



Borough of Freemansburg

600 Monroe Street, Freemansburg PA. 18017

Phone: (610)866-2220 Fax: (610)868-2402

2026 Fee Schedule

Resolution #2026-015
(BOF – Borough of Freemansburg)

RESIDENTIAL <i>(Includes One - and Two - Family Units)</i>	
Item	Fee
ZONING	
Zoning Permit	
<ul style="list-style-type: none"> • Fences • Principal or accessory use or structure *(Based on size) • Retaining walls • Sidewalks, patios, driveways • Demolition permit • Pools • Additions to existing structures, including decks • Permanent signs • Driveway opening • Sheds 	\$85 Non-Refundable Application Fee Additional Costs may be incurred.
Zoning Permit Final Inspection. Includes one site visit to confirm work was completed as per approved permit.	\$75 (If required by the Zoning Officer.)
Floodplain Zoning Permit Application and Permit	\$250 Non-refundable Application Fee \$1,000 Escrow Fee
BOF Administration Fee (Applies to every zoning permit)	\$60
Zoning Officer Preliminary Opinion	
An applicant and/or interested party who requests a preliminary opinion of the Zoning Officer shall be subject to the hourly amount specified for such request.	\$85 Per Hour (Depending on the scope of work, an Escrow Account may be required.)



CERTIFICATE OF OCCUPANCY	
Certificate of Occupancy Required for Change of Owner or Tenant. Includes an initial inspection & one re-inspection. (Additional fees may apply if a third or subsequent inspections are required.)	\$150
BOF Administration Fee (Applies to every inspection).	\$60
BUILDING / ELECTRICAL / PLUMBING PERMIT (Plan Review and all initial inspections)	
Borough Administration Fee - Applied to all building, electrical, and plumbing permit applications. - Due when permit application is submitted.	\$60 Non-Refundable
Residential Building/Electrical/Plumbing Application Fee. Due when permit application is submitted. *Application fee will be applied to the total cost of the permit.	\$96 Non-refundable.
Permit Fees. Based on type of permit.	See Attachment A: UCC Fee Schedule
Residential Re-Inspection fee if re-inspection cannot be combined with another required inspection.	See Attachment A: UCC Fee Schedule

COMMERCIAL/NON-RESIDENTIAL (Includes 3 or More Multi-Family Units)	
Item	Fee
ZONING PERMIT	
<ul style="list-style-type: none"> ● Fences ● Principal or accessory use or structures ● Retaining walls ● Sidewalks, patios, driveways, and decks ● Demolition permit w/o utilities ● Additions to existing structures ● Permanent signs ● Driveway opening ● Sheds 	\$185 Non-Refundable Application Fee Additional Costs may be incurred.
Zoning Permit Final Inspection. Includes one site visit to confirm work was completed as per approved permit.	\$150 (If required by the Zoning Officer.)
Floodplain Zoning Permit Application and Permit	\$500



	Non-refundable Application Fee \$2,000 Escrow Fee
BOF Administration Fee (Applies to every zoning permit)	\$80 Non-Refundable
Zoning Officer Preliminary Opinion	
An applicant and/or interested party who requests a preliminary opinion of the Zoning Officer shall be subject to the hourly amount specified for such request.	\$115 Per Hour
CERTIFICATE OF OCCUPANCY	
Certificate of Occupancy. Required for Change of Owner or tenant. (Additional fees may apply if a third or subsequent inspections are required. Third or subsequent inspections are paid directly to KC).	\$250
BOF Administration Fee (Applies to every inspection)	\$80
BUILDING / ELECTRICAL / PLUMBING PERMIT * (plan review and all initial inspections)	
Borough Administration Fee - Applied to all building, electrical, and plumbing permit applications. - Due when permit application is submitted.	\$80 Non-Refundable
Commercial Building/Electrical/Plumbing Application Fee. Due when application is submitted. *Application fee will be applied to the cost of the permit.	\$150 Non-refundable Application Fee
Permit Fees. Based on square footage.	See Attachment A: UCC Fee Schedule
Commercial re-inspection fee. Fee will be applied if re-inspection cannot be combined with another required inspection.	See Attachment A: UCC Fee Schedule

BOARDS AND COMMISSIONS	
Item	Fee
PLANNING COMMISSION	
Site Plan Review required by Zoning Ordinance	\$250 Non-refundable Application Fee \$2,500 Escrow Fee
<ul style="list-style-type: none"> ● Concept design ● Site plan 	\$500 Non-refundable Application Fee \$3,000 Escrow Fee



