

HONEY BROOK TOWNSHIP

Resolution _1-2013

Fee Schedule

BE IT RESOLVED by the Board of Supervisors of Honey Brook Township that the following fee schedule shall be effective for all activity initiated on or after **February 13, 2013**. The fee schedule is set forth in eight parts. Part A shall be fees established for subdivision and land development applications. Applications under Part A shall also be responsible for accrued charges under Part G. Part B shall be fees established for zoning actions as regulated by the zoning ordinance and exempted from the Uniform Construction Code. Part C shall be fees established for mobile home park and junkyard licenses. Parts D & E shall be fees established for the issuance of building permits as regulated by the Uniform Construction Code. All residential buildings and structures over 500 Sq. ft. and addition(s) to any principal building require a building permit. A state mandated fee of \$4.00 is charged to the applicant for issuance of a building permit. Part F shall be fees for use of the Township Planner. Part G shall be fees for the use of the Township Engineer and Hearing fees are also specified in this section. Part H shall specify escrows for establishing compliance with Chapter 20 stormwater regulations. Actual charges for Chapter 20 approval shall be at the hourly rate contained in Part G.

Fees are cumulative under each Part required to issue the necessary permits or approvals. Once the permit or approval has been granted, the applicant is responsible for all review fees irrespective of whether the permit or approval is actually utilized by the applicant.

Part A

Subdivision and Land Development Applications

Minor Plan (lot line adjustment/simple conveyance per Section 402.1.C of Township SALDO)

- \$150.00 application fee plus \$500.00 deposit for review

Minor subdivision or land development per Section 402.1.B or 402.3 of Township SALDO)

- \$300.00 application fee plus \$1,250.00 deposit for review

Major Applications - Preliminary and/or Final plan Subdivision and/or Land Development submissions per Section 402.1.A of Township SALDO

1. Subdivision of 3-5 lots or land development of <5 acres
 - \$300.00 application fee plus \$1,500.00 deposit for review
2. Subdivision of 6-10 lots or land development of 5-10 acres
 - \$300.00 application fee plus \$2,000.00 deposit for review
3. Subdivision of >10 lots or land development of >10 acres
 - \$300.00 application fee plus \$3,000.00 deposit for review

All fees shall be paid prior to submission of an application. When the Applicant is progressing from a Preliminary Plan to a Final Plan, all fees incurred during the preliminary planning stage shall be paid in full together with the fees necessary for the Final Plan submission. Any excess review fees incurred over the above schedule will be invoiced by the Township to the Applicant on a periodic basis and all outstanding fees shall be payable by the Applicant prior to the Township releasing the Final Plan for recording in accordance with the effective hourly rates established by Part G.

Part B
Zoning Actions & Miscellaneous Use Permits

Fee Item	Rate
Rural Occupation use permit per Section 27-1602.V	<ul style="list-style-type: none"> ● \$350 for initial permit ● \$40 bi-annual renewal ● Sign permit included with initial fee if initially requested ● See also Part H
Display/sale of agricultural products use permit per Section 1602.C(6)	<ul style="list-style-type: none"> ● \$50 for initial permit ● Sign permit included with initial fee if initially requested
No-impact home occupation use permit per Section 1062.O	<ul style="list-style-type: none"> ● \$50 for initial permit
Special exception home occupation use permit per Section 1603.D	<ul style="list-style-type: none"> ● \$50 for initial permit upon approval by ZHB ● \$25 annual renewal ● Sign permit included with initial fee if initially requested ● If new accessory building to be constructed, see also Part D, E and H
Tent sale use permit per Section 1062.C(10)	<ul style="list-style-type: none"> ● \$50/calendar year (January 1st – December 31st) ● Temp sign included with fee if initially requested
Register non-conforming use per Section 1802	<ul style="list-style-type: none"> ● \$100
Certify TDR's per Section 1203.C and Flood Hazard dispute resolution per Section 1302.3	<ul style="list-style-type: none"> ● Cost of engineering time at prevailing rate, with a cap of \$400

Part C
Mobile Home Park & Junkyard Licenses

Fee Item	Rate
Annual junkyard license	<ul style="list-style-type: none"> ● \$350/year (July 1st - June 30th)
Annual MHP license	<ul style="list-style-type: none"> ● \$5/lot (January 1st – December 31st)

Part D
UCC Exempt Zoning Permits and Residential Building Permit Fees

Note: The following construction activities or structures are not regulated under Act 45 (Building Code) however, they shall require a of Zoning Permit

