



**South Orange Village
Building Department**

Developer Fee Form - Residential

All Applicants are required to review and comply with the South Orange Village's Ordinance *Article 185-XXXIV Development Fees* for the full contents, requirements, exemptions and procedures related to collection of Development fees.

Name of Developer: _____
 Address _____
 Phone _____ Email _____
 Developer Signature _____

Property Information: (Find Block/Lot/Zone Info here: <https://map.govpilot.com/map/NJ/southorangevillage?ust=NJ>)
 Block _____ Lot _____ Zone _____
 Street Address _____
 Zoning/Planning Board Resolution Number _____ Approval Date _____
 Building Permit Number _____ Date submitted _____

If Exempt: Reason _____ **Signature** _____

Guidelines		
	Residential	Non-Residential
When Applicable	<ul style="list-style-type: none"> Addition of units Teardown and rebuild of existing home New development of principal and accessory residential buildings 	<ul style="list-style-type: none"> New commercial construction where SF is increased Additions to commercial structures where SF is increased Teardown and rebuild of commercial structure
When Exempted	<ul style="list-style-type: none"> Projects containing on-site or off-site affordable housing, or payments in lieu Projects approved prior to enactment of Ordinance Owner-occupied structures rebuilt after flood, fire, or disaster Residential expansions not adding units 	<ul style="list-style-type: none"> Commercial alterations, change in use within existing footprint, reconstruction, renovation, repairs State of NJ Non-Residential Development Certification/Exemption Tax-exempt properties (<i>if exemption ceases, fees must be paid within 45 days</i>)
Fee Calculation	<ul style="list-style-type: none"> New residential development with permitted density: 1.5% of EAV D(5) variance for increase in density: 6.0% of EAV for each additional unit above density, plus 1.5% on as-of-right units [applicable to D(1) variance due to increase in units where D(5) variance is subsumed] 	<ul style="list-style-type: none"> New commercial construction: 2.5% of EAV of land and improvements Additions to commercial structures: Amount of increase in EAV Teardown/rebuild: 2.5% of difference in EAV between existing and proposed structure

	Procedure	Signature/Date
Step 1:	Zoning Permit/Board Approval: <ul style="list-style-type: none"> • Applicant to submit this form and proposed plan and application to Zoning/ Building Department with zoning/building submission 	Zoning:
Step 2:	Building Permit: <ul style="list-style-type: none"> • Building Department to notify Tax Assessor of submission for building permit for eligible projects 	Building:
Step 3:	Tax Assessment: <ul style="list-style-type: none"> • Within 90 days of Building Department notice, Tax Assessor shall provide EAV estimate to Applicant • Applicant to pay 50% of fee estimate at time of issuance of permit 	Tax Assessor:
Step 4:	Final Inspection: <ul style="list-style-type: none"> • Within 10 days of request for final inspection, Tax Assessor shall confirm estimated EAV, calculate development fees, and notify Applicant of fee amount • Applicant to pay remaining 50% at time of Certificate of Occupancy, including any difference between estimated and actual increase in EAV 	Tax Assessor:

Fee Collection (To be Completed by Municipality):

Deposit Payment Amount Collected \$ _____

Date _____

Final Payment Amount Collected \$ _____

Date _____