



BUILDING PERMIT APPLICATION REQUIREMENTS FOR NEW CONDOMINIUM / APARTMENT DWELLINGS

(Effective July 1, 2022)

- Completed Commercial Application for the SHELL building + Residential Application for **each** dwelling unit.
- Four (4) sets of construction plans (for building). These construction plans must be signed and sealed by a MD registered Architect or Engineer, **unless the plans are for the developer's, builder's or contractor's own construction.** (However, any elements of construction that are beyond the scope of the building code must still be designed, sealed and signed by a MD licensed Engineer).
- Five (5) copies of site plan showing grades, water and sewer connections/cleanout, house setbacks, driveway location, sidewalks (for building).
- Two (2) copies of REScheck.
- New Residential Dwelling Assessment Worksheet.
- One (1) copy of **recorded** plat.
- Residential Water and Sewer Allocation Application (w/copy of approved Exhibit #1 of Water Service Contract if applicable).
- Adequate Public Facilities Ordinance (APFO) Exemption Form **OR** Certificates of Approval.
- Print out from the Maryland Department of Assessments and Taxation website www.dat.state.md.us from [Real Property Data Search](#) (if the ownership is different, you will need to provide Proof of Ownership with signature (i.e. recorded deed or HUD1 closing statement)).
- Monocacy Sewer System County Form – **This is ONLY REQUIRED IF ON COUNTY SEWER** (see *Note below).

(Please consult with the Permits Department at 301-600-3808 PRIOR to submitting payment and applications)

NOTE: FEES ARE PAYABLE BY CASH OR CHECK ONLY TO THE CITY OF FREDERICK

TYPE OF FEES COLLECTED FOR APTS/CONDOS	SHELL – COMMERCIAL APPLICATION	RESIDENTIAL APPLICATION EACH Dwelling Unit
BUILDING APPLICATION FEE - (\$200.00 minimum) (SHELL APPLICATION – Include only common areas + any square footage not reflected in individual units.	\$0.19/sq. ft. – TOTAL Space	\$ 400.00
FIRE CODE REVIEW FEE* (\$80.00 minimum) ** If dwelling is arranged as townhouse, then this fee does not apply.	\$0.16/sq. ft. – TOTAL Sq. Footage**	\$0.16/per TOTAL Sq. Ft.**
MARYLAND HOME BUILDER GUARANTY FUND ***This fee does not apply to Apartment Buildings or Apt. units.	\$50.00 per Shell ***	\$50.00 per unit***
THE ABOVE CITY OF FREDERICK FEES ARE REQUIRED WITH SUBMITTAL OF APPLICATION		

YOU WILL RECEIVE A STATEMENT FOR ALL OTHER FEES DUE THAT ARE REQUIRED TO BE PAID PRIOR TO PERMIT ISSUANCE

ELECTRICAL APPLICATION FEE	SHELL – Refer to Commercial Schedule (requires separate permit)	\$ 300.00 EACH Dwelling Unit
PLUMBING / GAS (combined) APPLICATION FEE	SHELL – Refer to Commercial Schedule (requires separate permit)	\$ 300.00 EACH Dwelling Unit
WATER IMPACT FEE - (CONDOS)	\$ 4,371.00 x number of dwelling units	
WATER IMPACT FEE - (APARTMENTS)	Contact Engineering Dept. for calculation engineeringreview@cityoffrederickmd.gov Jeff Wright @ 301-600-1406	
SEWER IMPACT FEE – (CONDOS) (*if on COUNTY sewer system, refer to note below)	\$ 3,837.00 x number of dwelling units	
SEWER IMPACT FEE – (APARTMENTS) (*if on COUNTY sewer system, refer to note below)	Contact Engineering Dept. for calculation engineeringreview@cityoffrederickmd.gov Jeff Wright @ 301-600-1406	
PARK FACILITIES DEVELOPMENT IMPACT FEE (HOA = Home Owner's Association)	\$ 868.00 not under HOA or HOA with NO swimming pool OR \$ 568.00 for HOA WITH swimming pool	
WATER CONNECTION	Refer to Water Connection Fee schedule	
SEWER CONNECTION	Refer to Sewer Connection Fee schedule	
WATER METER	Refer to Water Meter Fee Schedule	

