

BOROUGH OF RARITAN
ORDINANCE NO. 2025-04

**ORDINANCE AMENDING AND SUPPLEMENTING SECTION 2
ENTITLED “FEES” OF CHAPTER 123 – CONSTRUCTION
CODES, UNIFORM – TO AMEND THE FEE SCHEDULES
PROVIDED THEREBY**

WHEREAS, the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey believes that the fees presently provided by Section 123-2 of the Borough Code are outdated and require modification; and

WHEREAS, the Borough Council believes that such amendment is in the best interest of the Borough and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council that Section 123-2 entitled “Fees” of Chapter 23 – Constructed Codes, Uniform - be amended and supplemented to increase certain fees enumerated therein, as follows:

SECTION I:

Deletions to this Section shall be delineated by strikethrough text, thusly.

Additions to this Section shall be delineated by underlined text, thusly.

§ 123-2. Fees.

A. The basic construction permit fee shall be the sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and rating of electrical devices, the number of sprinklers, standpipes and detectors (smoke and heat) at the unit rates and/or the applicable flat fees as provided herein, plus any special fees.

(1) The building subcode fee(s) shall be:

(a) New construction and additions. The fee for new structures and additions shall be ~~\$0.035~~ \$0.050 per cubic foot of volume of new structures and additions; volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The minimum fee for new structures and additions shall be \$200, except, for prefabricated utility sheds less more than 200 square feet, the minimum fee shall be ~~\$50~~ \$100.

(b) Alterations. The fee for alterations to existing structures shall be ~~\$25~~ \$28 per \$1,000 of estimated cost. The minimum fee for alterations shall be ~~\$50~~ \$100.

(c) [. . .]

(d) Signs. The fee for a permit to construct a sign shall be:

[1] For pylon signs, the fee shall be ~~\$5~~ \$7 per square foot.

[2] For all other signs, the fee shall be ~~\$4~~ \$7 per square foot.

[3] The minimum fee for a sign shall be ~~\$50~~ \$100.

(e) Swimming pools. The fee for the installation of a swimming pool shall be:

[1] For one- and two-family residential dwelling, the permit fee shall be ~~\$150~~ \$300 for in-ground and ~~\$75~~ \$100 for above-ground.

[2] For all other use groups, the permit fee shall be ~~\$200~~ \$400 for each pool.

(f) Demolition. The permit fees for the demolition of a structure shall be:

[1] Commercial and industrial: ~~\$300~~ \$500 per structure.

[2] Residential: ~~\$125~~ \$200 per story.

[3] Accessory structures such as utility sheds requiring a permit, and garages: ~~\$50~~ \$100 per structure.

(g) Certificate of occupancy. The fee for a certificate of occupancy shall be 5% of the permit fee. The minimum fee shall be ~~\$100~~ \$200 for R-5 Residential and ~~\$200~~ \$300 for all other use groups. The fee for the certificate of occupancy must be paid prior to the issuance of a temporary or final certificate of occupancy. If the temporary certificate of occupancy expires prior to the issuance of the final certificate of occupancy, a fee of 50% of the original certificate of occupancy fee will be required. The fee for a certificate of continued occupancy shall be \$50.

(h) Application for variation. The fee for a variation filed in accordance with N.J.A.C. 5:23-2.10 shall be \$550 for Class I structures and ~~\$150~~ \$200 for Class II and Class III structures.

(i) [. . .]

(j) Renewal of existing or expired permit. The fee for the renewal of any existing or expired permit shall be equal to 50% of the original permit fee charged.

(2) Minimum Fee. The minimum building permit fee shall be ~~\$50~~ \$100.

(3) The plumbing subcode fee(s) shall be:

- (a) Plumbing fixtures. The permit fee for plumbing fixtures shall be ~~\$20~~ \$25 per fixture (water closet, urinal, bidet, lavatory, sink, floor drain, hose bib, bathtub, shower, drinking fountain, washing machine, dishwasher).
 - (b) Special devices. The permit fee for special devices shall be ~~\$85~~ \$100 per device (utility service connection, ejector pumps, steam shower, boiler, testable backflow preventer, grease trap, interceptors); there shall be no fee charged for gas service connections.
 - (c) Minimum fee. The minimum plumbing permit fee shall be ~~\$50~~ \$75.
- (4) The electrical subcode fee(s) shall be:
- (a) Electrical fixtures and devices: lights, receptacles, switches, sensors, dimmers, alarm devices, smoke and heat detectors, communications outlets, emergency lights, or similar electric fixtures and devices rated 20 amperes or less, including motors or equipment less than one horsepower (hp) or one kilowatt (kw).
 - (b) For the first block consisting of one to 50 devices, the permit fee shall be ~~\$55~~ \$65; for each additional block consisting of up to 25 additional devices, the permit fee shall be ~~\$25~~ \$30.
 - (c) Signs. The permit fee for the first sign shall be ~~\$50~~ \$75 and for each additional sign on the same permit, \$25.
 - (d) Swimming pools. The permit fee shall be ~~\$150~~ \$200 for an in-ground pool and \$75 for an above-ground pool.
 - (e) The permit fee for an annual pool inspection shall be ~~\$125~~ \$150.
 - (f) Heating equipment. The permit fee for a furnace or boiler shall be ~~\$50~~ \$75.
 - (g) Electric heat. The permit fee for electric heat shall be ~~\$50~~ \$75 per unit up to six kw and ~~\$75~~ \$100 for each unit over six kw. Each additional heating unit shall be ~~\$25~~ \$50.
 - (h) Service and subpanels. The permit fee for electric service and subpanels shall be:
 - [1] Up to 150 amps: ~~\$60~~ \$90
 - [2] . One-hundred-fifty-one to 300 amps: ~~\$75~~ \$125.
 - [3] Three-hundred-one to 800 amps: ~~\$250~~ \$300.
 - [4] [. . .]

