



BOROUGH OF EMERSON BERGEN COUNTY, NEW JERSEY



ORDINANCE NO. 1721-26

AN ORDINANCE TO AMEND THE BOROUGH CODE OF THE BOROUGH OF EMERSON, CHAPTER 132-3, "CONSTRUCTION CODES, UNIFORM" TO ADJUST THE FEES FOR CONSTRUCTION CODES

BE IT ORDAINED by the Borough Council of the Borough of Emerson, in the County of Bergen and State of New Jersey, as follows:

Section 1. Chapter 132-3, "Construction Codes, Uniform; Fees", of the Revised General Ordinances, shall be amended and shall read, in its entirety, as follows:

- A. The fee for a construction permit shall be the sum of the subcode fees listed in Subsection A(1) through (4) of this section and shall be paid before the permit is issued.
- (1) Building subcode fees. Minimum fee residential R3/R5 : ~~\$75~~ **\$85** . All other uses and commercial: ~~\$125~~ **\$150.00**
 - (a) New construction or additions:
 - [1]. Per cubic foot of volume: ~~\$0.050~~ **\$.058**
 - [2] Minimum fee (principal building): ~~\$950~~ **\$1200.00**
 - [3] Minimum fee (accessory building): \$950.
 - (b) Alterations, repairs, renovations, reconstruction and change of use:
 - [1] Per \$1,000 of estimated cost: ~~\$30~~ **\$40.00**
 - (c) Demolition:
 - [1] Residential.
 - [a] Principal building: \$850.
 - (b) Accessory structure: \$300.
 - [2] Nonresidential/mixed use.
 - [a] Principal: ~~\$950~~ **\$1000.00**
 - [b] Accessory structure: ~~\$400~~ **\$500.00**
 - (d) State surcharge: calculated upon current state fees, N.J.A.C. 5:23-4.19(b).
 - (e) Lead hazard abatement with certificate of clearance: ~~\$145~~ **\$150.00**
 - (f) Asbestos abatement with administrative certificate: ~~\$160~~ **\$175.00**
 - (g) Certificate of occupancy: U.C.C.
 - [1] Residential (new construction or rehabilitation): ~~\$150~~ **\$175.00**
 - [2] Nonresidential: ~~\$250~~ **\$300.00**
 - (h) Temporary certificate of occupancy: UCC, \$39.
 - [1] Initial issuance of TCO: no fee if CO is paid up front.
 - [2] Each subsequent renewal and request for certificate of occupancy: ~~\$30~~ **\$50.00**
 - (i) Change of contractor: ~~\$35~~ plus any additional items or cost. **\$45.00**



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- (j) Plan review fee: 20% of the anticipated permit fee which is nonrefundable.
- (k) DCA training fees are nonrefundable.
- (l) Reinstatement of lapsed permit fee: 80% of original fee.
- (m) Certificate of continued occupancy: UCC, applicant requested:
 - [1] General visual inspection by all subcode officials: \$125 per subcode.
- (n) Uniform construction code variations:
 - [1] Residential: ~~\$150.~~ **\$200.00**
 - [2] Commercial/mixed use: ~~\$300.~~ **\$450.00**
- (o) Retaining walls: plus zoning review fee.
 - [1] Under four feet in height, zoning permit: \$50.
 - [2] Over four feet in height, per \$1,000 of estimated cost: \$30.
- (p) Pool fence/barrier or fence over six feet high:
 - [1] Per \$1,000 of estimated cost: \$30. **\$45.00**
- (q) Swimming pool: building permit only, does not include fence/barrier; permit also requires zoning review fee.
 - [1] Aboveground: \$200. **\$250.00**
 - [2] Semi-in-ground: \$500; also requires soil movement permit.
 - [3] In-ground, per \$1,000 of estimated cost: \$30; also requires soil permit. **\$40 per**
- (r) Signs, plus zoning review fee:
 - [1] Up to 24 square feet: \$85 per sign. **\$100.00**
 - [2] Twenty-five to 50 square feet: \$150 per sign.
 - [3] Fifty square feet and above: \$150 per sign. **\$175.00**
 - [4] Freestanding sign: ~~\$300~~ two-sided. **\$400.00**
- (s) Trailers used for construction offices and storage, plus zoning review fee:
 - [1] Residential: \$100 each.
 - [2] Nonresidential/mixed use: \$300 each.
- (t) Temporary tents:
 - [1] Over 900 square feet or 30 feet of length in one direction: \$200.
- (u) Storage tanks in gallons per installation:
 - [1] Up to 330: \$175.
 - [2] Three-hundred thirty-one to 660: \$250.
 - [3] Six hundred sixty-one to 1,000: \$400.
 - [4] One thousand one to 5,000: \$800.
 - [5] Five thousand one or more: \$1,500.
- (v) Tank demolition, per tank:
 - [1] Residential: ~~\$125.~~ **\$150.00**
 - [2] All other uses and commercial: ~~\$200.~~ **\$250.00**
- (w) Certificate of compliance, annual inspection for public swimming pools, spas and hot tubs: \$150.



