

**Borough of Highlands  
Public Notice**

Please take notice that the following Ordinance was adopted on final consideration at the meeting of the Mayor and Council of the Borough of Highlands held on Wednesday, March 21, 2012. Copies of the Ordinance are available free of charge in the office of the Borough Clerk located at 171 Bay Avenue, Highlands, N.J. between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday. Copies are also available on the Borough's website [www.highlandsnj.us](http://www.highlandsnj.us).

O-12-2

**AN ORDINANCE AMENDING CHAPTER 10, SECTION 10-2  
ENTITLED "FEES" OF THE REVISED GENERAL ORDINANCES  
OF THE BOROUGH OF HIGHLANDS, 1975,  
COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

{additions shown in underline, deletions shown by ~~strikeouts~~}

**BE IT ORDAINED** by the Mayor and Council of the Borough of Highlands that Chapter 10, Section 10-2, is hereby amended to include the following:

**SECTION 10-2 RESERVED:** shall be changed and amended as follows:

**FEES:**

A. PLAN REVIEW FEE shall be 25% of the amount to be charged for a new construction permit. Plan review fees are not refundable.

B. THE BASIC CONSTRUCTION FEE shall be the sum of the parts computed on the basis of the volume or the cost of construction, and the number of plumbing fixtures and devices, and the number of sprinklers, standpipes and the heat and smoke detectors at the unit rates provided herein plus any special fees.

C. NEW CONSTRUCTION based on the volume of the structure:

Building Fees

New Construction ~~\$.025~~ .030 per cubic foot

Use Groups A-1, A-2, A-3, A-4 F-1, F02, S-1 and S-2 structures on farms, including Farm Buildings ~~\$.025~~ .030 per cubic foot

D. ADDITIONS. The fees for additions shall be computed on the same basis as for new construction for the added portion.

Renovations, alterations and repairs

Use Groups R-1 R-2, R-3 R-4 R-5

~~20~~ \$27.00 per thousand for the first \$50,000 of estimated costs  
~~20~~ \$27.00 per thousand from \$50,001 to and including \$100,000  
~~20~~ \$27.00 per thousand above \$100,001  
 Use Groups A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H, I-1, I-2, I-3, M, R-1, S-1 & S-2  
~~20~~ \$27.00 per thousand for the first \$50,000  
~~20~~ \$27.00 per thousand from \$50,001 to and including \$100,000  
~~20~~ \$27.00 per thousand above 1000.00  
 Use Group U ~~20~~ \$27.00 per thousand for the first \$50,000  
~~20~~ \$27.00 per thousand from \$50,001 to \$100,000

The applicant shall submit to the Construction Code Official such data as may be available to provide a bona fide estimated cost. The Construction Official shall make the final decision regarding estimated cost.

COMBINATION FEE FOR RENOVATIONS & ADDITIONS shall be computed as the sum of the fees computed separately in accordance with C, D, & E.

Roofing and Siding Fees----As per alteration Fee

Minimum fee for Building permits-----~~50~~ \$75.00

Cost of Construction Alterations-----~~20~~ \$27.00 per thousand.

**Installation of Swimming Pools:** Construction of a Swimming Pool

~~20~~ \$27.00 per \$1000.00

**Construction of Accessory and storage structures:**

Construction of accessory storage sheds,

~~20~~ \$27.00 per \$1000.00 pool cabana or similar accessory structures

**Demolition and removal of structures:**

~~Demolition or removal for a structure less than 4,000 square feet in area and less than 30 feet in height for one and two family residences (Use Groups R-3 and R-4) and structures on farms under NJAC 5:23 3.2(d) \$150~~

~~Demolition of farm out buildings and minor \$150 Accessory structures (Use Group U)~~

~~Demolition of all other buildings, structures \$150 and use groups~~

Demolition/Removal of an accessory structure, (type U) under 300 sq-ft \$100. One and two family structures (Use Group R-5) \$500 and for all other structures above 2001 sq-ft \$1,000 Multi story/family structures will be priced according to the alteration cost schedule

**Demolition or removal of tanks:**

Demolition or removal of tanks up to 550 gallons \$100

Demolition or removal of tanks above 550 gallons ~~\$125~~ 250.00

**Satellite dishes and radio transceiver equipment:**

Installation of a satellite dish, radio, television or other transceiver equipment for residential use. Installation of a satellite dish, radio, television or other transceiver equipment for nonresidential or commercial use. ~~\$40~~ \$65

**Fences:**

To erect a fence in all use groups (not to exceed 6 feet in height) for which a permit is needed in accordance with Uniform construction Code regulations. ~~\$50~~ \$75

To erect a fence in all use groups (not to exceed 8 feet in height) for a permit is needed in accordance with Uniform Construction Code regulations ~~\$50~~ \$75

**Asbestos Hazard Abatement:**

Asbestos Hazard Abatement for each Construction permit issued \$75

**Lead abatement:**

Lead Hazard Abatement \$75

**Tents:**

Tents without appurtenances in excess of 900 square feet or more than 30 feet in any dimension excluding canopies ~~\$50~~ \$75

**Signs:**

The fee to construct a sign shall be in the amount of \$2 per square foot of surface area of the sign, computed on one side only for double-faced signs, which are in allowance with the UCC regulations.

**Temporary Structure:**

The permit fee for a temporary structure used in the course of construction or other activities whose life is limited to not more than one year shall be ~~\$75~~ \$100

**Solar system R-5 flat fee** \$200

**all other cost per thousand.**

**Certificate of Occupancy:**

New construction/Additions/Tenant Fit Up ~~10%~~ \$15% of total permit cost.

