

BOROUGH OF HILLSDALE
ORDINANCE 11-06
(Adoption)

To Amend a Portion of Chapter 138, Fees of the Code of the Borough of Hillsdale Relating to Certain Construction/Property Maintenance Fees and Tax Collector Lienholder Fee

SECTION 1. (A) Chapter 138 Fees of the Code of the Borough of Hillsdale is amended to add to that portion of Chapter 138-28 Miscellaneous Fees as follows: Tax Collector Lienholder Calculation Fee \$50.00 (as per N.J.S.A. 54:5-97.1)

(B) Chapter 138 Fees of the Code of the Borough of Hillsdale is amended to replace that portion of Chapter 124 Uniform Construction Codes with the following:

Construction permit fee (the fee for a construction permit shall be the sum of the subcode fees listed herein and shall be paid before the permit is issued).

The Borough of Hillsdale permit fees shall not at any time be less than those provided in N.J.A.C. 5:23-4.20 of the New Jersey Uniform Construction Code

Zoning permit application review: \$75.00 per initial review and \$50.00 per resubmission review for additions/alterations and new structures of any Use Group. The permit application fee for fences, which do not require a building permit as defined by N.J.A.C. 5:23-2.14(b)9 and sheds under 100 square feet is \$75.00.

Plan review fee:

New construction, additions or renovations. The plan review fee shall be 20% of the permit fee for proposed improvements and is included in the building subcode fee.

Building subcode fees. The fee for work under the building subcode shall be as follows:

New buildings and additions. Permit fees shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The building permit fee shall be \$0.040 per cubic feet of volume for residential buildings and structures and \$0.050 for all other Use Groups; State of New Jersey training fees shall be \$0.00334 per cubic foot volume of new construction and additions, the fee for all other construction shall be \$1.70 per \$1,000 value of construction in accordance with N.J.A.C. 5:23-4.19(b).

Renovations, alterations including but not limited to; decks, roofing, siding and repairs.

The fee for residential work shall be \$26.00 per \$1,000.00 of the estimated cost of the work, with a minimum fee of \$75.00; the fee for all other Use Groups shall be \$30.00 per \$1,000.00 of the estimated cost of the work with a minimum fee of \$150.00. For the purpose of determining estimated cost, the applicant shall submit to the enforcing agency, if available, cost data produced by the architect or engineer of record or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The enforcing agency will make the final decision regarding estimated cost. The building subcode permit includes a plan review fee which is 20% of the permit fee.

Reinstatement fees for lapsed construction permits shall be as follows:

Recalculation of the construction permit shall be based upon the current fee schedule for all work to be performed. The fee shall be 25% of the recalculated fees, with a minimum permit fee of \$100.00 per subcode.

Minimum building permit fees shall be:

Principal building	\$1,250.00
Additions less than 120 square feet of floor area	\$250.00
121 square feet of floor area and greater	\$500.00
Accessory building	\$250.00
Sheds greater than 100 square feet	\$100.00

Swimming pools.

Permit fees for in-ground pools, in addition to electric, plumbing, fire and fence permits:	\$300.00
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Above-ground pools shall require a permit fee of in addition to electric, plumbing, fire and fence permits.	\$75.00
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The fee for a swimming pool which requires subcode permits includes plan review fees as part of the subcode permit, which is 20% of the subcode fee:

Retaining walls. The fee for a residential retaining wall with a surface area greater than 550 square feet shall be \$150.00. The fee for residential retaining walls with a surface area of 550 square feet or less shall be \$75.00. The fee for a retaining wall of any other Use Group of any size shall be based on the cost of the construction.

Tennis courts; fence installation:	\$200.00
Asbestos hazard abatement permit:	\$106.00
Certificate of occupancy for abatement:	\$21.00

Plumbing subcode fees. The fees for installation of the following type of fixtures under the plumbing subcode shall be as follows:

Bathroom fixture, each	\$20.00
Floor drain	\$20.00

Sink	\$20.00
Residential dishwasher	\$20.00
Drinking fountain	\$20.00
Washing machine	\$20.00
Hose bib	\$20.00
Initial fuel piping (install or replace)	\$75.00
Additional gas piping connections, per	\$20.00
Extension of existing baseboard heating	\$25.00
Water heater (install or replace)	\$65.00
Boiler installation and replacement	\$80.00
Sewer pump or ejector	\$60.00
Interceptor/separator	\$50.00
Backflow preventer	\$35.00
Greasetrap	\$75.00
Water-cooled air-conditioning or refrigeration unit	\$75.00
Sewer connection	\$80.00
Water service connection (installation and replacement)	\$55.00
Gas service connection (installation and replacement)	\$50.00
Commercial dishwasher (installation and replacement)	\$75.00
Water cooler	\$20.00
Water softener	\$20.00

Reduced-pressure backflow device	\$35.00
Vent stack	\$25.00
Dry well	\$40.00
Minimum plumbing permit fee for residential	\$75.00
Minimum plumbing permit fee for commercial	\$150.00

A plan review fee of 20% is included in the plumbing subcode fees as listed above.

Demolition permits. The fee for demolition permits shall be:

Principal building - Residential	\$300.00
Principal building – All other Use Groups	\$750.00
Accessory building – All Use Groups	\$150.00
Relocation of building of the estimated cost of moving, plus the estimated of a new foundation and all work necessary to place the building in its completed condition in the new location.	\$26.00 per \$1,000.00

Signs. This fee shall be in addition to any Planning Board application fee which may be required by Chapter 186.

\$2.00 per square foot of surface area of the sign, with a minimum fee of \$100.00

Fences. (This fee shall be in addition to any Planning Board application fees which may be required by Chapter 186.)

