

TOWN OF MORRISTOWN

ORDINANCE O-10-2026

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWN OF MORRISTOWN, CHAPTER 12, "BUILDING AND CONSTRUCTION," SECTION 12-1.3, "FEES"

WHEREAS, the Town desires to amend various fees associated with building and construction in the Town.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Morristown, County of Morris, State of New Jersey, being the governing body thereof, that Chapter 12, "Building and Construction," §12-1.3, "Fees", is hereby amended and supplemented as follows:

Additions are indicated by **bold underline**.

Deletions are indicated by ~~strike through~~.

Language that remains unchanged is not highlighted in anyway.

SECTION I

§12-1.3 Fees.

- a. The fee for a construction permit shall be the sum of the subcode fees listed below and shall be paid before the permit is issued:

DETERMINATION OF FEES.

Basic construction fees shall be the sum of the parts computed on the basis of volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures, standpipes, and detectors (smoke and heat) at the unit rates provided herein plus any special fees.

The base fee for a basic construction permit covering any or all Building, Plumbing, Electrical, or Fire Prevention work shall be \$30 **\$75**. **Any item not listed in the proceeding fee schedule which requires a New Jersey Uniform Construction Code permit for Building, Plumbing, Electrical, Fire Protection, Mechanical or Elevator work shall be \$75 per item.**

For the purposes of determining the estimated cost of construction the applicant shall submit to the construction official such costs data as may be available by the professional of record, or by a recognized estimating firm, or by the contractor. A bona fide contractors bid if available shall be submitted. The Construction Official shall make the final decision regarding estimated costs.

Fee for combined renovation and addition shall be the sum of the fees computed separately as indicated in the fee schedule.

1. Building department fee schedule.

General Fees

State surcharge is ~~\$0.00265~~ **\$0.00371** per cubic foot on new buildings and additions

For all others, the State surcharge is ~~\$1.35~~ **\$1.90** per \$1,000

Minimum fee for each subcode is ~~\$50~~ **\$75**

The State of New Jersey permit surcharge fee shall be collected at the rate in effect at the time of permit issuance as per N.J.A.C. 5:23-4.19(b)

~~Minimum Fee for each sub-code is \$50~~

~~Replacement of existing Residential (1 and 2 family) heating or air conditioning system~~ ~~\$125~~

Contractor Change - per sub-code ~~\$50~~ **\$75**

Use Group Change ~~\$200~~ **\$250**

Re-Installment of lapsed or suspended permit ~~\$125~~ **\$250**

Application for Variation Fee ~~\$175~~ **\$250**

BUILDING FEE SCHEDULE

Minimum Fee is ~~\$50~~ **\$75**

Annual Permit Fee

1 - 25 workers (per workers) ~~\$700~~ **\$900**

Additional workers (per worker) ~~\$250~~ **\$300**

Certificates of Occupancy:

~~Certificate of Occupancy - All Use Groups~~ ~~\$50~~

Temporary Certificate of Occupancy and Renewal **\$30 upon each issuance**

R-3 and R-5 Certificate of Occupancy **\$50**

All others use groups Certificates of Occupancy **\$150**

Certificate of Occupancy - Asbestos ~~\$50~~ **\$150**

Certificate of Continued Occupancy ~~\$250~~

Certificate of Clearance for Lead ~~\$50~~ **\$150**

Annual Testable Backflow Certificate **\$150 per backflow preventer**

Plan Review Fee = 20% of Total Building Department Fee

New Building Construction - Per cu. ft.

