

ORDINANCE 2026-01

**ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE
OF NEW JERSEY AMENDING THE TOWNSHIP CODE CHAPTER 11, BUILDING
AND HOUSING, SECTION 11-1.3, FEES**

WHEREAS, the Township of Chatham (the “**Township**”) desires to amend the Township Code, Chapter 11, Building and Housing, Section 11-1.3, Fees, to update the fee schedule to be consistent with the State of New Jersey’s Uniform Construction Code and to adjust such fees to cover the costs and expenses incurred in connection with inspection and the issuance of the required certificates.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Township Code Chapter 11, Building and Housing, Section 11-1.3, Fees, is hereby amended and restated to read as follows:

§ 11-1.3 Fees.

The following fees are hereby established:

a. Building Subcode Fees.

1. For new construction \$0.06 per cubic foot of building or structure volume, provided that the minimum fee shall be \$100.
2. For renovations, alterations and repairs
 - a. Up to a value of \$50,000, the fee shall be \$34 per \$1,000 of estimated work, provided that the minimum fee shall be \$100.
 - b. A value of over \$50,000, the fee shall be an additional \$26 per \$1,000 for that portion over \$50,000.
 - c. Over a value of \$100,000, the fee shall be \$22 per \$1,000 of estimated work.
3. For additions, the fee shall be computed on the same basis as new construction set forth in subpart (1) above.
4. For combinations of renovations, alterations, repairs and additions, the fee shall be the sum of the fees computed separately for renovations, alterations, repairs and additions set forth in subsections 11-1.3(a)(1) and (a)(2) above.
5. For new construction of large volume buildings as defined by the Uniform Construction Code, the fee shall be \$0.04 per cubic foot of a building or structure, provided that the minimum fee shall be \$100.
6. Radon hazard abatement system: \$100 plus any applicable electrical permit fees.
7. Demolition:

- a. For one- or two-family buildings or structures, except as set forth in subsection (c) below: \$500.
 - b. For all other buildings or structures, except as set forth in subsection (c) below: \$600.
 - c. For inground or aboveground pools: \$150.
 - d. Fees for partial (selective) demolition in anticipation of construction shall be calculated as an alteration as set forth in subsection 11-1.3(a)(2) above.
8. For a permit to erect a sign, the fee shall be \$6 per square foot, based on the size of the face of each side of the sign, provided that the minimum fee shall be \$100.
9. For installation of swimming pools:
 - a. For aboveground pools: \$200.
 - b. For in-ground pools, the fees shall be calculated as an alteration as set forth subsection 11-1.3(a)(2) above.
10. For installation of retaining walls:
 - a. For Class 3 structures with surface area of 550 square feet or less: \$225.
 - b. For Class 3 structures with surface area greater than 550 square feet: \$450.
 - c. For Class 1 or 2 structure, any size wall, the fee shall be computed as an alteration as set forth subsection 11-1.3(a)(2) above.
11. The fee to erect a shed, as regulated by the Uniform Construction Code, shall be: \$100.
12. Tents, tensioned membrane structures, and canopies, as regulated by the Uniform Construction Code, shall be a fee based on alterations as set forth subsection 11-1.3(a)(2) above.
13. The fee for all temporary structures shall be based on the cost alterations as set forth subsection 11-1.3(a)(2) above.
14. The fee for roof covering or siding, as regulated by the Uniform Construction Code, shall be: \$300.
15. Solar Photovoltaic Systems:
 - a. For installation of solar photovoltaic systems, the fee shall be \$29 per \$1,000 of the building cost for installing the footings or support structures, up to a value of \$30,000, provided that the minimum fee shall be \$100.
 - b. For installation of solar photovoltaic systems, the fee shall be \$16 per \$1,000 of the building cost for installing the footings and support structures, with a value of over \$30,000, provided that the minimum fee shall be \$100.
16. The fee for any construction, alteration, repair or renovations not specifically addressed in this subsection (a) shall be: \$100.