<ul style="list-style-type: none"> • Lot line adjustment • Sketch plan • Minor subdivision plan 	
<ul style="list-style-type: none"> • Preliminary subdivision plan • Preliminary land development plan 	\$1,250 Application Fee \$5,000 Escrow Fee
<ul style="list-style-type: none"> • Final subdivision plan • Final land development plan 	\$1,250 Application Fee \$5,000 Escrow Fee
ZONING HEARING BOARD	
Residential	
Zoning Hearing Board Application	\$1,250
Commercial	
Zoning Hearing Board Application	\$1,250 Non-refundable Application Fee
Zoning Hearing Board Application - "Special Exception"	\$1,250 Non-refundable Application Fee \$2,500 Escrow Fee
Zoning Hearing Board Application - "Conditional Use"	\$1,250 Non-refundable Application Fee \$2,500 Escrow Fee

Professional Consultant	
Item	Fee
Borough Solicitor	\$160 per hour
Planning Commission Solicitor	\$160 per hour
Zoning Hearing Board Solicitor	\$120 per hour
Borough Engineer	\$155 per hour
Additional Fees for Solicitors & Engineer	\$0.25 per copy, scan or print. Actual cost of long-distance calls. Actual cost of fax. Actual cost of mailing. Actual cost of any disbursement or other expenses.



Street Opening and Occupancies

Item	Fee
Application Fee	\$120
Permit Fee	\$350-Up to 5 Square Feet \$700-Up to 10 Square Feet
Restoration Escrow	Amount determined by Borough Engineer
Letter of Credit (If Applicable)	Amount determined by Borough Solicitor and Engineer
Inspection Escrow	Amount determined by Borough Engineer
Traffic Control Escrow or Costs	Amount determined by Borough Engineer
Additional Openings over 10 square feet	\$500
Street Occupancy for Driveway	\$300
Test Holes, street <i>more than</i> 5 years old	\$300
Test Holes, street <i>less than</i> 5 years old	\$1,500

Miscellaneous

Item	Fee
Yard Sale Permit (Limit 5 Permits per Year)	\$20.00
Vendor / Temporary Business License	\$50 daily / \$500 seasonal
Photocopies	\$0.25 per page
Facsimile, CD or other media	Actual costs
Returned Check/Stop Payment of Check	\$35
Sewer, Sanitation or Real Estate Tax Certification	\$25 Each Cert.
Duplicate Real Estate Tax Forms	\$10
Police Accident Reports	\$15
Escrow Administration Fee	\$10 per entry / invoice / activity
Sewer Tap - in Fee	\$3,350 per Dwelling unit/EDU



Administrative charge for permits applied for after the work is started.	Double the cost of the permit
Certification of a Record	\$1 per record
Reproduction of Specialized Records/Postage Fees	Actual cost
Recreation Fees/Cash in Lieu of Open Space - Nonresidential	\$5,000 per dwelling unit
Recreation Fees/Cash in Lieu of Open Space - Residential	\$3,000 per dwelling unit
Charge to file lien or charge to satisfy lien	\$125 plus all applicable Northampton County Prothonotary fees and Borough Attorney Fees
UCC Board of Appeals	\$250
Zoning Map/Text Amendment Request	\$1,250 + \$3000 Escrow
Curative Amendment Zoning Appeal	\$5,000 + \$3,000 Escrow

<i>Sanitation</i>	
Item	Fee
Residential Sanitation - Contractual Single Municipal Hauler (Weekly Curbside Trash Pick-up/Monthly Curbside Recycling Pick-up)	\$450 Annually – Includes (1) Cart (\$150 per additional cart - Prorated) 10% Late fee applied to any balance paid after the due date. Payments received after December 31 of the applicable calendar year will be subject to additional fees imposed by the collection agency.
Exempt Commercial Units (Over 4 Units) Per Contract	Must Supply Own Dumpster
Bulk Items Tag (per item)	\$30
White/Metal Good Tag (per item)	\$25
Additional Bag Tag (per bag) 25lb. maximum	\$3.50



<i>Sewer</i>	
Item	Fee
Residential Sewer Fee	\$375 Annually 10% Late fee applied to any balance paid after the due date. Payments received after December 31 of the applicable calendar year will be subject to additional fees imposed by the collection agency.
Commercial Sewer Fee	Billed Quarterly Special Billing Calculated by Water Usage Provided by City of Bethlehem Water Department. 10% Late fee applied to any balance paid after the due date. Payments received after December 31 of the applicable calendar year will be subject to additional fees imposed by the collection agency.

