

# Permit/Inspection Fees For Commercial Construction



The Mayor & Council of Middletown  
19 West Green Street  
Middletown, DE 19709

Phone: (302) 378-1171 Fax: 302-378-5675

[www.middletown.delaware.gov](http://www.middletown.delaware.gov)

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PERMITS	FEES	NOTES/EXAMPLES
Building	\$12.00 per thousand up to \$1,000,000.00 \$3.00 per thousand thereafter <b>\$60.00 Minimum</b>	
Lines and Grades	\$35.00	
Certificate of Occupancy	\$100.00	
Fire	\$500.00	
Sewer Connection	See Attached Sheet	<b>All commercial meters will be purchased by the Town and billed to the Applicant</b>  <b>Water Meter Application form due at Permit Submittal</b>
Water Connection	See Attached Sheet	
Electric Connection	See Attached Sheet	
HVAC	<b>\$125.00 - New Installation</b> <b>\$75.00 - Modification</b> Plus - \$5.00 for first \$1,000 valuation \$3.00 per thousand thereafter	<b>Plan Review Fee:</b> - When combined with Building Plan Review 20% of BPR  <b>Inspection Fee:</b> - First \$1,000 of valuation or fraction thereof \$75.00 - Each additional \$1,000 of valuation or fraction thereof <b>(Min of \$75.00)</b> \$10.00
Plumbing	<b>\$125.00</b> Plus fee for fixtures: - First 5 fixtures \$2.00 Ea. - Additional fixtures > 5 \$1.00 Ea.	
<b>PLAN REVIEW:</b>		
New Construction <i>(Fee Based on *Gross Floor Area of construction)</i>	\$0.080 per sq. ft. up to 10,000 sq. ft. \$0.050 per sq. ft. > 10,000 sq. ft. <b>\$100.00 Minimum</b>	<b>EX. 1:</b> A new 8,000 sq. ft. building \$640.00  <b>EX. 2:</b> A \$50,000 renovation \$125.00
Alterations & Tenant Fit-Outs	.25% of the Estimated Cost of Construction <b>\$100.00 Minimum</b>	<b>EX. 3:</b> Tenant Fit-Out w/\$1,000 valuation \$100.00
<b>INSPECTION:</b>		
New Construction & Additions	Up to 349,999 sq. ft. - \$0.27 per sq. ft. Additional, over 350,000 sq. ft. - \$.10/sq. ft. <b>\$75.00 Minimum</b>	<b>EX.1:</b> A new 8,000 sq. ft. building \$2,160.00 <b>EX. 2:</b> A \$50,000 renovation \$1,250.00 <b>EX. 3:</b> Tenant Fit-Out w/\$1,000 valuation \$75.00
Alterations & Tenant Fit-Outs	\$25.00 per thousand of project value for the first \$50,000 \$15.00 per thousand for next \$450,000 up to \$500,000 \$7.50 per thousand for next \$2,000,000 up to \$2,500,000 \$3.50 per thousand for next \$2,500,000 up to \$5,000,000 \$1.50 per thousand for remainder <b>\$75.00 Minimum</b>	* Fees are based on Gross Floor Area of construction, defined as the total square footage of all floors, within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attic with floor to ceiling height of 6'6" or more.
Demolition	\$125.00	

\* All Fees Subject to Change

**NOTE:** Anyone working in the corporate limits of Middletown is required to have an active Middletown Business License.

# The Mayor and Council of Middletown

General Administration

19 W. Green Street  
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## Town of Middletown - Capital Cost Recovery Schedule

### Water Connection Fees - 2025

<u>Calendar Year</u>	<u>Charge</u>
2025	\$ 5,809
2026	\$ 6,070
2027	\$ 6,343
2028	\$ 6,628
2029	\$ 6,926
2030	\$ 7,238
2031	\$ 7,564
2032	\$ 7,904
2033	\$ 8,260
2034	\$ 8,632
2035	\$ 9,020
2036	\$ 9,426
2037	\$ 9,850
2038	\$10,293
2039	\$10,756
2040	\$11,240

*\* Fees represent a 4.5% increase per year effective January 1<sup>st</sup> of each year.*

*\* The connection charge will continue to increase at 4.5% per year.*

REV: 2/12/24

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# TOWN OF MIDDLETOWN

## Wastewater Design Flow Allocation {DFA} Chart

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### Residential Dwelling Type

Single Family Detached	250 gallons per day
Single Family Duplex	250 gallons per day
Townhouses	225 gallons per day
Active Adult (55+)	140 gallons per day
Apartments	110 gallons per day

### Average Daily Volume Per Unit

### Commercial Proposed Use

Car Wash	0.10 GPD / Sq Ft
Daycare Center	0.075 GPD / Sq Ft
Dry Cleaner/Other Cleaner	0.15 GPD / Sq Ft
Elementary School	0.05 GPD / Sq Ft
Gas Station with Food Service	0.25 GPD / Sq Ft
Gas Station without Food Service	0.10 GPD / Sq Ft
Grocery Store	0.04 GPD / Sq Ft
Hospital	150 GPD / Bed
Hotel/Motel with Restaurant	0.06 GPD / Sq Ft
Hotel/Motel without Restaurant	0.01 GPD / Sq Ft
Industrial / Manufacturing	0.10 GPD / Sq Ft
Laundromat	100 GPD / Washing Machine
Nursing Home	0.015 GPD / Sq Ft
Office Space	0.02 GPD / Sq Ft
Other Commercial	0.05 GPD / Sq Ft
Other Retail, Up To 50,000 Sq Ft	0.025 GPD / Sq Ft
Other Retail, Over 50,000 Sq Ft	0.01 GPD / Sq Ft
Restuarant	0.40 GPD / Sq Ft
Salon/Barber – Haircare/Beauty	0.10 GPD / Sq Ft
Secondary School	0.02 GPD / Sq Ft
Warehouse	0.01 GPD / Sq Ft
Worship	0.01 GPD / Sq Ft

### Average Daily Volume Per Unit

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## Town of Middletown - Capital Cost Recovery Schedule

### Wastewater Connection Fees - 2025

<u>Calendar Year</u>	<u>Charge Per Gallon</u>
2025	\$ 77.51
2026	\$ 81.00
2027	\$ 84.65
2028	\$ 88.46
2029	\$ 92.44
2030	\$ 96.60
2031	\$100.95
2032	\$115.20
2033	\$120.38
2034	\$125.80
2035	\$131.46
2036	\$137.38
2037	\$143.56
2038	\$150.02
2039	\$156.77
2040	\$163.82

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## Town of Middletown - Capital Recovery Fee Schedule

### Electric

Calendar Year	Capital Recovery Fee Residential	Capital Recovery Fee Non-Residential
2025	\$5,809	\$11,618
2026	\$6,070	\$12,141
2027	\$6,343	\$12,687
2028	\$6,628	\$13,258
2029	\$6,926	\$13,855
2030	\$7,238	\$14,479
2031	\$7,564	\$15,130
2032	\$7,904	\$15,811
2033	\$8,260	\$16,522
2034	\$8,632	\$17,266
2035	\$9,020	\$18,043
2036	\$9,426	\$18,855
2037	\$9,850	\$19,703
2038	\$10,293	\$20,590
2039	\$10,756	\$21,516
2040	\$11,240	\$22,485

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