***NOTE:** If the property is located in Ballenger Creek, Cannon Bluff, Clover Ridge, Dearbought, Main Farm, North Crossing, Tuscarora Creek, Tuscarora Knolls, Willowbrook, Worman's Mill (or on Frederick County Sewer System), this fee **will not** be charged by the City of Frederick. Contact Lauren Englar with the Frederick County Division of Utilities at 301-600-1179. Please complete and submit the **Monocacy Sewer System Form** with your building application packet.

FREDERICK COUNTY FEES ARE PAID DIRECTLY TO FREDERICK COUNTY PRIOR TO PERMIT ISSUANCE

A REQUIRED PAYMENT FORM WILL BE PROVIDED WITH PAYMENT INSTRUCTIONS WHEN REVIEWS ARE APPROVED.

FREDERICK COUNTY SCHOOL IMPACT FEE (per dwelling unit)	\$ 7,835.00
FREDERICK COUNTY LIBRARY IMPACT FEE (per dwelling unit)	\$ 446.00
TOTAL COUNTY IMPACT FEES	\$ 8,281.00



The City of Frederick, Maryland
Building Department
 140 W. Patrick St., Frederick MD 21701 / 301-600-3808 / FAX 301-600-3826
 www.cityoffrederick.com
BUILDING / ZONING PERMIT APPLICATION
MULTI-FAMILY UNITS
(Condominiums / Apartments)

<i>FOR OFFICE USE ONLY</i>	
Appl. # _____	
Appl. Type Code _____	
Tax ID 02- _____	
Appl. Date _____	

SECTION 1 – Complete in its entirety. Application will NOT be accepted unless all spaces are FULLY completed.

Location of Work	Address:	Bldg. #	Unit #
	Subdivision:	Lot #	Zoning

Builder Applicant	Contact Person:		
	Contractor:		MHBR #
	Address:		
	Phone:	Fax:	E-Mail:

Sub Contractors	Electrical		City Registration #
	Plumbing		City Registration #
	Gas		City Registration #

IMPROVEMENT COST = \$		<i>(DO NOT include plumbing, electric or land)</i>	
Production #		Model Type:	
TOTAL SF of UNIT:		CONDO <input type="checkbox"/>	OR APT. <input type="checkbox"/>
Description of Work:			
Fire Protection Summary		Comments <i>(Check responses or provide information where requested)</i>	
Sprinkler - <i>(requires separate permit)</i>		<input type="checkbox"/> NFPA13 <input type="checkbox"/> NFPA-13D <input type="checkbox"/> NFPA-13R <input type="checkbox"/> Complete <input type="checkbox"/> Partial	

Applicant/Owner Initial: _____ Date: _____

The City of Frederick, Maryland
BUILDING / ZONING PERMIT APPLICATION
MULTI-FAMILY UNITS
(Condominiums / Apartments) (Page Two)

FOR OFFICE USE ONLY

Appl. # _____

APPLICANT/OWNER CERTIFICATION: The Applicant/Owner hereby certifies and agrees as follows:

That I am the owner, or authorized by the owner to act in their behalf as the owner's agent to make this Application. That the information given herein is true and correct and that all work being done under this application will comply with all applicable Federal, State and Local regulations. That work will be in accordance with and as indicated on the approved site and building plans, review comments, agreements, specifications, etc. unless otherwise approved by the Division Manager of the Building Department. That the Division Manager of the Building Department can revoke the building permit or stop work being done under the building permit for non-compliance with this agreement in part or in whole. Please be advised if the Building Permit is revoked **all fees are non-refundable and non-transferable**. I further understand and agree that plans will be reviewed, inspections made and occupancy certificates issued, however, I assume ultimate responsibility for compliance of all codes, regulations, etc.