b. Plumbing Subcode Fees:

1. For projects involving plumbing fixtures or plumbing stacks: \$35 per item.
2. For projects involving special devices, the fee shall be: \$125 per device. For purposes of this subsection (b), "special device" shall be defined to include, but shall not be limited to, generators, grease traps, air conditioner coil, air conditioner condenser, boilers, water softener, pressure reducing valves, sump pump, lawn sprinkler, non-testable backflow preventer and radiant floor heat.
3. The fee for an annual backflow preventer test shall be: \$100 per device.
4. The fee for utility service connections, which includes, but is not limited to, water, sewer and gas, shall be: \$175.
5. The fee for installation of a liquid propane gas ("LPG") tank shall be: \$150.
6. The fee for installation of gas piping or gas piping connection shall be: \$75 per connection.
7. The fee for installation of leader drains shall be: \$50 per drain.
8. The fee for installation of pool drains shall be: \$75 per drain.
9. The fee for installation of a HVAC system shall be: \$150 per HVAC system.
10. The fee for septic system abandonment shall be: \$150.
11. The fee for capping of sewer, gas or water utilities shall be: \$195.
12. The fee for any plumbing installation, device or service not specifically addressed above shall be: \$100.

c. Electrical Subcode Fees.

1. Receptacles and fixtures, including, without limitation, lighting outlets, wall switches, fluorescent fixtures, convenience receptacles, smoke and heat detectors or similar fixtures, communication points and motors or devices of less than 1 hp or 1 kW:
 - a. Receptacles and fixtures: \$65.
 - b. Each increment of 25 additional items: \$25.
2. All motors (except for plug-in appliances), including, without limitation, control equipment, transformers, generators, cooking or other devices consuming or generating electrical current:
 - a. Each motor or electrical device greater than 1 hp and less than or equal to 10 hp or greater than 1 kW and less than or equal to 10 kW: \$25.
 - b. Each motor or electrical device greater than 10 hp and less than or equal to 50 hp or greater than 10 kW and less than or equal to 45 kW: \$70;
 - c. Each motor or electrical device greater than 50 hp and less than or equal to 100 hp or greater than 45 kW and less than or equal to 100 kW: \$150.
 - d. Each motor or electrical device greater than 100 hp or greater than 100 kW: \$500.

- e. For each service panel, service entrance or subpanel less than 200 amperes: \$100.
 - f. For each service panel, service entrance or sub panel greater than 200 amperes and less than or equal to 1,000 amperes: \$300.
 - g. For each service panel, service entrance or sub panel greater than 1,000 amperes: \$600.
3. For solar photovoltaic systems, the fee shall be based on the designated kilowatt rating of the solar photovoltaic systems as follow:
- a. One to 50 kW, the fee shall be \$250.
 - b. Greater than 50kW to 100kW, the fee shall be \$400.
 - c. Great than 100kW, the fee shall be \$750.
4. For temporary electrical pole or service: \$200.
5. For all HVAC systems, AC units and all heating or cooling appliances: \$150.
6. For the installation of commercial light poles:
- a. 1 to 10 poles: \$150.
 - b. 11 to 20 poles: \$225.
 - c. 21 to 30 poles: \$300.
 - d. Over 30 poles: \$400.
7. For electrical work in connection with private in-ground and above-ground pools, spas, and hot tubs: \$200.
8. For electrical work in connection with public pools: \$300.
9. The fee for installation of electric car chargers shall be: \$75 per charger.
10. The fee for annual pool bonding certificate shall be: \$150.
11. The fee for any electrical work, installation, device or service not specifically addressed above shall be: \$100.
- d. Fire Subcode Fees.
1. For the installation of sprinklers, the fee shall be based upon the number of sprinkler heads being installed or modified:
- a. 1 to 20 heads: \$100.
 - b. 21 to 100 heads: \$175.
 - c. 101 to 200 heads: \$330.
 - d. 201 to 400 heads: \$850.
 - e. 401 to 1,000 heads: \$1,100.
 - f. Greater than 1,000 heads: \$1,500.
2. For the installation or modification of standpipes per standpipe: \$320.
3. For the installation or modification of sprinkler riser valves: \$100 per valve.
4. For the installation or modification of freestanding fire department connection: \$200 per connection.
5. For installation or modification of hose connections (not associated with a standpipe system), the fee shall be: \$100 per connection.