~~(Residential and Commercial)~~ ~~\$0.030~~

Except Use S1 and S2	\$0.020 per cu. ft.
<u>R-3 and R-5 Use Groups</u>	<u>\$0.035 per cubic foot</u>
<u>All other use groups</u>	<u>\$0.044 per cubic foot</u>
Additions calculated same as New Construction	
Rehabilitation - Alterations, Renovation, Repair and Reconstruction (per \$1,000 of construction cost)	
<u>R-3 and R-5</u>	<u>\$25 per \$1,000</u>
<u>All Other Use Groups Up to \$500,000</u>	<u>\$40 per \$1,000</u>
<u>Above \$500,000</u>	<u>\$35 per \$1,000</u>
Residential	
Up to \$50,000	\$25 per \$1,000
Above \$50,000	\$20 per \$1,000
Commercial	
Up to \$50,000	\$30 per \$1,000
Above \$50,000	\$30 per \$1,000
Residential Roof and Siding - 1 and 2 Family only	\$60
<u>Roofing and Siding</u>	
<u>R-3 and R-5 Polypropylene Siding</u>	<u>\$75</u>
<u>All Other Roofing and Siding Material</u>	<u>R-3 and R-5 Permit not required</u>
<u>All other Use Groups: Up to \$500,000</u>	<u>\$40 per \$1,000</u>
<u>Above \$500,000</u>	<u>\$35 per \$1,000</u>
Sign	\$100 \$150 each
Above-Ground Swimming Pool	\$100 \$150
In-Ground Swimming Pool	\$250
<u>Retaining Walls</u>	
<u>R-3 and R-5</u>	<u>\$25 per \$1,000</u>
<u>All other use groups</u>	<u>\$40 per \$1,000</u>
<u>Up to \$500,000</u>	
<u>Above \$500,000</u>	<u>\$35 per \$1,000</u>
Asbestos Abatement	

Subchapter 8	
Administrative Fee for Construction	\$100
Lead Hazard	\$150
Demolition (Commercial)	\$1,500/bldg
Demolition (Residential—less than 5,000 square feet, 30 feet)	\$250
<u>Demolition-Use groups-R-3 and R-5</u>	<u>\$250</u>
<u>Demolition-Use groups other than R-3 and R-5</u>	<u>\$1,500</u>
Tents (when UCC permits are required)	\$125 <u>\$150</u>
Commercial Floor Finishes (carpet, wood and sheet goods)	
Less than 1,000 square feet	\$75
Greater than 1,000 square feet	\$150

ELECTRICAL FEE SCHEDULE

Minimum Fee is \$50 **\$75**

Electrical Devices (Receptacles and Fixtures)

First 50 \$50 **\$75**

For each additional 25 \$25 **\$30**

Electrical Devices counts shall also include fractional HP

Equipment/Appliances, smoke, heat, CO detectors, bells, horns/strobes, water flow or tamper switch, low/high air and pull stations. In addition, security items such as security door/window alarm points, card readers, magnetic locks, etc.

Motors and Electrical Devices

1 to 10hp \$20 **\$25**

15hp to 50hp \$50 **\$85**

60hp to 100hp \$100 **\$135**

Greater than 100hp \$457 **\$660**

Electrical Devices (including Transformers and Generators)

Up to 10kw \$20 **\$25**

11kw to 45kw \$50 **\$85**

46kw to 112kw \$100 **\$135**

Greater than 112kw	\$457 <u>\$660</u>
Service Equipment (including Services, Motor Control Centers, Subpanels and Panels)	
Up to 225 amps	\$75 <u>\$100</u>
300 amp to 400 amps	\$150 <u>\$200</u>
600 amp to 1,000 amps	\$275 <u>\$300</u>
Larger than 1,000 amp	\$450 <u>\$660</u>
Other Electrical Fees	
Swimming Pools	
Above Ground	\$75 <u>\$100</u>
In Ground	\$125 <u>\$200</u>
Spas, hot-tubs, fountains, etc.	\$75
Underground Electrical Trench	\$75
Annual Swimming Pool Inspections (per UCC)	\$200
<u>Solar Photovoltaic Systems</u>	
<u>Up to 50 KW</u>	<u>\$150</u>
<u>51 KW to 100 KW</u>	<u>\$250</u>
<u>Greater than 100 KW</u>	<u>\$700</u>
<u>EV Charger Systems</u>	
<u>Up to 50 KW</u>	<u>\$150</u>
<u>51 KW to 100 KW</u>	<u>\$250</u>
<u>Greater than 100 KW</u>	<u>\$700</u>
<u>Energy Storage Systems</u>	
<u>Up to 50 KW</u>	<u>\$150</u>
<u>51 KW to 100 KW</u>	<u>\$250</u>
<u>Greater than 100 KW</u>	<u>\$700</u>
PLUMBING FEE SCHEDULE	
Minimum Fee is \$50 <u>\$75</u>	
Water Closet	\$15 <u>\$25</u>
Urinal/Bidet	\$15 <u>\$25</u>
Bath Tub	\$15 <u>\$25</u>