[5] Over 1,000 amps: ~~\$800~~ \$900.

(i) Transformers and generators. The permit fee for transformers and generators shall be:

[1] Up to 45 kva: ~~\$50~~ \$75.

[2] Between 45 kva and 112.5 kva: ~~\$75~~ \$100.

[3] Over 112.5 kva: ~~\$250~~ \$350.

(j) Air-conditions equipment. The permit fee for air-conditions equipment shall be:

[1] Five tons or less: ~~\$50~~ \$75.

[2] Between five and 10 tons: ~~\$75~~ \$100.

[3] Over 10 tons: ~~\$100~~ \$150.

(k) Motors. The permit fee for electric motors shall be:

[1] One hp to 10 hp: ~~\$30~~ \$40.

[2] [. . .]

(l) Photovoltaic systems. The permit fee for photovoltaic systems shall be:

[1] One to 50 kw: ~~\$75~~ \$100.

[2] Fifty-one to 100 kw: ~~\$150~~ \$200.

[3] [. . .]

(m) Electric Vehicle Charger.

[1] R-5 residential \$75, All other use groups \$125.

(n) Minimum fee. The minimum electrical permit fee shall be ~~\$50~~ \$75.

(5) The fire protection subcode fee(s) shall be:

(a) Fire sprinkler systems. The fee for fire sprinkler systems shall be:

[1] One to 20 heads: ~~\$100~~ \$125.

[2] [. . .]

[3] For each standpipe, the fee shall be ~~\$300~~ \$350.

(b) Fire-detection systems. The fee for detectors shall be:

[1] R-5 Residential uses up to 12 devices: ~~\$60~~ \$75.

[2] [. . .]

[3] Control Panels ~~All other use groups except R-5 systems panel:~~
~~\$75~~ \$200.

[4] Booster Pannels \$100.

[5] All other use groups except R-5 systems devices one to 12:
~~\$75~~ \$100.

[6] All other use groups except R-5 systems devices over 12: ~~\$5~~
\$6 each.

(c) Pre-engineered systems. The fee for each pre-engineered system shall be ~~\$150~~ \$200.

(d) Fuel storage tanks. The fee for the installation of storage tanks shall be:

[1] Each tank up to 2,000 gallons shall be ~~\$75~~ \$125.

[2] Each tank over 2,000 gallons shall be ~~\$200~~ \$300.

(e) Kitchen exhaust system. The fee for each kitchen exhaust system shall be ~~R-3, R-5~~ \$100. ~~All other use groups~~ \$300.

(f) Mechanical systems. The fee for each mechanical system requiring a fire-protection permit shall be:

[1] For R-5 Residential, the fee shall be ~~\$75~~ \$100 for new installations and ~~\$50~~ \$75 for replacements or appliances or devices with like equipment.

[2] For all other use groups, the fee shall be ~~\$100~~ \$175 for new installations and replacements.

(g) Chimney liners. The fee for each chimney liner shall be:

[1] In R-5 Residential uses, the fee shall be ~~\$75~~ \$100.

[2] In all other use groups, the fee shall be ~~\$125~~ \$200.

(h) Pressure vessels: \$100.

(i) Flammable or combustible storage tanks. The permit fee for the removal or abandonment of storage tanks shall be:

[1] Residential Tanks:

[a] Underground: ~~\$75~~ \$100.

[b] Aboveground: ~~\$50~~ \$75.

[2] Commercial tanks:

[a] Up to 2,000 gallons: ~~\$100~~ \$200.

[b] Over 2,000 gallons: ~~\$200~~ \$400.

(j) Minimum fee. The minimum fire protection permit fee shall be \$50 \$75.

[. . .]

SECTION II: Severability:

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this Ordinance.

SECTION III: Repealer.

Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

SECTION IV: Effective Date:

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.


NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was finally Adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, following a Second Reading and Public Hearing that took place in the Meeting Room of the Municipal Building, 22 First Street, Raritan, NJ 08869 on Monday, March 3, 2025, at 7 p.m. This Ordinance shall take effect upon proper publication, as required by law.

ADOPTION:

MOTION	SECOND	MEMBER	YEA	NAY	ABSTAIN	ABSENT
		Agrawal				✓
		Armahizer				✓
		DiGraziano	✓			
✓		Fritzinger	✓			
	✓	Patente	✓			
		Tozzi	✓			

ATTEST:




Kimberly Mathewson
Acting Borough Clerk



Nicolas J. Carra
Mayor

I HEREBY CERTIFY that the foregoing Ordinance was Introduced by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, at a Regular Meeting held in Borough Hall, 22 First Street, Raritan, NJ 08869 on Monday, March 3, 2025.



Kimberly Mathewson
Acting Borough Clerk