

# Permit/Inspection Fees For Commercial Construction



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

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| PERMITS                                                                     | FEES                                                                                                                                                                                                                                                                                                        | NOTES/EXAMPLES                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building                                                                    | \$12.00 per thousand up to \$1,000,000.00<br>\$3.00 per thousand thereafter<br>\$60.00 Minimum                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                               |
| Lines and Grades                                                            | \$35.00                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                               |
| Certificate of Occupancy                                                    | \$100.00                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                               |
| Fire                                                                        | \$500.00                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                               |
| Sewer Connection                                                            | See Attached Sheet                                                                                                                                                                                                                                                                                          | All commercial meters will be purchased by the Town and billed to the Applicant<br><br>Water Meter Application form due at Permit Submittal                                                                                                                                                   |
| Water Connection                                                            | See Attached Sheet                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                               |
| Electric Connection                                                         | See Attached Sheet                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                               |
| HVAC                                                                        | \$125.00 min. - New Installation<br>\$75.00 min. - Modification<br>Plus- \$5.00 for first \$1,000 valuation<br>\$3.00 per thousand thereafter                                                                                                                                                               | For a stand-alone permit application <u>ONLY</u>                                                                                                                                                                                                                                              |
| Plumbing                                                                    | \$125.00 minimum<br>Plus, fee for fixtures<br>First 5 fixtures \$2.00 Ea<br>Additional fixtures > 5 \$1.00 Ea                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                               |
| PLAN REVIEW:                                                                |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                               |
| New Construction<br><i>(Fee Based on *Gross Floor Area of construction)</i> | \$0.080 per sq. ft. up to 10,000 sq. ft.<br>\$0.050 per sq. ft. > 10,000 sq. ft.<br>\$100.00 min. for building plan review                                                                                                                                                                                  | EX. 1: A new 8,000 sq. ft. building \$640.00<br>EX. 2: A \$50,000 renovation \$125.00                                                                                                                                                                                                         |
| HVAC                                                                        | \$75.00 min. or 20% of Building Plan Review                                                                                                                                                                                                                                                                 | EX. 3: Tenant Fit-Out w/\$1,000 valuation \$100.00                                                                                                                                                                                                                                            |
| Plumbing                                                                    | \$75.00 min. or 20% of Building Plan Review                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                               |
| Alterations & Tenant Fit-Outs                                               | 0.25% of the Estimated Cost of Construction<br>\$100.00 Minimum                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                               |
| INSPECTION:                                                                 |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                               |
| New Construction & Additions                                                | Up to 349,999 sq. ft. - \$0.27 per sq. ft.<br>Additional, over 350,000 sq. ft. - \$0.10/sq. ft.<br>\$75.00 Minimum                                                                                                                                                                                          | EX.1: A new 8,000 sq. ft. building \$2,160.00<br>EX. 2: A \$50,000 renovation \$1,250.00<br>EX. 3: 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<br>\$15.00 per thousand for next \$450,000 up to \$500,000<br>\$7.50 per thousand for next \$2,000,000 up to \$2,500,000<br>\$3.50 per thousand for next \$2,500,000 up to \$5,000,000<br>\$1.50 per thousand for remainder<br>\$75.00 Minimum | *Fees are based on Gross Floor Area of construction, defined as the total square dotage 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. |
| HVAC                                                                        | First \$1,000 of valuation or fraction thereof \$75.00<br>Each additional \$1,000 of valuation or fraction thereof \$10.00 (Min of \$75.00)                                                                                                                                                                 |                                                                                                                                                                                                                                                                                               |
| Plumbing                                                                    | First \$1,000 of valuation or fraction thereof \$75.00<br>Each additional \$1,000 of valuation or fraction thereof \$10.00 (Min of \$75.00)                                                                                                                                                                 |                                                                                                                                                                                                                                                                                               |
| 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.

Adopted 2/03/03- Updated 04/03/25