

Town of Somerset Fee Schedule

Building Dept. 140 Wood St., Somerset, MA 02726

508-646-2805 / fax: 508-646-2842

Note: Permits fees are non-refundable. Permits are not transferable.

Effective 2-1-2024

Residential

New Construction- 1, 2 & multi-family dwellings	\$.60 per sq.'
Occupancy Permits (issued to new constr/full renos/additions more than 50%)	\$95 (paid at time of building permit)
Additions, Garages, Barns , Carports	\$.55 per sq.' / \$100 min.
Sun or 3-Season Room	\$.55 per sq.' / \$100 min.
Assessory Buildings (Tool Sheds & Gazebos over 201 sq')	\$.45 per sq.' / \$50 min.
Decks & Porches	\$.45 per sq.' / \$50 min.
Demolition	\$8 per \$1,000 / \$60 min.
Masonry Fireplaces & Masonary Chimneys	\$100 incl's 1 insp add \$45 for additional inspections
Wood Stoves (Wood, Gas & Pellet)	\$75 incl's 1 insp / add \$45 for additional inspections
Mechanical Chimneys (Flues, Power Vents & Metal Pipes)	\$75 first floor (add \$45 per extra story)
Mechanical, Sheet Metal, HVAC	\$9 per \$1000 / \$75 min
Alterations , Repairs, remodels (to include roofing, siding, doors, windows)	\$9 per \$1,000 / \$75 min.
Solar Systems	\$125 min or \$9 per \$1,000
Weatherization	\$75 or \$8 per \$1,000 if over \$8,500
Fences (above 7 ft.)	\$50 must include a certified plot plan
Swimming Pool	Hot Tubs- \$50 (outdoor) In ground- \$125 Above ground- \$70
Foundation Only (2 inspections)	\$125
Moving Buildings	\$75 min. / \$125 if over 1,000 sq'
Signs	\$95 ea / \$40 ea for temporary
Replacement / Temporary Trailer	\$65
Re-Inspection Fee	\$65
Working without a permit	Double the permit fee
Any inspections before and after normal business hours of 8:30am-4pm. Emergency or scheduled.	\$135 paid at time of inspection

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Industrial, Commercial & Non-residential

Retail, Office, Medical & Educational Space	\$.75 per sq.'
Industrial, Warehouse or Open Space Building	\$.75 per sq.'
Alterations, Interior Renovations & Additions to Existing Building	\$12 per \$1,000 / \$150 min.
Roofing , Siding or Windows	\$12 per \$1,000 / \$150 min.
Temporary Trailer or Structure	\$125
Towers	\$12 per \$1,000 / \$150 min.
Disk or Antenna	\$300 per New Unit \$165 per Replacement
Temporary Tent	\$75
Demolition	\$12 per \$1,000 of demo cost. / \$100 min.
Signs	\$100 ea / \$65 ea for temporary (60 day max)
Occupancy Permit (New Tenant)	\$200
Swimming Pool	In ground \$200 min / \$10 per \$1000 Above ground \$100
Mechanical / Sheet Metal: (HVAC, Solar Systems, Fire Detection & Protection Systems)	\$155 or \$10 per \$1,000
Fence	\$125 must include a certified plot plan
Certificate of Inspection (annual)	\$40
Multi-Family Inspection	\$20 per Unit
Working without a permit	Double the fee
Any inspections before and after normal business hours of 8:30am-4pm. Emergency or scheduled.	\$135 paid at time of inspection

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PLUMBING & GAS DEPARTMENT FEES

Residential	\$85 per permit <i>includes 1 Fixture Free</i> \$10 for each Additional Fixture
Commercial	\$125 for permit plus \$15 per fixture
Hot Water Heaters (one inspection)	Plg & Gas permit needed - Only One Fee
Residential	\$60
Commercial	\$85
Plumbing & Gas Demolition/Capping	
Residential	\$60 per permit
Commercial	\$85 per permit
Gas Violations (Re-Inspection to be paid before Inspector returns)	See Below

*******Permits not taken in a timely manner will be charged a late filing fee
at a rate of two times the amount of the original permit*******

Commercial - Gas Only:

Gas Appliances

\$85 Fee + \$15 per appliance/item for 1,000 - 199,000 BTUs
\$90 Fee + \$15 per appliance/item for 200,000 - 299,000 BTUs
\$100 Fee + \$15 per appliance/item for 300,000 - 399,000 BTUs
\$115 Fee + \$15 per appliance/item for 400,000 - 499,000 BTUs
\$135 Fee + \$15 per appliance/item for 500,000 - 599,000 BTUs
\$150 Fee + \$15 per appliance/item for 600,000 - 699,000 BTUs
\$170 Fee + \$15 per appliance/item for 700,000 - 799,000 BTUs
\$190 Fee + \$15 per appliance/item for 800,000 - 899,000 BTUs
\$210 Fee + \$15 per appliance/item for 900,000 - 999,000 BTUs
\$225 Fee + \$15 per appliance/item for over 999,001 BTU's

All Residential Plumbing and Gas Permits are based on two inspections

All Commercial Plumbing and Gas Permits are based on three inspections

Any inspections before and after normal business hours
of 8:30am-4pm. Emergency or scheduled. \$135 paid at time of inspection

All re-inspections and additional inspections for Residential Plumbing & Gas permits are \$65 each

All re-inspections and additional inspections for Commercial Plumbing & Gas permits are \$75 each

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ELECTRICAL DEPARTMENT FEES

Residential

New Dwellings & Modular Homes	Underground Service \$160 Per Unit Overhead Service \$120 Per Unit
Additions, Garages & Barns	\$100
Refurbish Existing Building	\$100
Outlets added - Existing Building	\$75
Major Appliances , Water Heaters & Generators	\$75
Service Upgrade & Temporary Service	\$75
Swimming Pool	In ground- \$100 Above ground- \$75
Fire and/or Burglar Alarms	\$85
Solar Systems (residential or commercial)	\$125 min or \$10 per \$1,000

Commercial, Industrial, Non-residential

All work under this category including Generators unless specifically listed below	\$100 plus 1% of value of work No maximum
Maintenance Permits For maintenance and alterations per Chapter 141, Section MGL	Minimum 1st Person \$250 per year each Additional Person \$225 per year
Fire and/or Burglar Alarms	\$100 plus 1% of value of work
Any inspections before and after normal business hours of 8:30am-4pm. Emergency or scheduled.	\$135 paid at time of inspection
Reinspection & additional inspections to be paid before Inspector returns	\$65
*****Permits not taken in a timely manner will be charged a late filing fee at a rate of two times the amount of the original permit*****	

All Permit Fees Approved as of February 1, 2024

Richard Forand, Building Commissioner	(Date)
Approved by Board of Selectmen:	
	(Date)
	(Date)
	(Date)