



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



ORDINANCE NO. 24-CODE-938

AN ORDINANCE REVISING CONSTRUCTION FEES IN THE BOROUGH OF OAKLAND

WHEREAS, the Borough of Oakland permits the collection of fees for certain construction activities as to not pass along these costs to residents; and

WHEREAS, the Borough has not updated these fees in a significant time and wishes to revise them accordingly with the actualized costs realized by the Borough for these services;

NOW THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of Oakland as follows:

Section I. Chapter 10, Section 1.4 of the Borough of Oakland Code entitled "Construction Fees" is hereby amended in accordance with the following attached chart of updated rates; and

Section II. All other parts, portions and provisions of Chapter 10 of the Borough of Oakland Code be and the same are hereby ratified and confirmed, except where inconsistent with the terms hereof. In the event of any such inconsistency, the terms of this Ordinance shall be deemed to govern.

Section III. The terms of this Ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion or provision thereof.

Section IV. This Ordinance shall take effect immediately upon final passage and publication according to law.

ATTEST: February 13, 2024

BOROUGH OF OAKLAND
COUNTY OF BERGEN
STATE OF NEW JERSEY

Wendi Seelin, Acting Borough Clerk

Eric Kulmala, Mayor

Construction Department Proposed Increase of Fees

10-1.4 Construction Fees:

[Ord. #87-95, § 1; Ord. #89-157, § 1; Ord. #91-Code-219, § 1; Ord. #91-Code-232, § 1; Ord. #99-Code-371, § 1; Ord. #07-Code-549, § 1; Ord. #08-Code-571, § 1]

Section of Ordinance	Old Fee	Increased Fee	Increased By:
A. 1A New Structure - 1	\$ 0.06	\$ 0.10	\$ 0.04
A. 1A New Structure - 2	\$ 0.04	\$ 0.10	\$ 0.06
A. 1A New Structure - 3	\$ 0.03	\$ 0.05	\$ 0.02
A. 1A New Structure - 4	\$ 100.00		\$ (100.00)
A. 1B Reno - Minor Work - 1	\$ 20.00	\$ 34.00	\$ 14.00
A. 1B Reno - Minor Work - 2	\$ 12.00	\$ 26.00	\$ 14.00
A. 1B Reno - Minor Work - 3			
A. 1B Reno - Minor Work - 4	\$ 65.00	\$ 200.00	\$ 135.00
A. 1B Reno - Minor Work - 5	\$ 100.00	\$ 400.00	\$ 300.00
A. 1B Reno - Minor Work - 6	\$ 20.00	\$ 100.00	\$ 80.00
A. 1B Reno - Minor Work - 7	\$ 20.00	\$ 50.00	\$ 30.00
A. 1B Reno - Minor Work - 8	\$ 20.00	\$ 50.00	\$ 30.00
A. 1B Reno - Minor Work - 9	\$ 65.00	\$ 100.00	\$ 35.00
A. 2 Plumbing Fees - A	\$ 15.00	\$ 30.00	\$ 15.00
A. 2 Plumbing Fees - B	\$ 65.00	\$ 100.00	\$ 35.00
A. 2 Plumbing Fees - C	\$ 65.00	\$ 100.00	\$ 35.00
A. 2 Plumbing Fees - D	\$ 65.00	\$ 100.00	\$ 35.00
A. 3 Electrical Fees - A	\$ 35.00	\$ 65.00	\$ 30.00
A. 3 Electrical Fees - B	\$ 15.00	\$ 35.00	\$ 20.00
A. 3 Electrical Fees - C	\$ 20.00	\$ 45.00	\$ 25.00
A. 3 Electrical Fees - D	\$ 46.00	\$ 100.00	\$ 54.00
A. 3 Electrical Fees - E	\$ 92.00	\$ 200.00	\$ 108.00
A. 3 Electrical Fees - F	\$ 457.00	\$ 600.00	\$ 143.00
A. 3 Electrical Fees - G	\$ 65.00	\$ 100.00	\$ 35.00
A. 3 Electrical Fees - H	\$ 65.00	\$ 100.00	\$ 35.00
A. 4 Asbestos abatement	\$ 84.00	\$ 200.00	\$ 116.00
A. 5 Standpipe	\$ 229.00	\$ 300.00	\$ 71.00
A. 6 Fire - A	\$ 65.00	\$ 100.00	\$ 35.00
A. 6 Fire - A	\$ 25.00	\$ 50.00	\$ 25.00
A. 6 Fire - B Sprinkler heads			
1- 20 heads	\$ 65.00	\$ 100.00	\$ 35.00
21 to 100 heads	\$ 120.00	\$ 200.00	\$ 80.00
101 to 200 heads	\$ 229.00	\$ 300.00	\$ 71.00
201 to 400 heads	\$ 594.00	\$ 650.00	\$ 56.00
over 400 heads	\$ 900.00	\$ 1,000.00	\$ 100.00
A. 6 Fire - C	\$ 92.00	\$ 200.00	\$ 108.00
A. 6 Fire - D	\$ 65.00	\$ 100.00	\$ 35.00
A. 6 Fire - E	\$ 65.00	\$ 100.00	\$ 35.00
A. 6 Fire - F	\$ 100.00	\$ 200.00	\$ 100.00