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- (x) Special inspection fee request, for emergency/extraordinary situations:
- [1] Special inspection fees. Any person, partnership or corporation who requests and obtains a required code inspection either before or after regular Building Department hours of business or on holidays and weekends shall be required to pay, in addition to any established permit and certificate fees, the current contractual hourly compensation rate (1 1/2 times their normal hourly salary) for the Code Officials performing the inspections, plus an administrative surcharge of 20% of said calculated amount. Said fee shall be calculated and based on the amount of time required for said inspections with payment for a minimum inspection time of no less than two hours with the calculated surcharge.
- (2) Electrical subcode fees. Minimum fee residential R3/R5: ~~\$75~~ **\$85** . All other uses and commercial: ~~\$125~~ **\$150.00**
- (a) Receptacles and fixtures (lighting fixtures, receptacles, switches, detectors, light poles, motors: fractional horsepower, emergency and exit lights, communication points and alarm devices/fire alarm control panel):
 - [1] One to 25 **(20)** units: ~~\$75~~ **\$85**
 - [2] Each additional 25 **(20)** or fraction thereof: ~~\$30~~ **\$45**
 - (b) Motors and electrical devices over one HP up to:
 - [1] One horsepower to 10 horsepower: \$75.
 - [2] From 11 horsepower to 50 horsepower: \$150.
 - [3] From 51 horsepower to 100 horsepower: \$300.
 - [4] Greater than 101 horsepower: \$450.
 - (c) Transformers and generators over one KW up to:
 - [1] One kilowatt to 10 kilowatts: \$75.
 - [2] Over 11 kilowatts to 45 kilowatts: \$150.
 - [3] Over 46 kilowatts to 112.5 kilowatts: \$300.
 - [4] Over 112.5 kilowatts: \$450.
 - (d) Service panels, entrances and subpanels:
 - [1] Less than or equal to 200 amps: ~~\$100~~ **\$120.00**
 - [2] Two hundred one amps or equal to 400 amps: \$300.
 - [3] Four hundred one amps or equal to 1,200 amps: \$640.
 - [4] Over 1,201 amps: \$1,000.
 - [5] Additional meters included in service: \$75.
 - (e) Appliances (equipment appliances, including electrical range oven, dishwasher, dryer, water heater, boiler, furnace, baseboard heat, space heaters, transfer switches, or any other fixed or plug-in appliance) each:
 - [1] One kilowatt to 10 kilowatts: ~~\$40~~ **\$75.00** .
 - [2] **11 kw to 45 kw \$150.00,**
 - [3] **46kw to 112.5 kw \$300.00**
 - [4] **Over 112.5 kw \$450.00**



