

2025 Borough of Modena Fee Schedule	
ZONING PERMIT	COST
1. All accessory structures 200 square feet and less without a utility connection are required to have only a zoning permit.	\$130.00
2. A zoning permit is required in conjunction with every material change in the use of land.	\$130.00
3. Zoning hearing Deposit	\$2,500.00
4. Appeals hearing (ILC Code)	\$1,200.00
5. Tree Harvesting/Timbering	\$500.00
BUILDING PERMIT	COST
<i>1. RESIDENTIAL CONSTRUCTION</i>	
A. New construction, building or structure area, including porches, patios, attics , basements, garages and living areas. Crawl spaced and dead area spaces (areas with less than minimum height ceilings such as knee wall) are excluded.	\$0.60 per sq/ft 600 min fee
B. Additions including attached garages, Any useable space, including porches, patios , attics, basements, garages, and living area	\$0.60 per sq/ft 500 min fee
C. For detached garages 200 square feet and over, accessory structures 200 square feet and over, building or structure area (total area, each level) is charged	\$0.60 per sq/ft 500 min fee
D. For private swimming pools over 24 inches in depth, including surrounding patio/deck .	\$0.60 per sq/ft 300 min fee
E. For storable pools over 24 inches in depth, additional code compliance inspections	\$125 / \$100
F. Where none of the above categories apply, building or structure area (areas with at least minimum height ceilings)	\$0.60 per sq/ft 225 min fee
<i>2. NON-RESIDENTIAL AND INSTITUTIONAL CONSTRUCTION COST</i>	
A. Min building permit fee, fee per sq ft of building area incl. basement	\$1300 plus \$0.80 sq/ft
<i>3. OTHER (residential , non-residential and institutional cost)</i>	

A. Building permit renewal fee Work must start within 90 days of issuance.	\$180.00
B. 12 month building permit	\$230.00
C. Demolition permit	50 per \$1000 demo cost, min \$250
D. Signs	\$185 per sign
E. Driveway	\$225.00
F. Fuel storage tank fee	\$100.00
E. Additional or re-inspections will be billed to the applicant on a per inspection basis.	\$130.00
PLUMBING PERMIT	
<i>1. RESIDENTIAL</i>	
A. Manufactured dwelling w/crawl space unit (includes mobile home on foundation)	\$125.00
B. Single family dwelling (not over 3 full or partial baths)	\$180.00
Each additional full or partial bath	\$100.00
C. Two family dwelling (not over 2 full or partial baths per unit)	\$300.00
Each additional full or partial bath per unit	\$100.00
D. Multifamily apartment building (not over 2 full or partial baths per unit)	
First two units	\$250.00
Each additional unit	\$150.00
Each additional full or partial bath per unit	\$100.00
E. Townhouse, condominium complex (not over	
First two units	\$250.00
Each additional unit	\$150.00
Each additional full or partial bath per unit	\$100.00
F. Additional or re-inspections	\$130.00
<i>2. NON-RESIDENTIAL and INSTITUTIONAL FEES</i>	
Plumbing systems regulated by the UCC, based per sq/ft where plumbing is located including basement	\$0.35 sq/ft \$450 min

3.Miscellaneous Plumbing Fees	
A.Sewer lateral or Water Lateral	\$150.00
B. Re-inspection	\$150.00
C. Permit for any Plumbing Work which requires a Permit (Not listed elsewhere)	\$150 residential - \$200 commercial
D.Sanitary sewer hookup fee for Residential	\$4,500.00
E. Sanitary sewer hookup fee for Commercial/Industrial	\$5,500.00
F. Cettification for Sewer Account	\$50.00
ELECTRICAL PERMIT FEES	
<i>1. RESIDENTIAL</i>	
A. Service inspections	
Service -not over 200 amps	\$125.00
Service - 200-400	\$150.00
Commercial - over 400 amp \$220	\$250.00
B. Additional Meters	\$50.00
C. Electrical Wiring	
New Single Family Dwelling, 200amps or less. Rough in or Service	\$125.00
Over 200 amps, not over 400 amps. Rough in or Service	\$150.00
D. Dwelling additions or rewiring .	\$150.00
E. Mobile Homes	\$150.00
F. Final Inspections ONLY	\$150.00
G. Private Pool Electrical or Bonding Inspection	\$145.00
H. Permit for electrical work not listed elsewhere	\$175.00
I. Misc inspection fees	
Special Appointments	\$160.00
Re-inspection	\$150.00
Duplicate Final Certificate	\$35 ea