**Fixtures and devices - First 25

**Fixtures and devices - Increments of 10 additional after 25

**Device greater than 1 HP

**Device greater than 10 HP

**Device greater than 50 HP

**Device greater than 100 HP

**Installation of CA

**Fee plus CO Fee (\$70+-\$14)

**First 12 Smoke, heat and CM Detectors

**Every Additional 10 detectors

**\$50,000 \$20 per \$1,000
 **\$50,001 \$12 per \$1,000
 **No fees in this section

**Tanks - \$20 per \$1,000 cost removal

**Central Air - \$20 per \$1,000

*Photovoltaic or Geothermic systems - \$20 per \$1,000

**per device

A. 6 Fire - G	\$	365.00	\$	1,000.00	\$	635.00
A. 6 Fire - H	\$	65.00	\$	100.00	\$	35.00
A. 6 Fire - I	\$	65.00	\$	100.00	\$	35.00
A. 7 Removal/Demo - A	\$	65.00	\$	100.00	\$	35.00
A. 7 Removal/Demo - B	\$	120.00	\$	120.00	\$	-
A. 8 Signs - A	\$	2.00	\$	6.00	\$	4.00
A. 9 Certificate of Occupancy - A	\$	35.00	\$	100.00	\$	65.00
A. 9 Certificate of Occupancy - B	\$	200.00	\$	300.00	\$	100.00
A. 9 Certificate of Occupancy - C	\$	200.00	\$	300.00	\$	100.00
A. 10 Variation - A Class 1	\$	594.00	\$	700.00	\$	106.00
A. 10 Variation - A Class 2	\$	120.00	\$	300.00	\$	180.00
A. 10 Variation - A Class 3	\$	65.00	\$	100.00	\$	35.00
A. 11 Lead Hazard - A	\$	140.00	\$	250.00	\$	110.00
A. 11 Lead Hazard - B	\$	50.00	\$	100.00	\$	50.00
A. 12 Misc - A	\$	45.00	\$	100.00	\$	55.00
A. 12 Misc - B					\$	-
A. 12 Misc - C					\$	-
A. 12 Misc - D	\$	65.00	\$	65.00	\$	-
A. 12 Misc - E	\$	50.00	\$	100.00	\$	50.00
A. 14 Engineering	\$	200.00	\$	400.00	\$	200.00

**Structure Less than 5,000 sq ft and less than 30 ft in height
 ** All other structures

**Per Sq Ft

**Fee shall be set in the amount of 10% of permit fees for new structures, with minimum of \$35 and maximum of \$200.

**Change of Use Group

**All uses except R-3

**For an application for a variation in accordance with N.J.A.C. 5:23-2.10

**Clearance Certificate

**Bosewell = \$194/hr

Description	Old	New	Comment
CAO nursing home, group home, day care facility or health care facility			**Remove from section, as Fire Prevention now directs CAOs, Fee for Zoning review is included in Fire Prevention.
CAO new construction of shopping centers or additions or alterations to shopping center property			**Remove from section, as Fire Prevention now directs CAOs, Fee for Zoning review is included in Fire Prevention.
CAO new industrial or commercial premises or additions or alteration to industrial or commercial properties			**Remove from section, as Fire Prevention now directs CAOs, Fee for Zoning review is included in Fire Prevention.
review and issuance of letter of denial for Board of Adjustment	\$ 50.00	\$ 50.00	Stays the same
new residential structures, sheds or detached structures over 200 square feet in size, or additions or alterations to residential structure sheds or detached structures (less than 200 square feet)	\$ 50.00	\$ 100.00	
swimming pools	\$ 35.00	\$ 50.00	
Fences	\$ 50.00	\$ 75.00	
Generators, AC Condensers/Units	\$40.00	\$40.00	No Change
Decks/Patios	None	\$ 60.00	Added as these were under not specified and the reviews take longer
Zoning review or permit for any type of use not specified above	None	\$ 60.00	Added as these were under not specified and the reviews take longer
Zoning review or permit for any type of use not specified above	\$ 25.00	\$ 50.00	
Violations and Penalties	\$ 200.00	\$ 500.00	

Properties Maintenance

Proposed New Fee schedule

Old New

1st offence of same violation	None	\$ 50.00	to not exceed
2nd offence of same violation	None	\$ 200.00	to not exceed
3rd + offence of same violation	None	\$ 500.00	to not exceed

Fire Prevention

Change in Fees List

Change of Occupancy/Resales of Single and Two Family Homes

Fee name	Current Fee	Proposed Fee	Increased by:
CCO/Now CAO	\$ 175.00	\$ 115.00	\$ -
Fire Cert	None	\$ 85.00	\$ -
Expedite Fee	None	\$ 50.00	\$ -
Reinspection Fee	\$ 50.00	\$ 50.00	\$ -
CAO Temp Extension Fee	\$ 30.00	\$ 30.00	\$ -

**Residential and Ren

**Residential and Ren

**\$30 for every 30 Da

Change of Occupancy/Resales of Commercial Buildings

Fee name	Current Fee	Proposed Fee	Increased by:
CAO	\$ 200.00	\$ 140.00	\$ -
Fire Cert	None	\$ 110.00	\$ -

Fire Prevention - Fees

Fee name	Current Fee	Proposed Fee	Increased by:
Type 1 Permit	\$ 54.00	\$ 100.00	\$ 46.00
Type 2 Permit	\$ 214.00	\$ 342.00	\$ 128.00
Type 3 Permit	\$ 427.00	\$ 683.00	\$ 256.00
Type 4 Permit	\$ 641.00	\$ 1,025.00	\$ 384.00
B1 - 1-2500 sq ft	\$ 50.00	\$ 100.00	\$ 50.00
B2 - 2501-5000 sq ft	\$ 100.00	\$ 150.00	\$ 50.00
B3 - 5001-7500 sq ft	\$ 150.00	\$ 200.00	\$ 50.00
B4 - 7501-10,000 sq ft	None	\$ 250.00	\$ -
B5 - 10,001 sq ft +	None	\$ 300.00	\$ -
Max Penalty	\$ 1,000.00	\$ 5,000.00	\$ 4,000.00

60% increase

**Broke out square fo
to 5 groups.

**To be in line with m