6. For the installation of each solid fuel burning or fuel fired appliance in a single family structure, the fee shall be \$75 per appliance.
7. For the installation or modification of each solid fuel burning or fuel fired appliance in a commercial structure, the fee shall be \$150 per appliance.
8. For installation of underground/aboveground tanks in single family structures, the fee shall be \$140 each.
9. For installation of underground/aboveground tanks in commercial structures, the fee shall be \$225 each.
10. Fuel Tanks:
 - a. For the abandonment/removal of fuel tanks:
 - i. Up to 2,000 gal. capacity: \$140 each
 - ii. 2,001 gal. capacity and up: \$400 each
11. For the installation of residential kitchen hood and exhaust hood or makeup air systems, the fee shall be \$100 for the first appliance, and \$50 for each appliance thereafter.
12. For the installation or modification of commercial kitchen hood, the fee shall be \$150 each.
13. For the installation or modification of commercial kitchen exhaust system, the fee shall be \$200 each.
14. For the installation or modification of special fire suppression systems: \$200 each.
15. For installation of fire alarm devices (110 volt):
 - a. 1 to 12 devices: \$100.
 - b. Each additional device: \$15 per device.
16. For installation of low voltage fire alarm devices, the fee shall be: \$10 per device, provided that the minimum fee shall be \$100. For the purpose of this Section "fire alarm devices" shall mean, but is not limited to, fire alarm panel, communicator, detector, manual pull station, flow or pressure switch, supervisory or tamper signal.
17. For the installation of an incinerator: \$350 each.
18. For the installation of a crematorium: \$350 each.
19. For the installation or modification of a fire pump for a one- or two-family dwelling: \$150 per pump.
20. For the installation or modification of a fire pump at a commercial structure or building: \$300 per pump.
21. For the installation or modification of a smoke control system: \$250 each.
22. For the installation or modification of a private fire hydrant: \$10 per fire hydrant, provided that the minimum fee shall be \$100.
23. For the installation or modification of a private underground fire line, the fee shall be: \$100 per 100 feet or increment thereof.

24. For the installation of fire extinguishers, the fee shall be: \$100 for the first fire extinguisher and \$10 for each fire extinguisher thereafter.
 25. For the installation of a generator in a one- or two-family structure, the fee shall be: \$75 per generator.
 26. For the installation of a generator in a commercial structure, the fee shall be: \$150 per generator.
 27. For the installation of a chimney or chimney liner: \$100 each.
 28. For the installation of an emergency responder system, the fee shall be: \$350 each.
 29. For the installation of any fire device or service not specifically addressed above shall be: \$100.
- e. The fee for the construction permit shall be the sum of the subcode fees listed above, provided that the minimum permit fee for a basic construction permit for any or all of building, electrical, plumbing, mechanical or fire protection work shall be \$100 per subcode.
- f. The fee for Uniform Construction Code certificates shall be as follows:
1. New residential dwelling (one- or two-family dwellings) use: \$300.
 2. New commercial, industrial or apartment use: \$400.
 3. Addition to existing use: \$150.
 4. Multiple certificates in same building: \$400 for the first certificate issued and then \$75 for each certificate issued thereafter.
 5. Continued certificate of occupancy: \$200.
 6. Clearance for lead abatement: \$140 per certificate plus an administrative fee of \$50.
 7. Clearance for asbestos removal: \$106 per certificate plus an administrative fee of \$50.
 8. Renewal of a temporary certificate of occupancy: \$50 per certificate.
 9. Change of use certificate: \$200.
- g. Mechanical Subcode Fees.
1. \$100 for the first device or appliance, and \$75 for each device or appliance thereafter. For purposes of this subsection, "device" or "appliance" shall be defined as, but not limited to, generator, chimney, chimney liner, air conditioner coil, air conditioner condenser, boilers, water softener, HVAC systems, gas appliances, oil appliances and radiant floor heat.
 2. The fee for installation of gas piping or gas piping connections shall be : \$75 each.
 3. For the installation of any device not specifically addressed above, the fee shall be: \$100.
- h. Elevator Subcode Fees.