<i>2. NON- RESIDENTIAL and RESIDENTIAL other than ONE and TWO FAMILY USES</i>	
Minimum Permit Fee	\$650.00
A. Electric systems regulated by the UCC per sq. foot of work area where electric is located	\$0.44 sq ft
B. Electrical Plan Review	\$150/hr
C. Annual permit fee for in-house maintenance projects by qualified individuals that do not require individual inspections	\$350.00
D. Re-inspection	\$200.00
E. MECHANICAL PERMIT FEES	
<i>3. NON-RESIDENTIAL and INSTITUTIONAL</i>	
A. Permit Fee	\$600 (one appliance) \$75 ea additional
MANDATED FEES	
Act 13 of 2 00 4 Municipal Code Official Training Account Fee assessed for any construction or building permit package issued under the UCC	\$4.50 / per project
MISCELLANEOUS FEES	
Residential Use and Occupancy Permit -required at sale or rental change of occupancy	\$115.00
Re- inspection due to failure or missed appointment	\$100.00
CommercialUse and Occupancy Permit- required at sale or rental change of occupancy	\$250.00
Re-inspection dueto failure or missed appointment	\$200.00
Rehabilitation Plan Review	\$600.00
Building Plan Review	\$1,350.00
Blight/Abandoned Property Registration	\$200.00

Peddler/Solicitor Application Fee	\$100/day
Vendor Permit	\$45 day / \$250 seasonal (120 days) \$600 yr
Street Closing Fee	\$100/day
Sewer Fees : See sewer ordinance #100	\$500 residential , \$125 per to
Residential	\$500 annual
Commercial/Business	\$125 per toilet plis \$15 per employee /quarterly
Trash Fee - <i>Residential Only</i>	\$400 annual
Recycling Fee - <i>Residential Only</i>	\$18 annual
Request for any inspection outside of posted Code Official Hours	\$85 plus cost of application
Annual Rental Property Registration (due by July 1st) Residential	\$30 per unit
Commercial	\$100 per unit
Annual Business Registration (due by Sept 1st)	\$200.00
Sewer, Trash/Recycling Certificate -required prior to transfer of property	\$50 each
Return Check Fee	\$65.00
Finance rate for collections shall be 1.5% a month and all fees for collection	
Borough employee/equipment used to correct a violation, or contracted by	COST
borough resident /property owner	
<i>PROPERTY MAINTENANCE</i>	
Secure Property	Min. \$400 plus materials, \$95 per hr after 2 hrs
Borough Employee	\$45 hr/ min 3 hrs
Dump Truck	\$80 hr/ min 2hs
Weed Eater	\$35 hr/ min 2hrs
Mower	\$50 hr/ min 2 hrs
Backhoe	\$200 hr/ min 2 hrs
UTV	\$100 hr / min 2 hrs
Dumping Fee	Current Rate + mileage

Towing Charges (including storage)	Current Rate - payable to tow company
<i>COURT COSTS - REIMBURED TO BOROUGH</i>	
Court appearance by any Borough Employee or Code official	\$100 hr/ min 2hrs
Any other employee	\$75 hr/ min 2 hrs
Borough Official	\$100 hr/ min 2 hrs
Parking - No Parking Zone	
Parking - Fire Zone/Tow Zone	
PUBLICATION AND OFFICE STAFF FEES	
Zoning Ordinance	
Subdivision & Land Development Ordinance	
Open Space and Environmental Resolutions	
Clerical Assistance	\$45 per hr /min 1 hr
ROAD OCCUPANCY	
Pole Location	\$150.00
Road Opening	
Up to 4sq/ft	\$135.00
Greater than 4 sq/ft	\$20 per additional sq/ft
Driveway Right of Way	\$150.00
ZONING HEARING	
Application Fee	
Residential	\$850.00
Residential - Continued	\$600.00
Commercial	\$1,700.00

Commercial - Continued	\$1,200.00
Stenographer	Current Rate
CONDITIONAL USE HEARINGS	
Application Fee	
Residential	\$850.00
Residential - Continued	\$600.00
Commercial	\$1,700.00
Commercial - Continued	\$1,200.00
Stenographer	Current Rate
HOME OCCUPATION ZONING PERMIT	
Home Occupation Zoning permit fee	\$150.00
Annual Renewal	\$75.00
LAND DISTURBANCE	
Area greater than 3000 sq/ft	\$500.00
BUILDING CODE BOARD OF APPEALS	\$600.00
<i>It is further resolved that the appointed Borough Code Official is hereby authorized to collect the above mentioned fees on behalf of the Borough. All court cost will be re-imbursed to the Borough.</i>	
The Borough of Modena reserves the right to deny issuance of any permit or certificate if there are any outstanding debts owed to the Borough for any property owned/managed by applicant. All permits must be paid before inspection/issuance. All permits must be closed prior to any transfer of property unless otherwise agreed upon by Borough Code Official.	

All OPEN permits must be displayed prominently, in plain view, on property/structure.	
All Certificates of Occupancy must be displayed on main entry door/ front facing window a minimum of 72 hrs from date of issuance	
The Borough of Modena reserve the right to charge any individual or business for fees incurred by the Borough from third parties for services not covered by the above mentioned costs, including but not limited too Code official, engineering, legal, etc.	