

2025 Building Permit Fee Schedule

Upper Merion Township Codes Department

175 West Valley Forge Road, King of Prussia, PA 19406

PERMIT FEES DUE UPON SUBMITTAL

2025

December 12, 2024

PHONE: 610-205-8507 / 8508

Check payable to Upper Merion Twp.

Fiscal Year

Adopted

Email: permits@umtownship.org

NOTE: There is a \$4.50 state code surcharge on all permits except zoning permits.

Residential Construction

Fee

New Single Family Dwelling, including garage & basement area	\$0.60	per gross square foot
Multiple Family Dwelling, including Hotels, Motels, Convent, Nursing Homes, Hospitals, Dormitory or similar use	\$400	per unit & \$60 per each 250 sq. ft. of accessory use space
Additions, alterations, inground & aboveground pools over 24" in depth, and miscellaneous construction, including accessory structures (garages, carports, sheds) over 150 sq. ft., decks, patios, etc. **Stormwater permit required for any new impervious surface/coverage.	\$40	First \$1000 Estimated cost of construction
	\$30	each additional \$1,000 estimated cost of construction or fraction of
Accessory Structures less than 150 sq. ft.	\$125	Under 150 sq ft. - see Zoning Permit. Sheds over 150 sq ft - see Building Permit.
	\$200	Estimated Construction Cost \$0 - \$10,000
Residential Roof, Window, Siding and Exterior Entry Door	\$300	Estimated Construction Cost \$10,001- \$20,000
	\$400	Estimated Construction Cost \$20,000 & above
	\$90	per unit
Use and Occupancy	\$45	accessory use

Non-Residential Construction

New Non-Residential Construction - Shell, only	\$350	for first 1,000 sq. ft., or fraction thereof
	\$175	each additional 1,000 sq.ft. or fraction thereof
<i>The square foot area of the buildings referred to in this fee calculation will be computed by adding the area determined from outside measurements at each ten (10') foot interval from the basement floor to the ceiling of the upper most story, each ten (10') foot interval being calculated as an additional story. That portion of any extension beyond ten (10') feet interval shall be calculated on the proportionate basis.</i>		
Alterations, New Construction Interior-Fit-Out, Tenant Fit-Out in Existing Buildings, Pool & Spas and miscellaneous construction.	\$40	First \$1000 estimated cost of construction
	\$30	each additional \$1,000 estimated cost of construction or fraction of
Use and Occupancy	\$125	Gross Floor Area <10,000 sq ft.
	\$90	Accessory Use
Temporary Buildings/Trailers and Construction Trailers	\$230	Gross Floor Area >10,000 sq ft.
	\$125	Business Name and/or Owner Change
	\$100	per trailer including electric feed

Re-Inspection* & Revision Fees

Change in Contractor Name on Permit	\$50	
Plan review fee for Revisions submitted after Permit issuance. Fee is Per Trade.	\$100	
Re-Inspection Fee For Residential & Commercial Permits	\$100	Required to be paid prior to issuance of Use & Occupancy Permit or next inspection

*** Fee will apply to all permits due to failed inspection(s) and/or missed appointments scheduled by permit holder or contractor.**

Electrical

Residential & Commercial (3rd party inspection required): No permit required for residential replacement of receptacles, switches or lighting fixtures of <20 amps or 150 V, doorbells, communications systems, motor devices, dishwashers, range hoods.	\$40	First \$1000 Estimated cost of construction
	\$30	each additional \$1,000 estimated cost of construction or fraction of

Environmental - Residential Parcels, only.

Third Party Inspection required for all Electric Permits.

Residential EV Chargers	PA surcharge of \$4.50 per permit to be applied.	\$40	Maximum of two chargers per \$40 fee. Additional \$40 fee for additional chargers.
Level 2 Electric Vehicle Charging Station	Use EVCS Permit	\$225	Fee is per station. (Commercial & Residential)
Level 3 Electric Vehicle Charging Station	Use EVCS Permit	\$290	Fee is per station. (Commercial & Residential)

Solar Panel Installation

Fee Based on Estimated Construction Cost
(Labor & Materials)
PA surcharge of \$4.50 per permit to be applied.

\$200 - Under \$15,000 Estimated Construction Cost
\$400 - \$15,000 to \$20,000 Estimated Construction Cost
\$500 - Over \$20,000 Estimate Construction Cost

Stormwater, Grading & Erosion Control

Class A Permit	\$450	Stormwater A Application must be submitted with a Plot Plan showing Property Line Setbacks and an Impervious Surface Breakdown Chart ; both available on website.
Pool Demolition or Grading or Flood Plain Application(s)	\$200	
Professional Review Escrow	\$3,000	

Fire Related

Blasting Permit, except quarrying with state permit	\$40	
Fireworks Permit	\$40	
Gasoline or Diesel Pump or similar apparatus	\$21	each
All storage tanks, pressurized or non-pressurized	3%	of estimated construction cost** \$40 minimum
Fire Report	\$40	
Installation & Modification of Fire Protection Systems including Fire Alarm and Suppression Systems.	\$40	First \$1000 estimated cost of construction
	\$30	each additional \$1,000 estimated cost of construction or fraction of

Plumbing & Mechanical

RESIDENTIAL PLUMBING: New Construction	\$100	up to 5 fixtures
	\$25	each additional fixture
RESIDENTIAL PLUMBING: Alterations	\$100	up to 3 fixtures
	\$25	each additional fixture
Removal or Replacement of Soil or Waste Piping (inside or outside)	\$100	
Lateral Connection inspection fee	\$100	
Tapping Fee to Sanitary Sewer System	\$10,100	per EDU from 2/21/23
COMMERCIAL PLUMBING WORK (including pipework & fixtures, etc.) AND RESIDENTIAL & COMMERCIAL HEATING, VENTILATION, AIR CONDITIONING	\$40	First \$1000 Estimated cost of construction
	\$30	each additional \$1,000 estimated cost of construction or fraction of

Zoning

Residential application for appeal, variance or special exception	\$500	
Non-residential application for appeal, variance or special exception	\$2,000	
Conditional Use	\$750	
Property Maintenance Appeals Board and/or UCC Appeals Board	\$500	
Zoning Permit	\$125	For: Accessory structures <150 sq. ft., Free standing decks < 200 sq. ft. & <30 in. above grade, Water tanks <5000 gal. on grade, driveway expansion and patio/landings.
Zoning Compliance Letter	\$300	Written certified statement of compliance with Zoning Code or UM does not require U&O or inspections for resale of SFD.
Ground Signs	\$150	All Sizes
Wall Signs and Commercial Murals	\$150	All Sizes
Temporary Signs for opening, special sales, etc.	\$100	
Temporary Signs set forth in 165-175/Political & Directional	\$20	
Relocating/Refacing existing, permitted signs	\$75	
Temporary Use	\$125	Initial Fee(\$25 per month post first 30 days)

Contractor Registration

\$90

Online Registration Process, only. Effective 01/01/20

<https://portal.traisr.com/ContractorRegistration/login.aspx?OrganizationId=476>

The following contractors are required to register: Plumbers, Electricians, Commercial (All Trades) & New Home Builder (All trades).

All Home Improvement Contractors (HIC) are required to register with the State of Pennsylvania as of July 1, 2009.

All Permit Applications are available on the township website.

<https://www.umtownship.org/departments/safety-code-enforcement/building-permits/>

www.umtownship.org