

*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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