Lavatory	\$15 <u>\$25</u>
Shower	\$15 <u>\$25</u>
Floor Drain	\$15 <u>\$25</u>
Sink	\$15 <u>\$25</u>
Dishwasher	\$15 <u>\$25</u>
Drinking Fountain	\$15 <u>\$25</u>
Washing Machine	\$15 <u>\$25</u>
Hose Bibb	\$15 <u>\$25</u>
Stacks	\$15 <u>\$25</u>
<u>Water Connections / Icemaker Lines</u>	<u>\$25</u>
Water Heater	\$45 <u>\$75</u>
Fuel Oil Piping	\$45 <u>\$75</u>
Gas Piping (up to 4 outlets)	\$45 <u>\$75</u>
	\$10 <u>\$20</u> (each additional outlet)
LP Gas Tank - piping or oil tank - piping	\$100
Residential Hot Water or Steam Boiler	\$75 <u>\$90</u>
Commercial, Furnace, HVAC, Roof Top Unit Hot Water or Steam Boiler	\$250
Steam/Hot water piping (2 and 4 pipe systems)	\$75
Sewer Pump / <u>Injector Tank</u>	\$65 <u>\$75</u>
Oil Interceptor/Separator	\$75 <u>\$90</u>
Backflow Preventer (commercial)	\$75
Backflow Preventer (residential)	\$15
<u>Backflow Preventer (R-3 and R-5)</u>	<u>\$25</u>
<u>Backflow Preventer (all other use groups)</u>	<u>\$100</u>
Grease Trap	\$75 <u>\$90</u>
Sewer Connection	\$75 <u>\$90</u>
Water Service or Sewer Connection	\$75 <u>\$90</u>
Underground Trench	\$75 <u>\$90</u>
HVAC, Furnace, heat pump, air conditioning or heat exchanger	\$75 <u>\$90</u>
Medical Gas Stations	\$65 <u>\$75</u>

Condensate Lines	\$45 <u>\$75</u>
Geothermal System (closed loop)	\$75
Annual Safety Inspections (per UCC)	\$100 <u>\$150</u>
Air Admittance Valves	\$15 <u>\$25</u>

FIRE PROTECTION FEE SCHEDULE

Minimum Fee is \$50 \$75

Storage Tanks

Fuel Storage Tanks	
Installation (above ground and underground) 550 gallon and less	\$125 <u>\$150</u>
Greater than 550 gallons	\$250 <u>\$300</u>
Storage Tanks Removal or abandonment (above and underground) 550 gallons or less	\$125 <u>\$150</u>
Greater than 550 gallons	\$350

**Alarm Systems, Sprinkler Systems/
Supervisory/Signaling/Security
Systems**

Alarm Devices (Smoke, Heat, CO Detectors, bells, horns/strobes, water flow or tamper switch, low/high air and pull stations). Also included are security items such as security door/window alarm points, card readers, etc.

First 10	\$100 <u>\$125</u>
11 - 50	\$200 <u>\$250</u>
Each additional 50	\$200 <u>\$250</u>
Fire Alarm Control Panel	\$150

**Fire Alarm Control Panel and Annunciator
Panels** \$200 each

Wet and Dry Sprinkler Heads

1 - 10	\$150 <u>\$175</u>
11 - 50	\$250 <u>\$300</u>
Each Additional 100	\$100 <u>\$250</u>
Stand Pipes	\$250 <u>\$325/each</u>

**Pre-Engineered and Kitchen Hood
Suppression Systems**

Wet Chemical, Dry Chemical, CO2, Foam or Clean Agent	\$200 <u>\$300</u>
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Miscellaneous

