

FEE SCHEDULE

Administrative Resolution NO. 77-2022, effective January 1, 2023

RESIDENTIAL ONE & TWO FAMILY DWELLING CONSTRUCTION

New construction – all space including living area, finished basements, garages, decks, porches and additions and accessory structures over 200 SF in area.	\$0.45 per square foot (minimum fee is \$150.00)	
Renovations and alterations.	\$300.00 - \$4,999	\$75.00
*See note #9 on next page for Historic Districts	\$5,000 - \$9,999	\$150.00
	\$10,000 +	\$225.00 plus \$15.00 for each additional thousand, rounded up to the next highest thousand
Single Trade Permits (involving only (1) windows & doors, (2) spouting & downspouts or (3) re-roofing:	\$300.00 - \$4,999	\$50.00
Any permit involving more than one of these categories will fall under the alteration fee)	\$5,000 - \$9,999	\$100.00
*See note #9 for Historic Districts	\$10,000 +	\$150.00 plus \$10.00 for each additional thousand, rounded up to the next highest thousand
Electrical Service/Fire Detection Systems	\$130.00	
Mandatory State Education Fee	\$4.50	

COMMERCIAL/MIXED USE/MULTI-FAMILY CONSTRUCTION

New construction, additions and accessory structures	\$0.50 per SF (minimum fee is \$200.00) + 3 rd	
All plan reviews & inspection by third party	Party Review and Inspection fees	
New construction, additions and accessory structures	\$.065 per SF (minimum fee is \$500.00) Plan review & inspections performed by City Staff	
All plan reviews & Inspections by City Staff		
Commercial Alterations \$ 300-\$ 9,999	\$300.00 - \$4,999	\$150.00
	\$5,000 - \$9,999	\$300.00
	Includes plan review and inspections performed by City Staff	
Commercial Alterations: All over \$10,000		
Tier 1 – All plan reviews and inspections by Third Party Agencies. Permits and C/O by city staff.	Project value x 0.0015. Minimum fee of \$200.00 paid to the City, plus 3rd Party Plan Review & inspection fees	
Tier II – Plan reviews by city staff; inspections by Third Party Agency. Permits and C/O by City staff.	Project value x 0.0002. Minimum fee of \$400.00 paid to the City, plus 3rd Party inspection fees	
Tier III – Plan reviews and inspections by City staff. Permits and C/O's by City staff.	Project value x 0.006. Minimum fee of \$600.00 paid to the City of Lancaster	
All Commercial Fire systems and alterations	\$30.00 per \$1,000.00(rounded up to the next highest thousand) for contract value. Minimum fee of \$400.00	
Demolition – interior non structural (prior to the start of a project)	\$195.00	
Demolition of building	\$250.00	
State mandated Education fee for all permits	\$4.50	
Fee for filing an Appeal with the City Building Code Appeals Board	\$300.00	



**DEPARTMENT OF COMMUNITY PLANNING ECONOMIC DEVELOPMENT
BUREAU OF BUILDING CODE ADMINISTRATION**

Address: 120 North Duke St. / P.O. Box 1599, Lancaster, PA 17608
Phone: (717) 291-4724 / E-mail: PermitClerk@cityoflanasterpa.gov

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IMPORTANT NOTES:

Note #1. Fee schedule includes inspections by City Code Officials for each discipline when City Code Officials perform inspections. Additional re-inspections for repeat (uncorrected) deficiencies are subject to additional fees a rate of \$55.00 per city inspection. All re-inspections conducted by Third Party Code Agencies are subject to additional billing by the Inspection Agency at their rate.

Note #2. Work initiated without a permit is subject to an additional fee equal to three times the actual permit fee. In addition, work initiated without a permit is also subject to appropriate legal action as provided by law.

Note #3. All commercial sewer lateral repairs/replacements shall be inspected by a City Code Official.

Note #4. Permits are valid for a period of one year, unless otherwise noted.

Note #5. All work with a fair market value which exceeds \$300.00 requires a permit (Except interior floor coverings and painting/papering or tiling without other renovations occurring).

Note #6. For residential construction work performed by a Registered Contractor, a copy of the contract with the home owner must be provided at the time of application submittal.

Note #7. All fees invoiced by Third Party code Agencies for review and/or inspections must be paid at time of permit issuance, unless other arrangements have been made and the City has been notified in writing by Third Party Agencies.

Note #8. Tier II and III commercial renovation projects are based on City staff workload, availability and priorities and is not guaranteed for every project.

Note #9. Exterior work within the Historic Architectural Review Board (HARB), requires either staff approval, HARB approval and/or changes of windows, installation of storm windows, doors, shutter, exterior window, boxes, sheds, fences or any exterior appurtenances affecting an appearance change or repairs, if the repairs would affect an exterior appearance change.