<i>Persons with a Disability Parking Permit</i>	
Item	Fee
Persons with a Disability or Severely Disabled Veteran Parking Space Sign and Markings Fee	\$75
Persons with a Disability or Severely Disabled Veteran Parking Space Annual Renewal	\$10



Keller Zoning and Inspection Services

UCC/Zoning
Code Enforcement

115 S. Broad St
Nazareth, Pa 18064
Phone: 610-759-8227
Fax: 610-365-2954

UCC PERMIT FEE SCHEDULE-2026

Add UCC State Fee \$4.50 and 20% Municipal Fee

RESIDENTIAL FEE SCHEDULE

Manufactured Dwelling, Per Unit (including Mobile Home on foundation).....	\$ 725.00
Single Family Dwelling-not over 4 bedrooms.....	\$ 1,025.00
*Each additional Bedroom per dwelling unit.....	\$ 105.00
Two Family Dwellings- not over 3 bedrooms per unit.....	\$ 2,025.00
*Each additional Bedroom per dwelling unit.....	\$ 105.00

MISCELLANEOUS RESIDENTIAL FEES

Residential Addition(s)- including inspections.....	\$ 775.00
Framing and Final Inspections.....	\$ 250.00
Swimming Pool (Private inground).....	\$ 375.00
Above Ground pool.....	\$ 275.00
Sewer Lateral (from house to curb).....	\$ 125.00
Water Lateral (from house to curb).....	\$ 125.00
*Re-inspection Fee each trip.....	\$ 105.00
Electrical Inspection (Residential).....	\$ 125.00
(Commercial).....	\$ 225.00
Pole Buildings/Garages(larger than 1000 sf), including Plan Review/Framing/Electrical/Final inspections.....	\$ 575.00
Mechanical Permit.....	\$ 175.00
Demolition Permit.....	\$ 185.00
Decks with roof, porches, carports, etc with Foundation (3 inspections).....	\$ 375.00
Patio with footer.....	\$ 300.00
Porch Roofs.....	\$ 200.00
Retaining Walls- 4+ ft.....	\$ 200.00
Outdoor Wood Burner.....	\$ 200.00
Indoor fireplace/wood stove.....	\$ 200.00
Solar Panels.....	\$ 325.00
Resale/Rental inspection.....	\$ 150.00
Zoning and Code Enforcement.....	\$ 85.00/HR

MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL FEES

Multi-Family Apartment Building (not over 3 stories)

Three(3) Unit Building.....	\$ 2,985.00
Four (4) Unit Building.....	\$ 3,875.00
Five (5) unit Building.....	\$ 4,825.00
*Each additional bedroom (over 3) per dwelling unit.....	\$ 105.00

Townhouse/Condominium Building(s) (not over 3 stories)

Three (3) units, Building.....	\$ 2,985.00
Four (4) unit Building.....	\$ 3,875.00
Five (5) unit Building.....	\$ 4,825.00

*Each additional bedroom (over 3) per dwelling unit.....\$ 105.00

Apartment and Condominium Building(s) (mid-rise, over 3

but not more than 6 stories or 75 ft in height) Per Square Foot.....\$ 1.15
 (Total sf of each floor) + \$4.50 State Fee if applicable

Apartment or Condominium Building(s) (high rise, over 6 stories

or 75 ft in height) Per Square Foot.....\$ 1.25
 (Total sf of each floor) +**\$4.50 State Fee if applicable**

NON-RESIDENTIAL FEES

Non-Residential Fee(s) (Use Classification Per International Building Code) + **\$4.50 State Fee and 10% Municipality fee added to final cost if applicable.**

Base fee for all buildings other than use groups F (factory and Industrial), S (Storage) and U (Utility and Miscellaneous) up to 1660 sf.....\$ 1,000.00

Over 1660 sf Base fee plus.....;	\$.60/sf
Over 10,000 sf Base fee \$6,000 plus	\$.45/sf

Base Fee for all buildings of Use Group F (factory and Industrial), S Storage and U (Utility and miscellaneous up to 2000 sf.....\$ 1,000.00

Over 2000 sf Base fee plus.....	\$.50/sf
Over 10,000 sf Base Fee \$5,000 plus	\$.38/sf

Commercial and Industrial (Alterations)

Base Fee.....\$950.00 (up to \$50,000 Construction costs)
 \$50,000 - \$500,000....\$2,250.00 + (.0080 x construction cost over \$150,000)
 Over \$500,000\$5,450.00 + (.0080 x construction cost over \$600,000)

Swimming Pool (Public or Commercial).....\$ 1,725.00