



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM, NH 03885

Voice (603) 772-7391 • Fax (all offices) 603-775-0517

www.strathamnh.gov

BUILDING DEPARTMENT FEES

Pursuant to RSA 41:9-a, the Select Board hereby establishes and sets the below-listed fee schedule for building permits and related services. Said fees supersede any and all building permit/inspection services fees previously to the effective date affixed below.

RESIDENTIAL BUILDING PERMIT FEES:

RESIDENTIAL BUILDING PERMIT APPLICATION PROCESSING FEE:.....\$50.00 Non-Refundable
Applies to all Residential Permit applications in addition to permit fees below.

RESIDENTIAL BUILDING PERMIT:(\$50.00 Minimum Fee for Permit)

- a) One- and Two-Family Residential Units\$0.65/ sq. ft. & Processing Fee
(Including attached or basement garages.)
- b) Three or more attached units.....\$0.72/ sq. ft. & Processing Fee
(Including attached or basement garages.)

Square footage, for fee calculation purposes, is measured by the exterior dimensions of the finished floor area of the home, as well as the dimensions of the garage footprint. Include the area above the garage or in the basement only if it is being finished.

Note: Total permit fee above includes the permit costs for all trades (electric, plumbing, gas, etc.).

Example: 2,160 square foot, Single Family Cape Style Home, attached 672 square foot garage, 8'x20' farmers' porch, and a 12'x24' deck.

Finished Floor Area (sq. ft.) 2,160 x 0.65 = \$1,404.00

Garage Footprint (sq. ft.)..... 672 x 0.65 = \$ 436.80

Deck/Porch(s) (sq. ft.)..... 448 x 0.25 = \$ 112.00

TOTAL FEE:\$1,953.00 (\$1952.80 rounded)

MISCELLANEOUS RESIDENTIAL BUILDING PERMIT:(\$50.00 minimum fee for each permit)

- a) Roofing, Siding, Window Replacement, Fence.....\$50.00 permit fee (each item)
- b) Demolition Permit.....\$50.00 permit fee
- c) Driveways (Initial entrance curb cut only)\$50.00 permit fee
- d) Septic Bed Bottom\$50.00 permit fee
- e) Above and In-ground Pools\$6.00 per \$1,000 of construction cost
- f) Alternative Solar Energy.....\$6.00 per \$1,000 of construction cost
- g) Decks.....\$6.00 per \$1,000 of construction cost
- h) Detached Garage\$6.00 per \$1,000 of construction cost
- i) Electrical, Plumbing, Gas, Mechanical, HVAC*\$6.00 per \$1,000 of construction cost
- j) Garage, Barns, Sheds over 600 sq. ft.\$6.00 per \$1,000 of construction cost
- k) Garage, Barns, Sheds under 600 sq. ft.\$6.00 per \$1,000 of construction cost
- l) Generators\$6.00 per \$1,000 of construction cost
- m) Porches\$6.00 per \$1,000 of construction cost
- n) Residential Alterations, Renovations, and/or Additions**\$6.00 per \$1,000 of construction cost

- o) Mobile Home \$500.00 permit fee
- p) Fire Suppression/Alarm \$0.05 per sq. ft of modified protected area
- q) Home Occupation Application and Renewal Inspection \$50.00 permit fee
- r) Residential Development/Agricultural Sign \$50.00 permit fee
- s) Temporary Structure (30 days) \$50.00 permit fee
- t) Natural Disaster/Fire or other acts of God Half the Amount of the Normal Building fee

* Electrical, Plumbing, Gas, Mechanical, and HVAC permit fees are calculated individually.

**Construction cost for Residential Alterations, Renovations, and/or Additions does not include construction costs for trades (electrical, plumbing, gas, mechanical, HVAC etc.) which are permitted separately.

COMMERCIAL BUILDING PERMIT FEES:

COMMERCIAL BUILDING PERMIT PROCESSING FEE \$100.00 Non-Refundable
Applies to all Commercial Permit applications in addition to all permit fees below.

COMMERCIAL / INDUSTRIAL BUILDING PERMIT: (\$100.00 minimum fee for permit)
 Fees are cumulative based on the following fee schedule:

Commercial/Industrial \$9.00 per \$1,000 of construction cost
 (Including New Build, Alterations, Renovations and/or Additions)

NOTE: The construction cost includes costs for all trades (electrical, plumbing, gas, mechanical, HVAC, etc.) for fee calculation.