\$75.00, which includes the plan review fee

Certificate of occupancy fees shall be as follows:

Each new residential structure	10% of the total of the permit fees, with a minimum of \$150.00
Each new structure all other Use Groups	10% of the total of the permit fees, with a minimum of \$250.00
Each residential addition/alteration	10% of the total of the permit fees, with a minimum of \$80.00

Each addition/alteration all other Use Groups	10% of the total of the permit fees, with a minimum of \$120.00
Each new business, industrial	\$120.00
Each unit or condominiums or townhouses	\$80.00
Each commercial tenant or change of use	\$80.00
Continued occupancy letter	\$80.00
Miscellaneous certifications, each request for written clarification of any sort. This shall include but not be limited to requests for floodplain information, availability of sewers, or inquiries into the requirement for certificates of code compliance upon resale of residential property and requests for zoning permits	\$100.00
The fee for a temporary certificate of occupancy	\$35.00
The fee for a change of contractor	\$15.00
The fee for an application for a variation	\$65.00

Fire subcode fees. The fees under the fire subcode shall be as follows:

Alarm systems (including alarm, supervisory and signaling devices)

1 to 5 devices	\$75.00
Each additional over 5	\$5.00
Exit Signs and Emergency Lights	\$20.00
Signaling Devices	\$100.00
Flammable liquid storage tanks	\$250.00
Combustible liquid storage tanks	\$150.00
Liquid gas storage tanks	\$100.00
Sprinkler system:	
Wet or dry Preaction System, up to 49 heads	\$200.00

50 to 99 heads	\$300.00
Over 99 heads	\$400.00
Kitchen hood exhaust systems, commercial	\$150.00
Kitchen fire protection system	\$100.00
Other fire protection system	\$125.00
Gas- or oil-fired appliance	\$65
Fireplace or woodburning stove	\$100.00
Gasoline pump	\$180.00
MPD (multiple product dispenser)	\$200.00
Residential storage tank installation, removal or abandonment	\$150.00
Commercial storage tank installation, removal or abandonment	\$250.00
Standpipes, per riser	\$200.00
Chimney Liner	\$75.00
Smoke Control System	\$100.00
Incinerator	\$260.00
Minimum fire subcode fee for residential	\$75.00
Minimum fire subcode fee for commercial	\$150.00

Plan review fee of 20% of the permit fee is included in fire subcode fees as listed above.

Electrical subcode fees. The fees for installation or replacement under the electrical subcode shall be:

Fixtures, including lighting fixture – 1 to 35 fixtures	\$75.00
additional receptacle, switch, smoke/heat detector, alarm device/F.A.C. panel, signaling device, thermostat, emergency and exit light, communication point, motor or electrical device of less than 1 horsepower or less than 1 kilowatt	\$2.00 each
Steam unit	\$25.00
Light pole, each	\$20.00
Swimming pool, in-ground	\$125.00

Pool Heater	\$25.00
Swimming pool, aboveground	\$75.00
Storable pool, spa or hot tub	\$75.00
Bonding or Grounding	\$75.00
KW range	\$20.00
Surface Cooktop	\$20.00
KW dryer	\$20.00
KW dishwasher	\$20.00
HP garbage disposal	\$20.00
KW central air-conditioning unit 1-6 tons up to 20hp/kw	\$75.00
7-15 tons to 40 hp/kw	\$100.00
16-30 tons 41 to 75 hp/kw	\$150.00
over 30 tons over 76 hp/kw	\$200.00
Air Handler	\$40.00
Baseboard heating 1-6 KW	\$20.00
6-15 KW	\$40.00
HP motors: 1 to 10 HP motors, each	\$15.00
over 10 HP motors, each	\$50.00
KW transformer/generator 1-10 kw	\$65.00
11-20 kw	\$100.00
21-50 kw	\$150.00
51-100 kw	\$200.00
over 100 kw	\$400.00
Transfer switch	\$40.00
AMP service: up to and including 200 AMP	\$100.00
201 to 800 AMP	\$175.00
over 800 AMP	\$500.00
AMP motor-control center	\$75.00

Photovoltaic Systems:

Panels up to 50 KW	\$100.00
Panels 51 to 100 KW	\$150.00
Panels over 100 KW	\$457.00
Invertors 1-10 kw	\$25.00
Invertors 11-50 kw	\$50.00
Invertors 51-100kw	\$125.00

Disconnects \$25.00

Electric sign/outline light \$40.00

Annual inspection of public swimming pools, spas and/or hot tubs \$50.00

Minimum fee for residential electrical permit \$75.00

Minimum fee for commercial electrical permit \$150.00

SECTION 2. Chapter 138 Fees of the Code of the Borough of Hillsdale is amended to replace that portion of Chapter 228 Property Maintenance with the following:

Chapter 228, Property Maintenance.

Article II, Residential Property.

Certificate of occupancy \$100.00

Re-inspection fee \$50.00

SECTION 3. Prior Inconsistent Ordinances Superseded. All ordinances or parts of ordinances contrary to or inconsistent with this ordinance are hereby superseded.

SECTION 4. Invalidity. If any section or provision of this Ordinance be adjudged invalid or unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the same shall not affect the validity of the ordinance as a whole or any other section or provision hereof.

SECTION 5. Effect. This ordinance shall take effect immediately upon final passage and publication, or otherwise as provided by law.

<i>Council member</i>	<i>Motion</i>	<i>Second</i>	<i>Yes</i>	<i>No</i>	<i>Absent</i>	<i>Abstain</i>
DeJoseph, Jonathan			X			
Frank, Douglas	X		X			
Giancarlo, Michael			X			
Hanlon, Marie		X	X			
Schiavone, Donna					X	
Weinstein, Andy					X	

Adopted: April 5, 2011

Attest: _____
Robert P. Sandt, RMC
Municipal Clerk

Mayor Max Arnowitz