

Town of Lancaster
Office of Inspectional Services



Electric Permit Fee Schedule

Residential Fees:

Temporary service	\$100
Service change/ upgrade service	\$175
New homes up to a 200 AMP service	\$300
For 400 AMP service add additional	\$75
Multiple occupancy residences per unit	\$300
Remodeling work bathrooms, kitchens, etc. (2 inspections)	\$175
Roof top solar and ground mount	\$275
Air conditioning, furnace wiring, mini-splits & boilers	\$100
Generator install including trench inspection	\$175
Swimming Pools (bonding, trench, and final inspections)	\$275
Hot tub/ spa	\$175
Alarm, security, low voltage (1 inspection)	\$100
Re-inspection fee	\$50

Commercial:

Fees based on estimated electrical cost including all equipment and labor:
\$50 per \$1,000 to \$10,000
\$5 per \$1,000 thereafter
Minimum fee \$150

Other:

Carnivals, fairs, outdoor events, etc. (plus \$55 per vendor)	\$150
Signs	\$75
Yearly Maintenance Permits	\$550
Re-inspection fee or additional inspections	\$75

Applications can be made online at <https://lancaster.patriotpermitpro.com> or hand delivered/mailed to the Office of Inspectional Services at the Prescott Building, 701 Main Street, Suite 6, Lancaster, MA 01523.

An additional fee of \$30 per application will be added to all applications not submitted online

ALL ELECTRICAL PERMITS SHALL BE ISSUED TO MASSACHUSETTS LICENSED ELECTRICIANS ONLY

Please make checks payable to: Town of Lancaster

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Plumbing and Gas Fee Schedule

New Construction-	
Residential	\$100 base fee plus \$20 per fixture
Commercial	\$150 base fee plus \$20 per fixture
Alterations, Renovations, Repairs for Single/Multi-family, Churches and property owned by the town:	\$60 base fee plus \$20 per fixture
Commercial and Industrial Alterations, Renovations, and Repairs	\$80 base fee plus \$20 per fixture
Replacement or Installation of gas, oil, electric, solar, indirect storage, tankless hot water heater	\$60 base fee plus \$20 per fixture
Approved backflow prevention devices on replacement boilers, fire protection systems and lawn irrigation systems	\$60 base fee plus \$20 per unit
Roof top units	\$100 per unit
Re-inspection fees	\$75 per visit

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