MISCELLANEOUS COMMERCIAL / INDUSTRIAL BUILDING PERMIT:

- a) Individual Trades \$9.00 per \$1,000.00 of construction cost
- b) Sign \$100.00 permit fee
- c) Change of Use or Occupancy \$150.00 permit fee
- d) Temporary Structure (30 Days) \$100.00 permit fee
- e) Demolition \$100.00 permit fee
- f) Fire Suppression/Alarm \$0.05 per sq. ft. of modified protected area

MISCELLANEOUS INSPECTIONS:

- a) Health Officer \$75.00 each
- b) Fire \$75.00 each
- c) Commercial/Industrial/Places of Public Assembly/ Life Safety Inspection/Request for Inspection and/or Fire Inspections \$75.00 each
- d) Food Truck Inspection (Seasonal) \$25.00 each
- e) Third-Party Plan Review and Inspections* TBD
- f) NH RSA Relative to the approved agencies** See Below

***THIRD PARTY REVIEW FEES:** If the Town of Stratham determines that a third-party review by a certified expert is required, the costs of such a review shall be fully borne by the applicant.

**Where an approved agency is used for the review of all construction documents in lieu of building official review, permit fees shall be reduced by 40 percent.

**Where an approved agency is used for all inspections required by this act, permit fees shall be reduced by 40 percent.

**Where both functions are performed, permit fees shall be reduced by 80 percent.

REFUNDS AND PENALTIES:

Refunds

If a building permit application is withdrawn before a permit is issued, the full amount of the building permit fee will be refunded. However, the processing fee will be kept by the Town of Stratham to cover the administrative and technical review of the application.

If a building permit application is withdrawn after the permit has been issued, the Town of Stratham will retain 20% of the building permit fee or \$50, whichever amount is greater. However, the processing fee will be kept by the Town of Stratham to cover the administrative and technical review of the application.

Commencing Work Prior to Issuance of a Building Permit (all types of construction)

Any person who is found to have demolished, constructed, altered, removed or changed the use of a building or structure without the benefit of a building, electrical, plumbing, gas, and/or mechanical permit may, upon issuance of said permit(s), be assessed a permit fee of twice the normal rate the permit fee would be, or \$100.00 minimum whichever is greater.

Moving on with Work Without Required Inspection

Anytime work continues past the required inspection, a fee of \$50.00 will be assessed. It is the responsibility of the contractor to call at the end of each phase of construction to call and schedule an inspection for that phase, as the inspections are noted on the permit that was issued for that project.

Re-inspection Fee (all types of construction)

Building permit applicants shall be assessed a \$100.00 re-inspection fee if the work scheduled for inspection by the designated project agent is not completed or the access to the property for the scheduled inspection is not provided. Designated project agents may cancel a scheduled inspection by sending an email or leaving a voice message at least 24 hours in advance of the scheduled inspection time to the Building Department (603-772-7391 ext. 180) to avoid assessment of this re-inspection fee.

Expired Permits

Per the Building Ordinance, a building permit shall become void unless construction/removal is commenced within twelve (12) months after the permit was issued, and the permit holder must show continuous progress to completion. Construction or renovation as applied for must be completed within eighteen (18) months of issuance of the permit from the Building Inspector. If, after this period, construction or renovation is not completed, a new permit may be applied for with payment of the regular permit fee.

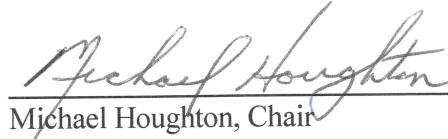
CODE ENFORCEMENT FEES:

Subject to RSA 676:17 (as amended), the Stratham Building Inspector/Zoning Administrator may assess a civil penalty of up to \$275 per day for the first offense, and \$550 per day for the second offense, for violations of the Stratham Code of Ordinances and/or for violations of Planning Board or Zoning Board of Adjustment decisions. Furthermore, if the municipality brings forward legal action to seek injunctive relief in order to enforce any Planning Board, Zoning Board of Adjustment or Building Inspector/Zoning Administrator decision, or to seek the payment of any fine levied for such violations, the Town of Stratham reserves the right to seek recovery its costs and reasonable attorney's fees actually expended in pursuing the legal action if it is found to be a prevailing party in the action.

The Select Board have ordered a public hearing on the proposed fee schedule shown below to be held on Monday, October 20, 2025, during the Select Board Meeting in the Stratham Municipal Center at 7:00pm.

Witness our hands and sealed to be adopted this 20th of October 2025, and effective on the 1st of January 2026.

TOWN OF STRATHAM:
By its Select Board


Michael Houghton, Chair


Allison Knab, Vice Chair


Joseph Anderson, Member

This is to certify on the 3rd day of November, 2025 at 650 PM
the above referenced fee schedule was filed and recorded with the records of the Town Clerk of
the Town of Stratham, NH.

Witness my hand 
Deborah Bakie

DEBORAH L. BAKIE
Justice of the Peace-NH
My Comm. Expires Nov. 22, 2026