Section A – Zoning Permits

1. The following structures, if the structure has a building area less than 500 square feet, and is accessory to a detached one or two family dwelling, and multi-family dwelling units:
 - a. Detached Carport \$75.00
 - b. Detached private garage less than 500 sq. ft. \$75.00
 - c. Greenhouse Less than 500 sq.ft. \$75.00
 - d. Sheds and gazebos less than 150 sq. ft. \$50.00
Sheds and gazebos between 151 sq.ft. to 500 sq.ft. \$75.00
2. All Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103 \$75.00
3. Uncovered decks and patios, with a floor height of 30” or less above finished grade \$75.00
4. Issuance of a Use and Occupancy Permit for a change of use of an existing building to a similar type use, with no structural alterations \$100.00
5. Sign for a business use [1405.B]
 - a. New sign \$150
 - b. Replacement of existing sign \$75
6. Sign for nursery agricultural products sales [1405.A.2.a]
 - a. Included in use permit
 - b. If not included in initial application \$35
7. Sign for a rural occupation [1405.A.2.b]
 - a. Included in use permit
 - b. If not included in initial application \$40
8. Sign for a home occupation [1405.A.2.c]
 - a. Included in use permit
 - b. If not included in initial application \$50

Part D (cont'd)
UCC Exempt Zoning Permits and Residential Building Permit Fees

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| 9. | Sign used to identify noncommercial use [1405.A.2.b] | \$40 |
| 10. | Sign, off-premises directional for special events [1405.A.2.e] | \$40 |
| 11. | Sign, on-premises for special events [Section 1405.A.2.f] | \$40 |

Part D (Cont'd)
UCC Exempt Zoning Permits and Residential Building Permit Fees

Section B – Residential

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|----|---|---|
| 1. | New one and two family dwelling unit, multiple family dwelling unit, or similar residential structure; fee shall be computed on a square foot basis as measured out-to-out of the structure, and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have a minimum of 6-foot headroom. | \$100.00 plus \$0.32 per sq. ft. of floor area |
| 2. | Additions, attached and detached structures accessory to a residential dwellings to include roofed porches. | \$100.00 plus \$0.32 per sq. ft. of floor area
(min. bldg. fee \$365.00) |
| 3. | Manufactured Housing Units (inspection of basements, piers, footers and final inspection is required). | \$350.00 plus electrical inspect. |
| 4. | Alterations, renovations, or modifications of existing buildings or structures to include but not limited to: uncovered decks and patios with a floor height greater than 30" above finished grade. | \$100.00 plus \$0.32 per sq.ft. of floor area
(min. bldg. fee \$210.00) |
| 5. | Miscellaneous Structures <ul style="list-style-type: none"> • Structure to include but not limited to • Communication towers or antennas • Retaining walls (over 4' in height) • Alternative energy systems <ul style="list-style-type: none"> • Plan review/re-reviews • Inspections to include electrical, if needed | \$100.00 plus review and inspection fees

\$55.75 per hr.
\$80.00 per insp. as determined by inspector |
| 6. | Re-inspection | \$80.00 per insp. |
| 7. | Re-review | \$55.75 per hr. |

Part E
Non-Residential Building Permit Fees
(Commercial, industrial, institutional, non-exemption qualifying buildings on ag uses, rural occupations, others not categorized)

Section A - Commercial

1.	Commercial, Industrial, Institutional Buildings	
	a. First \$1,000.00 of project cost*	\$100.00
	b. Each additional \$1,000.00 or part thereof	\$8.05
	c. Plan review and Accessibility plan review fee	\$55.75 per hr
	d. Accessibility inspections	\$200.00
	e. Minimum building permit fee	\$365.00
2.	Review of revisions to previously approved plans	\$55.75 per hr.
3.	Additions, alterations, renovations, or modification of existing buildings or structures	
	a. First \$1,000.00 of project cost*	\$100.00
	b. Each additional \$1,000.00 or part thereof	\$8.05
	c. Plan review and Accessibility plan review fee	\$55.75 per hr
	d. Accessibility inspections	\$200.00
	e. Minimum building permit fee	\$365.00
4.	Special Structures to include, but not limited to towers, storage tanks, cell towers, retaining walls (over 4' in height) and commercial signs	\$100.00 plus review and inspection fees
	a. Plan review	\$55.75 per hr.
	b. Inspection fee	\$80.00 per inspection as determined by inspector

Part E (Cont'd)
Non-Residential Building Permit Fees

Section B – Electrical

1. Residential Inspections:
 - a. Service inspection \$80.00
 - b. Rough wiring inspection \$80.00
 - c. Final inspection \$80.00
 - d. Plan review \$55.75/hr.
 - e. Re-inspection fee \$80.00

2. Commercial Inspections:
 - a. Plan review and revisions \$55.75 per hr.
 - b. First \$1,000.00 of project cost* \$100.00
 - c. Each additional \$1,000.00 or part thereof \$8.05
 - d. Minimum building permit fee \$250.00
 - e. Re-inspection fee \$80.00