1. The fee for each device installed or modified shall be an administrative fee of \$50 per device.

i. Miscellaneous Fees.

1. Pool enclosure barrier fee: \$150 each.
2. Permit holders requesting inspections from any subcode official or inspector at other than posted scheduled days or times must pay \$100 per hour with a three-hour minimum. Such inspections may only be scheduled with the consent of each individual inspector or subcode official required. Inspectors and/or subcode officials may refuse to perform such inspections.
3. Construction Records Clearance Certificate - \$50.
4. Reinstatement of a lapsed permit, the fee shall be one-half the cost of the permit, without the Department of Community Affairs surcharge fee.
5. For construction of a tennis court, a fee of \$300 per facility.
6. The fee for a permit for the relocation of a building or structure from one lot to another or to a new location on the same lot shall be \$20 per \$1,000 of the sum of the estimated costs for moving, installing new foundations and for the placement in a completed condition in a new location, provided that the minimum fee shall be \$300.
7. The fee for plan review shall be 20% of the amount to be charged for the construction permit.
8. The fee for prototype plan review shall be 5% of the amount to be charged for the construction permit.
9. Application for a variation in accordance with the Uniform Construction Code:
 - a. Class I structure: \$750.
 - b. Class II structure: \$200.
 - c. Class III (other than one- or two-family structure): \$175.
 - d. One- or two-family structure: \$150.
10. Resubmission of application for a variation in accordance with the Uniform Construction Code:
 - a. Class I structure: \$300.
 - b. Class II/III structure: \$75.
11. Satellite antenna receiver with foundation: \$500.
12. There shall be an additional fee of \$65 per hour for each subcode official who reviews any amendment or change to a plan that has already been released for permit by the Department of Community Affairs.
13. Permit update for the change of a contractor/owner: \$75.
14. The fee for a review of any document that does not change the scope of work for which the permit was previously released shall be at a rate of \$150 per hour per subcode (charged in ¼ hour increments) with the minimum of \$75.
15. Fees or activities not specifically addressed within this ordinance shall be based on the fee listed within the Uniform Construction Code, N.J.A.C. 5:23-4.20 entitled Department Fees,

- j. To provide for the training, certification and technical support required by the Uniform Construction Code Act and the Regulations, in accordance with N.J.A.C. 5:23-4.19, the Enforcing Agency shall collect, in addition to the fees specified above, a surcharge fee to be based on the volume of the new construction or addition and/or the estimated value of the construction, alteration or repair or a combination of the two as set forth, except as specified in N.J.A.C. 5:23-4.19(b) 1-5.
- k. The fee for digital plan review submissions shall be \$1 per \$1,000 costs of work, as required by the Uniform Construction Code.
- l. Any fees payable pursuant to this section may be rounded to the nearest whole dollar.

Section 3. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, division, clause or provisions so adjudicated and the remainder of the Ordinance shall be deemed valid and effective.

Section 4. All Ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect according to law.

Introduced: January 27, 2026

TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY

Adopted: February 24, 2026

Attest:

BY:


Jennifer Rowland, Mayor


Gregory I. LaConte, Clerk