<u>Backflow Preventer for fire lines (R-3 and R-5)</u>	<u>\$25</u>
<u>Backflow Preventer for fire lines (all other use groups)</u>	<u>\$100</u>
Kitchen Hood Exhaust System	\$200 <u>\$300</u>
Fire Pump	\$500 <u>\$650</u>
Pre-Action Fire Systems	\$300
Dry Pipe Alarm Valves	\$100 <u>\$200</u>
New Residential Gas or oil fired equipment	\$65
Commercial Gas or Oil Fired Equipment	\$125
<u>New R-3 or R-5- Gas or oil-fired equipment</u>	<u>\$75</u>
<u>Other use groups- Gas or oil-fired equipment</u>	<u>\$150</u>
Chimney Liner or Metal Flue Vent	\$100
Smoke Control System	\$495 <u>\$1,100</u>
Underground Fire Lines/Mains	\$150 <u>\$300</u>
Magnetic Locks with Fire Alarm Interface	\$65 <u>\$100</u>
<u>Fire Command Center</u>	<u>\$1,000</u>
<u>Exit Signs</u>	
<u>1-5</u>	<u>\$100</u>
<u>6-10</u>	<u>\$150</u>
<u>11-50</u>	<u>\$200</u>
<u>Every fixture over 50</u>	<u>\$25 each</u>

ELEVATOR FEE SCHEDULE

Minimum Fee is \$50 **\$75**

Elevator Plan Review Inspections: All associated fees for elevator devices shall be in accordance with the rate in effect per N.J.A.C. 5:23-40.20(c)(6) and (7) and the awarded contract to EIC Inspections, Jersey City, New Jersey (effective October 1, 2015 to October 1, 2018). EIC Inspections contract states that the final elevator fee is 63% of the State of New Jersey fees for elevator devices, plan review and inspections plus a 40% administrative fee to the Town of Morristown. **Elevator inspection fees are in accordance with the contractual fees which are in effect at the time of the issuance of elevator permits plus a 45% administrative fee to the Town of Morristown.**

Any fees not specifically set forth hereinabove that are contained in Section 98-1(A) Schedule of Fees shall remain unchanged and in full force and effect.

MECHANICAL SUBCODE FEES

Minimum fee	\$50 \$75
HVAC, furnace, boiler, A/C	\$75 \$90
Water heater	\$45 \$75
Generator	\$50 \$75
<u>Pool Heater</u>	<u>\$75</u>
<u>Condensate Lines</u>	<u>\$75</u>
<u>Mini Split systems</u>	<u>\$90</u>
<u>Each additional indoor equipment for a mini split system</u>	<u>\$50</u>
<u>HVAC Duct Work</u>	<u>\$100</u>
LPG or fuel oil tank replacement	
550 gallons and less	\$125 <u>\$150</u>
Greater than 550 gallons	\$250 <u>\$300</u>
Gas log fireplace insert	\$50 <u>\$75</u>
Chimney liner	\$100
Fuel oil and gas piping	
Fuel oil	\$45 <u>\$75</u>
Gas piping, up to four outlets	\$50 <u>\$75</u>
Each additional outlet	\$20

- b. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Council 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. Surcharge fee.
 - 1. 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 provided in Paragraph a1(a). The surcharge fee shall be remitted to the Bureau of

Housing Inspection, N.J. 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, said fee shall be collected and remitted for the third and fourth quarters only.

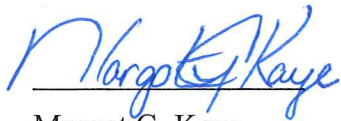
2. The enforcing agency shall report annually at the end of each fiscal year to the State Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the Regulations first become effective, said report shall be for the third and fourth quarters only.

d. Waiver of fees.

1. The Construction Official shall waive Construction Code fees for any corporation which is organized pursuant to the "New Jersey Nonprofit Corporation Act," N.J.S.A. 15A-1-1 et seq., and is actively engaged in constructing or rehabilitation housing units for occupancy by low or moderate income households.
2. For purposes of this waiver, "low income household" means a household in which the gross household income is equal to 50% or less of the median gross household income for households of the same size within the region in which the housing is located. "Moderate income household" means a household in which the gross household income is equal to or more than 50% but less than 80% of the median gross household income for households of the same size within the region in which the housing is located.

ATTEST:

ADOPTED:



Margot G. Kaye,
Town Clerk



Timothy P. Dougherty,
Mayor

Date: 4/28/2006