Part E (Cont'd)
Non-Residential Building Permit Fees

Section C – Plumbing, Mechanical and HVAC

1. Residential Inspection
 - a. Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit. \$80.00 per inspection
 - b. Plan review \$55.75 per hr.
 - c. Re-inspection fee \$80.00 per insp
2. Commercial Inspection
 - a. Any plumbing, mechanical, sprinkler system and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.
 - b. First \$1,000.00 of project cost* \$100.00
 - c. Each additional \$1,000.00 or part thereof \$8.05
 - d. Plan Review \$55.75 per hr.
 - e. Minimum building permit fee \$250.00
 - f. Re-inspection fee \$80.00

*The applicant for a permit shall provide an estimated project cost at time of application. Permit valuations shall include total value of work, including excavation for building, materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

Part E (Cont'd)
Non-Residential Building Permit Fees

Section D - Miscellaneous

1. Demolition Permit:
 - a. Residential and detached accessory structure \$75.00
 - b. Commercial, Industrial, Institutional and detached accessory structures \$150.00
2. Swimming Pools and spas:
 - a. Above ground (pools capable of holding 24 inches or more of water) includes (1) electrical inspection \$175.00
 - b. In-ground \$350.00
Includes (2) electrical inspections
3. Road Occupancy Permit \$50 (additional escrow deposit \$500 required per Resolution #10-2007)
4. Building permit review and issuance \$25.00
5. Building Permit Renewal Fee \$50.00

Section E – Permit Conditions

When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. Should the Building Inspector/Zoning Officer be required to make additional inspections, a fee of \$80.00 will be due to defray the cost of the inspection. The entire fee must be paid prior to the inspection. The fee is paid to the Technicon Enterprises, Inc. II.

Part F
Township Planner Rates

Director	● \$100/hour
Associate Director	● \$85/hour
Senior Advisor	● \$85/hour
Senior Planner	● \$70/hour
Associate Planner	● \$65/hour
Assistant Planner	● \$60/hour
GIS Manager	● \$70/hour
Cartographer (GIS specialist)	● \$65/hour
MAP Associate	● \$40/hour

Part G
Township Engineer Rates

Actions which require the Engineer's input or review to satisfactorily complete such as sketch plans, complaints or compliance with Code requirements

Senior Engineer	● \$94.50/hour
Engineer II	● \$80.00/hour
Engineer I	● \$70.00/hour
Zoning Officer	● \$49.00/hour
Building Inspector	● \$55.75/hour
Clerical	● \$42.25/hour

Zoning Hearing Board Hearing \$1,000.00 application fee

Conditional Use Hearing
(before the Board of Supervisors) \$500.00 application fee

Part H

Chapter 20 Stormwater Control Rates

Applicants shall post escrow with the Township per this Part for the purpose of reimbursing costs associated with stormwater reviews for issuing permits under Parts B, D or E. Charges shall be accrued under Part G. Unused funds shall be reimbursed upon project completion. Insufficient funds shall be reimbursed to the Township prior to further inspections or Use and Occupancy approval. Part H escrow shall be collected prior to permit issuance, and is a condition subject to permit issuance.

- Waiver requests • \$100

- On-lot infiltration bed inspections • \$350
(unless secured by subdivision escrow)

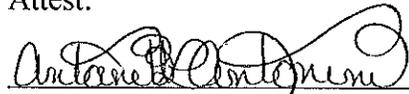
- Category I activities (by definition) • Exempt from stormwater requirements

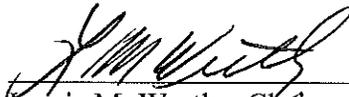
- Category II activities by definition • \$750, plus any additional billable to applicant
are land disturbances greater than 5,000 square feet and/or increases in net impervious surface on a property of
 - More than 1,000 sq.ft. on a lot 0.5 acres or less;
 - More than 1,500 sq.ft. on a lot 0.51-1.0 acres;
 - More than 2,000 sq.ft. on a lot greater than 1.0 acre in size)

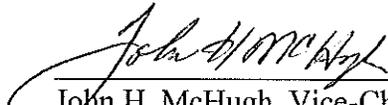
- Category III activities (by definition • \$1,250, plus any additional billable to applicant
does not qualify for exemption or Category II activities)

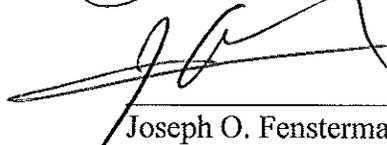
RESOLVED, this 13th day of Feb 2013.

Attest:


Antoinette Antonini, Twp. Admin.


Lewis M. Wertley, Chairman


John H. McHugh, Vice-Chairman


Joseph O. Fenstermacher, Member