PROPERTY OWNER (not tenant/leasee):

Signature: _____ Print: _____ Title (if Corp. /Bus.) _____
*You **MUST PROVIDE AGENT LETTER FROM PROPERTY OWNER** if signed by anyone other than Property Owner listing your name.*

Property Owner Name (as listed on Deed): _____ **Date** _____

Mailing Address _____ **Apt. /Suite #** _____

Phone # _____ **Fax #** _____

Cell # _____ **E-mail Address** _____

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

SECTION II - (for OFFICE USE ONLY)

Building Permit Fee	\$ _____	Date Paid: _____	Rec'd by: _____
Fire Code Review Fee	\$ _____	Date Paid: _____	Rec'd by: _____
MD Guaranty Fund	\$ _____	Date Paid: _____	Rec'd by: _____
Other _____	\$ _____	Date Paid: _____	Rec'd by: _____
Other _____	\$ _____	Date Paid: _____	Rec'd by: _____

Frederick County Fees:

Excise Tax \$ _____ (_____) Receipt Due / Date Rec'd: _____ Rec'd by: _____
 School/Library Impact Fees \$ _____ (_____) Receipt Due / Date Rec'd: _____ Rec'd by: _____
 (Paid on Shell Permit # _____)

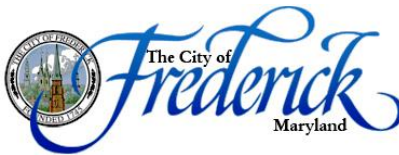
SECTION III (For Staff Use Only) - REVIEW COMMENTS (Please write legibly)

- Revised Site Plan Attached - Revised Construction Plan Attached - Fee Calculations attached - _____

REVIEWED BY: _____ **APPROVAL DATE:** _____

Building (Blue) Planning (Green) Engineering (Salmon) Fire Code Review (Yellow) Other _____ Other _____

Applicant/Owner Initial: _____ Date: _____



Building Department
140 West Patrick Street, Frederick, MD 21701
301-600-3812 / Fax 301-600-3826 www.cityoffrederick.com

NEW RESIDENTIAL DWELLING ASSESSMENT WORKSHEET
(Form must be typed and completed in its entirety)