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- (f) Solar Photovoltaic Systems (PV systems) and Energy Storage systems:
Battery back up
[1] one to 10 kilowatts \$150.00
[2] 11 to 20 kilowatts \$200.00
[3] 21 to 50 kilowatts \$300.00
[4] 51 to 100 kilowatts \$400.00
[5] greater than 100 kilowatts \$500.00
- (g) EV chargers
(1) up to 60 amps \$75.00
(2) 61 to 100 amps \$150.0
(3) 101 and larger \$250.00
- (h) Air-conditioning units (disconnect, compress/ condenser and air handler):
[1] Each: \$75. **\$125.00**
[2] Replacement of any system part: \$50.
- (i) Burglar alarm system (complete): \$75.
- (j) Hydromassage tub (interior whirlpool tub/spa): \$50.
- (k) Swimming pools (includes, receptacle, switch, trench, bonding and equipotential bonding matt):
[1] Aboveground: \$100.
[2] Semi-in-ground: \$150
[3] In-ground: \$300.
[4] Light, each: \$50.
- (l) Hot tub or spa (exterior): ~~\$150.~~ **\$190.00**
- (m) Certificate of compliance, (annual inspection for public swimming pools, spas and hot tubs): \$150.
- (3) Plumbing subcode fees. Minimum fee residential R/3/R5: ~~\$75~~ **\$85** All other uses and commercial: ~~\$125~~ **\$135**
- (a) Water closet/toilet/urinals/bidets: ~~\$25.~~ **\$35.**
- (b) Bathtub: ~~\$25.~~ **\$35**
- (c) Lavatory/sink: ~~\$25.~~ **\$35**
- (d) Shower: ~~\$25.~~ **\$35**
- (e) Floor drain: ~~\$25.~~ **\$35**
- (f) Dishwasher, residential ~~\$25~~ **\$35; Commercial \$75**
- (g) Drinking fountain/water cooler: **\$75**
- (h) Washing machine: ~~\$25.~~ **\$35**
- (i) Pot filler and icemakers: **\$35**
- (j) Hose bib: \$25.
- (k) Stacks: ~~\$25.~~ **\$75**
- (l) Water heater:
[1] Residential: ~~\$75.~~ **\$100.00**
[2] Commercial: ~~\$125.~~ **\$150.00**



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- (m) Fuel oil piping: \$75. **\$85.00**
- (n) Gas piping: \$25 **\$35** per connection.
- (o) Steam/hot water boiler/furnace: **(backflow device included)**
 - [1] Residential: \$75. **\$130.00**
 - [2] Commercial: \$125. **\$150.00**
- (p) Medical gas **\$100 per station**
- (q) Vacuum systems **\$100.00**
- (r) Sewer pump/ejector **and sump pumps: \$75. \$100**
- (s) Interceptor/separators : \$75. **\$150.00**
- (t) Backflow preventer:
 - [1] Residential: (lawn sprinklers) \$75. **\$85**
 - [2] Commercial with test ports: \$125. **\$150.00**
- (u) Grease trap: **oil and sand interceptors \$100. \$150.00**
- (v) Sewer connection/replace/repair:
 - [1] Residential: \$75. **\$100.00**
 - [2] Commercial: \$100. **\$200.00**
- (w) Water service connection:
 - [1] Two-inch or less: \$65. **\$100.00**
 - [2] Over two-inch: \$100. **\$200.00 /**
 - [3] **Combination domestic water and fire suppression service \$300.00**
- i. Refrigerant unit: \$75.
- ii. Residential a/c mini-split systems or heat pumps \$100.00**
- iii. Garbage disposal or indirect connection: \$25. \$35**
- iv. Humidifier or condensate line/drain: \$25. \$35**
- v. Roof drain: \$50. \$85**
- vi. Water softener: \$75. \$85**
- vii. Swimming pool:**
 - {1} Aboveground: \$75.
 - [1] Semi-in-ground: \$100. \$150.00**
 - [2] In-ground: \$150.**
- (aa) Annual testing of commercial backflow devices: \$50 per device.
- [4] Fire protection subcode fees. Minimum fee residential R3/R5: \$75. **\$85.00**
 - (a) All other uses and commercial: \$125. \$150.00**
- i. Installation of flammable/combustible/liquid storage tanks:
 - [1] Up to 350 gallons: \$100.
 - [2] Over 350 gallons to 1,000 gallons: \$150.
 - [3] Over 1,000 gallons to 5,000 gallons: \$350.
 - [4] Over 5,000 gallons to 10,000 gallons: \$750.
 - [5] Over 10,000 gallons: \$1,500.



