or part thereof | \$7.50 |

Note: Additional inspections and any required re-inspections shall be completed at the cost of \$75.00.

Section E – Plumbing, Mechanical and HVAC

1. Residential Inspection \$75.00 per inspection
Any plumbing, mechanical and/or HVAC work

Note: The following three inspections are included underslab, rough, final plumbing inspection. However, any additional inspections requested by the Contractor and any reinspection shall be completed at the cost of \$75.00 per inspection.

2. Commercial Inspection

- a. Any plumbing, mechanical and/or HVAC work

First \$1,000.00 of project cost* \$75.00

Each additional \$1,000.00 or part thereof \$7.50

- b. Plan Review \$77.50 per hr.

Note: Additional inspections requested by the Contractor and any reinspection shall be completed at the cost of \$75.00 per inspection.

Section F - Miscellaneous

1. Demolition Permit:
 - a. Residential and detached accessory structure \$75.00
 - b. Commercial, Industrial, Institutional and detached accessory structures \$150.00
2. Swimming Pools and spas:
 - a. Above ground \$150.00
Includes (1) electrical inspection
 - b. In-ground \$300.00
Includes (2) electrical inspections
3. On-lot infiltration bed inspections \$400.00
(Unless secured by subdivision escrow)
4. Building Permit Renewal Fee \$75.00

Section G – Permit Conditions

A permit becomes invalid unless the authorized construction work begins within 180 days after the permit's issuance or if the authorized construction work permit is suspended or abandoned for 180 days after the work has commenced. A permit holder may submit a written request for an extension of time to commence construction for just cause. The building code official may grant extensions of time to commence construction in writing.

When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. Should the Building Inspector/Zoning Officer be required to make additional inspections, a fee of \$75.00 will be due to defray the cost of the inspection. The entire fee must be paid prior to the inspection. The fee is paid to the Municipality.

Fees for Sewage Enforcement Activities to be paid by applicants:

Soils Testing

Evaluate Probe (each)	\$150.00
Percolation Test (6-hole test)	\$680.00
Percolation Test (12-hole test for primary and alternate areas)	\$900.00

Permitting

Repair Permits (e.g., failed septic tanks, crushed pipe, etc.)	\$300.00
- Includes site visit, design review, permit and one (1) inspection	
Inground Septic System Permit – Includes design review, permit and three (3) installation inspections	\$500.00
Sandmound and Drip Irrigation Septic System Permit - Includes design review, permit and four (4) installation inspection	\$600.00
Renew/Transfer Permits	\$80.00
Additional Design Review	\$150.00
Additional Inspections	\$115.00

Miscellaneous

Planning Module Review	Hourly Rate
Verification of Prior Testing	Hourly Rate
Site Visit	Hourly Rate
Items Not Covered by Fee Schedule	Hourly Rate

Hourly Rates

SEO	\$65.50/Hour
Technician	\$55.50/Hour
Soil Scientist	\$95.50/Hour
Township Administrator Cost	\$50.00/Hour

NOTE: In addition to SEO services billed at the above rates, fees due shall include all costs incurred by Sewage Enforcement Officer associated with SEO related activities. Applicant is responsible to reimburse Rockland Township for any additional compliance costs not covered by above stated fees.

STORMWATER MANAGEMENT FEES

A. EXEMPTIONS none

B. MINOR DRAINAGE PLAN \$500 when total disturbed area is less than 5000 sq ft
\$750 when total disturbed area is between 5000 sq ft & 0.99 ac
\$1500 when total disturbed area is over 1 acre

C. DRAINAGE PLAN \$500 when total disturbed area is less than 5000 sq ft*
(*this could only occur on lots less than 0.5 ac)
\$750 when total disturbed area is between 5000 sq ft & 0.99 ac
\$1500 when total disturbed area is over 1 acre