Company Name: _____

Applicant's Name: _____ Phone No: _____

Email: _____

Model Name / Designation: _____

Street Address of Project: _____

Subdivision: _____

Lot No: _____ Square Footage of Lot: _____

Type of House: Detached Single Family Townhouse Duplex
 Condo Unit Other _____

Number of Stories Above Grade: 1 1.5 2 2.5 3

Square Footage of Finished Space: _____sf

Square Footage of Unfinished Space : _____sf

Total Square Footage of Structure: _____sf

Number of Bedrooms: _____

Number of Bathrooms: _____

Exterior Wall Covering: Siding Brick Stone Other _____

Foundation: Full Basement Full Crawl
 Partial Basement/Crawl Slab on Grade

Square Footage of Covered Porch/Stoop (with roof): _____sf

Square Footage of Open Porch/Stoop (no roof): _____sf

Square Footage of Sun Deck: _____sf

Garage: Integral Attached Detached N/A

Square Footage of Garage: _____sf Number of Cars: _____



WATER / SEWER TAPS and WATER METER CHARGES

Water METER Fees			
Meter Size	Meter Cost	6% Tax	Total Charge
3/4" Meter/Kornerhorn	\$363.00	\$21.78	\$384.78
Anti-Theft	\$363.00	\$21.78	\$384.78
1" Meter/Kornerhorn	\$619.00	\$37.14	\$656.14
1-1/2" Meter/Flange	\$633.00	\$37.98	\$670.98
2" Model 170 Meter	\$845.00	\$50.70	\$895.70
2" Compound Meter	\$2,120.00	\$127.20	\$2,247.20
3" Compound Meter	\$2,558.00	\$153.48	\$2,711.48
4" Compound Meter	\$3,908.00	\$234.48	\$4,142.48
*4" Fire Flow Meter	\$6,963.00	\$417.78	\$7,380.78
6" Fire Flow Meter	\$10,802.00	\$648.12	\$11,450.12
8" Fire Flow Meter	\$13,668.00	\$820.08	\$14,488.08
*10" Fire Flow Meter	\$18,675.00	\$1,120.50	\$19,795.50
*10" x 12" Fire Flow Meter	\$19,612.00	\$1,176.72	\$20,788.72
*12" Fire Flow Meter	*Market Cost		
*Needs to be ordered: Contact Purchasing at 301-600-1907 ABOVE PRICES EFFECTIVE TO 12-31-2022 Prices subject to change without notice			

** WATER TAP Fees	
(Does not include Meter Fees)	
Size TAP ONLY	Total Charge
3/4"	\$ 400.00
1"	\$ 400.00
1-1/2"	\$ 400.00
2"	\$ 400.00
4"	\$1,800.00
6"	\$2,200.00
8"	\$2,800.00
10"	\$3,400.00
12"	\$3,400.00
Prices subject to change without notice	

** SEWER TAP Fees	
6" or 8" TAP ONLY	\$500.00
Prices subject to change without notice	

****If the water & sewer lines have been installed in the right-of-way to the property lines, NO Tap fee needs to be collected.**

Fees:

1. All tap fees shall be paid prior to permit issuance.
2. All meter/detector check fees shall be paid prior to permit issuance.

Pick up of Meters:

1. Meters and meter settings that are to be installed by the developer/contractor are to be picked up at the:
 Department of Public Works located at: **111 Airport Drive, East. (Receipt of payment must be presented at time of pick up)**

Prior to picking up meters or meter settings call the Purchasing Dept. (301-600-1164 or 301-600-1196) to confirm availability

Water Taps:

1. The City must make all taps 3/4" through and including 12".
2. Taps larger than 12" (contact your assigned City Project Inspector or the Project's Department Office Manager (301-600-6288).
3. Prior to requesting a tap be made, developer/contractor shall have excavation complete, tapping sleeve and valve installed and tested. This must be witnessed and approved by the City Project Inspector prior to tap being made.

Sewer Taps:

1. The City must make all sewer taps.
2. Prior to requesting a tap be made, developer/contractor shall have excavation complete.

General Notes:

1. Work within The Right-of-Way shall be in compliance with The City of Frederick Manual of Standard Details for Construction. Questions can be directed to your assigned City Project Inspector or the Project's Department Office Manager (301-600-6288).
2. Work on Private Property shall be in compliance with The City Plumbing Code. Questions can be directed to the City Plumbing Inspector (301-600-3820 or 301-600-3821).
3. Contact Miss Utility 1-800-257-7777, missutility.net, at least 2 full business days prior to starting work.



DATE: _____

TO: Lauren Englar / Frederick County Division of Utilities
DUSWMSubmittals@frederickcountymd.gov

FROM: Building Department – Supervisor, Permits and Licenses

SUBJ: Wastewater Allocation Form - CITY ANNEXED PROPERTY

An application has been submitted for a Frederick City building permit that requires the use of the Ballenger McKinney Wastewater Treatment Plant. Please collect the sewer capacity fees and confirm when the fees have been paid.

Building Type: Commercial_____ Single Family_____ Townhouse_____ Condo_____

Property Account ID # 02- _____ City Permit # _____

Subdivision: _____ Lot # _____

Property Street Address: _____

Property Owner's Name: _____

Applicant / Contractor / Owner - **Email:** _____

******* OFFICE USE ONLY BELOW *******

DATE APPROVED: _____	BY: _____ Engineering Department
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CAPACITY FEES PAID: _____	_____ Frederick County Division of Utilities
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The above property has been issued a Certificate of Use and Occupancy.	
DATE: _____	_____ City Building Department