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- ii. Supervisory/signaling devices (smoke, heat, carbon monoxide, pull stations, water flow, tampers, low/high air, horn/strobes and bells) each:
 - [1] One through six: ~~\$75.~~ **\$85.00**
 - [2] Each additional device: ~~\$10.~~ **\$15**
- iii. Wet and dry sprinkler heads:
 - [1] One through 19: \$200.
 - [2] Twenty through 100: \$400.
 - [3] One hundred one through 200: \$600.
 - [4] Two hundred one through 400: \$800.
 - [5] Four hundred one through 1,000: \$1,500.
 - [6] Over 1,000: \$2,000.
- iv. Stand pipes: \$500.
- v. Kitchen hood exhaust system: \$300.
- vi. Pre-engineered systems:
 - [1] Wet chemical: \$250.
 - [2] Dry chemical: \$250.
 - [3] CO2 suppression: \$250.
 - [4] Foam suppression: \$250.
 - [5] FM200 suppression: \$250.
- vii. Smoke control systems: \$750.
- viii. Gas- or oil-fired appliance: ~~\$75.~~ **\$85.00**
- ix. Fireplaces: ~~\$75.~~ **\$85.00**
- x. Fire sprinkler component fee costs in addition to sprinkler heads:
 - [1] Hydraulic calculations, alterations to pipe schedule plan review: \$100.
 - [2] Dry pipe alarm, pre-action and similar devices: \$100.
 - [3] Supervisory devices, each: \$30.
 - [4] Water service for fire line:
 - [a] Up to two-inch: \$200.
 - [b] Two-and-one-half to five-inch: \$400.
 - [c] Six-inch or larger: \$600.
 - [5] Fire pump: \$1,000.
- xi. Fire alarm system components fees in addition to alarm devices:
 - [1] Fire alarm panel, new installation or replacement: \$100.
 - [2] Fire alarm system security and other devices (i.e., door locks, electromagnetic releases, hold-open devices, elevator control valves and floor control valves): \$15 each.
- xii. Metal chimney or liners:
 - [1] R3/R5, each: ~~\$75.~~ **\$100.00**
 - [2] Mixed use/commercial: \$150.
- xiii. Emergency lights and exit signs, each: \$10.
 - (b)** Mechanical subcode fees.



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- i. R3/R5 structure/use group minimum fee: ~~\$75.~~ **\$100.00**
- [1] Water heater or water storage tank: ~~\$75.~~ **\$100.00**
 - [2] Fuel oil piping connections: ~~\$75.~~ **\$85**
 - [3] Gas piping connections: \$25 per connection. **\$35.00**
 - [4] Steam boiler with backflow: \$130.
 - [5] Hot-water boiler with backflow: \$130.
 - [6] **Combination tankless hot water and heat with backflow \$200.00**
 - [7] Hot-air furnace: \$100.
 - [8] Oil tank and piping: \$100.
 - [9] LPG tank: \$100.
 - [10] Fireplace: ~~\$75.~~ **\$85.00**
 - [11] Generator ~~\$100-~~ **\$125.00**
 - [11] Hydronic piping: ~~\$75.~~ **\$85.00**
 - [12] Radiant heat piping: ~~\$75.~~ **\$85.00**
 - [13] Chimney liner: \$100.
 - [14] Wood stove or fireplace: \$75.
 - [15] A/C units, coils and condensers **only** : ~~\$75.~~ **\$85.00**
- (a)** Elevator subcode fees. One hundred percent of state fees and subject to change by the state pursuant to N.J.A.C. 5:23-12.6 plus 20% administrative fee.

BE IT ORDAINED that this Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Repealer

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Severability

If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

Effective Date

This ordinance shall take effect upon its passage and publication, as required by law.



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Council	Motion	Second	Yes	No	Abstain	Absent
Ciolino			X			
Argenzia		X	X			
Ellis						X
Rice	X		X			
Timmerman			X			
Sayers			X			

I hereby certify that Ordinance No. 1721-26 was adopted by the Governing Body of the Borough of Emerson at a meeting held on May 19, 2026.

Triessa DeSimone, RMC
Borough Clerk

Introduced: May 5, 2026
Adopted: May 19, 2026

Danielle DiPaola, Mayor