Change in use group \$100  
**\$125**

Continuation under NJAC 5:23-2.23(c) ~~\$120~~ **\$125**

**Variation:** Flat fee \$75 for submission, \$50 resubmission

**Electrical Fees:**

Switching, lighting and receptacle (devices of less than one horsepower or one kilowatt included):

One to 50

~~\$50~~ **\$60**

Each additional 25

~~\$10~~

**\$20**

Service panels, entrances and subpanels:

Each service panel, entrance or subpanel up to

200 amperes

\$65

Up to 201-400 amps

\$100

~~Larger than above 401-1000~~ **600**

~~\$400~~

**601 to 1000+**

**\$800**

Transformers and Generators:

Up to 10 kilowatts

\$25

Up to 45 kilowatts

**\$60**

Up to 112.5 kilowatts

\$100

Larger than above

~~\$325~~ **\$400**

Motors and electrical devices

(control Equipment, heating, air handling, Compressor, heat pump, air handler, strip, Heater, water heater, dryer, oven, range, furnace and dishwasher):

Up to 10 horsepower

\$25

Up to 50 horsepower

~~\$40~~

**\$60**

Up to 100 horsepower

~~\$90~~ **\$125**

Larger than above

~~\$325~~ **\$400**

**Annual electrical inspection fee**

for bonding and grounding certificates for public swimming pools, spas and hot tubs

\$75

Solar system Installation Flat Fee R-5

\$200

all others cost per device.

The minimum fee for Electrical permits shall be: ~~\$50~~ **\$60**

**Furnace replacement for electric, fire and Plumbing** ~~\$40~~ **\$50** each.

**Air conditioner compressor replacement for electric and plumbing** ~~\$40~~ **\$50** each

**Fire Protection Fees:**

Smoke, Heat and CO detectors/5 or less ~~\$40~~ **\$50**

Each additional 15

\$20

Alarm devices (heat pulls, water flow) 5 or less ~~\$40~~ **\$50**

Each additional 15

\$20

Supervisory devices (tamper, low/high air)

Or signaling devices (horns/strobes, bells)

5 or less

~~\$40~~ **\$50**

Each additional 15

\$20

Sprinkler Heads (Wet or Dry):

10 or fewer

\$50

11-100

\$120

101-200

\$250

201-400

\$600

401-600

\$1,000

Standpipes

\$150 each

Kitchen exhaust systems (Commercial) \$50  
each

Independent pre-engineered systems (CO2, Halon, foam, wet or dry  
chemical, etc)

All fire places (wood or gas) ~~\$45~~ **\$55**  
each

Gas and oil-fired appliance ~~\$45~~ **\$55** each

Tank Installation:

Up to 550 gallons in water capacity \$50  
each

Over 550 gallons in water capacity \$75 each

Tank removal/abandonment up to 550 gals

\$100 each

over 550 gals

\$250 each

Incinerators

\$260 each

Crematoriums

\$260 each

Alarm panel

\$50 each

Fire pumps

\$200 each

Preaction valves

\$40 each

Dry pipe/alarm valve

\$25 each

Smoke Control Systems \$65 each  
The minimum fee for Fire permits shall be \$55

**Plumbing Fees:**

Fixtures and appliances  
Connected to or components of a Plumbing system ~~\$20~~ **\$25** per fixture/appliance  
Waste/vent stacks  
~~\$20~~ **\$25** each

Special devices including, but not limited to: grease traps, separators, Interceptors, air conditioning units, Refrigeration units, sewer connections, Water service connections, backflow preventors, sewer pumps and fuel oil piping, pool drains.  
\$55 each  
Steam/hot-water boilers \$55 each  
Gas piping service \$55 per system  
Appliances added to a gas piping system ~~\$20~~ **\$25** per appliance  
Hot water heaters \$50 each

Back flow device annual inspection \$55

Grease Trap Inspection annual per device \$75

**The minimum fee for plumbing permits shall be \$55**

**Waiver of building permit fees:**

\$50 administration fee for all permits

No person shall be charged a construction permit surcharge fee or enforcing agency fee for any construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing private structure on any of the facilities contained herein.

A disabled person or a parent sibling or child of a disabled person shall not be required to pay a municipal fee or charge in order to secure a construction permit for any construction, reconstruction, alteration or improvement designed and/or undertaken solely to promote accessibility to his or her living unit.

"Disabled person" shall mean any person who meets the requirements as set forth in the definition of NJSA 52:27D-126e and NJSA 40:55D-8 as the same may be amended from time to time.

**Annual review of fee schedules**

The Construction Official shall, with the advice of the sub-code officials, prepare and submit to the borough Council, annually, a report recommending a fee schedule based on the operating expenses of

the agency and other expenses of the municipality attributable to the enforcement of the State Uniform Construction Code Act and sub-codes.

**State of New Jersey Permit Fees**

The fees shall be in the amount of \$.334 per cubic foot volume for new buildings and additions. Volume shall be computed in accordance with NJC 5:23-2-28. The fee for all other construction, except pre-engineered systems of commercial farm buildings, shall be \$1.70 per \$1,000 of value of construction. No fee shall be collected for pre-engineered systems of commercial farm buildings.

**BE IT FURTHER ORDAINED** that this Ordinance Shall take effect after publication in accordance with law.

**Carolyn Cummins**  
**Borough Clerk**