

HONEY BROOK TOWNSHIP

Resolution #2-2011

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 18, 2011. 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. Part F shall be fees for use of the Township Planner. Part G shall be fees for the use of the Township Engineer. 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

Fee Item	Rate
Residential subdivision or land development application	<ul style="list-style-type: none"> • \$100 for two-lot subdivision. • \$25 for each additional lot over 2. • \$10 for each additional 5 acres (or fraction thereof) proposed for common open space or recreation area under the Conservation Design Option. • No additional charge for acreage left as original use.
Non-residential subdivision or land development application	<ul style="list-style-type: none"> • \$300 for two-lot subdivision and not exceeding 5 acres. • \$25 per additional lot, or • \$25 per each additional 5 acres (or fraction thereof) for subdivision plans exceeding 5 acres. • \$300 for a land development plan for up to two buildings of any size on a lot not exceeding 5 acres. • \$25 for each additional building, or • \$25 per additional 5 acres (or fraction thereof) for two building plans exceeding 5 acres.
Deposit for review (residential and non-residential subdivision)	<ul style="list-style-type: none"> • \$250 per lot for first 10 lots • \$1000 per each 10 lots (or fraction thereof) thereafter • Minimum \$700
Deposit for review (land development plans)	<ul style="list-style-type: none"> • \$350 per acre for first 5 acres of active land use • \$150 per acre thereafter • Minimum \$700

Part B
Zoning Actions & Miscellaneous Permits

Fee Item	Rate
Rural Occupation use permit per Section 27-1602.V	<ul style="list-style-type: none"> • \$350 for initial permit • \$40 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 1602.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 1602.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.
Sign for a business use [1405.B]	<ul style="list-style-type: none"> • New sign--\$150 • Replacement of existing sign--\$75
Sign for nursery or agricultural products sales [1405.A.2.a]	<ul style="list-style-type: none"> • Included in use permit • \$35 if not included in initial application
Sign for a rural occupation [1405.A.2.b]	<ul style="list-style-type: none"> • Included in use permit • \$40 if not included in initial application
Sign for a home occupation [1405.A.2.c]	<ul style="list-style-type: none"> • Included in use permit • \$50 if not included in initial application
Sign used to identify noncommercial uses [1405.A.2.d]	<ul style="list-style-type: none"> • \$40
Sign, off-premises directional for special events [1405.A.2.e]	<ul style="list-style-type: none"> • \$40
Sign, on-premises for special events [Section 1405.A.2.f]	<ul style="list-style-type: none"> • \$40
Road Occupancy Permit	<ul style="list-style-type: none"> • \$50 (additional deposit required per Resolution #10-2007)

Accessory structures for residential use, provided said structures are less than 500 square feet. Carport--\$75 Detached private garage--\$75 Greenhouse--\$75 Sheds and gazebos up to 150 square feet-- \$50 Sheds and gazebos between 151 sq ft and 499 sq ft--\$75 Uncovered decks and patios with a floor of 30" or less above grade--\$75	
Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103	<ul style="list-style-type: none"> • \$75 • See also Part H
Issuance of a Use & Occupancy permit for a change of use to an existing Commercial/Industrial/Institutional building to a similar type use, with no structural alterations	<ul style="list-style-type: none"> • \$100
Demolition permit Residential and detached accessory structures--\$75 Commercial, Industrial, Institutional and detached accessory structures--\$150	
Swimming pools and spas Above ground (>24" deep)--\$175 (includes 1 electrical inspection) In ground--\$350 (includes 2 electrical inspections)	
Permit extensions (first, valid for six (6) months)	<ul style="list-style-type: none"> • \$40
Permit extension (second, valid for six (6) months)	<ul style="list-style-type: none"> • \$75
Failed inspection/re-inspection	<ul style="list-style-type: none"> • \$80

**Part C
Mobile Home Park & Junkyard Licenses**

Fee Item	Rate
Annual junkyard license	• \$350/year (July 1 st -June 30 th)
Annual MHP license	• \$5/lot (January 1 st -December 31 st)

**Part D
Residential Building Permit Fees**

Fee Item	Rate
Use and Occupancy Permit	• Included in Building Permit fee
New single-family dwelling unit, multiple family dwelling unit, condo or similar structure. Fee shall be computed on a square foot basis as measured out-to-out of structure and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have minimum six (6) feet of headroom.	<ul style="list-style-type: none"> • \$100, plus \$.31/square foot of floor area • See also Part H
Manufactured Housing (inspection of basements, footers, piers and final required)	<ul style="list-style-type: none"> • \$350, plus electrical inspections

Attached or detached accessory building or structure exceeding 500 square feet, such as a carport, porch, enclosed porch, deck (not covered under Part B), gazebo, patio, garden and/or tool shed, and detached garages.	<ul style="list-style-type: none"> • \$100, plus \$.31/square foot of floor area • See also Part H
Alterations, renovations or modifications to residential buildings and residential accessory buildings	<ul style="list-style-type: none"> • \$100, plus \$.31/square foot of floor area • Minimum fee \$210 • See also Part H
Additions, attached and detached structures accessory to a residential dwelling	<ul style="list-style-type: none"> • \$100, plus \$.31/square foot of floor area • Minimum fee \$365
Plumbing, mechanical or HVAC work not associated with a building permit and not excepted by the UCC Section 403.62	<ul style="list-style-type: none"> • \$80 per inspection
Electrical (payable w/ building permit) Service--\$80 Rough wiring--\$80 Final--\$80 Re-inspections--\$80 per inspection	
Permit Extension (first, valid for six (6) months)	<ul style="list-style-type: none"> • \$50
Permit extension (second, valid for six (6) months)	<ul style="list-style-type: none"> • Full fee (projects not started or with two or less inspections done) • One-half fee (projects half done or with three or more inspections)
Miscellaneous structural and/or non-structural building activity not specifically exempted by the UCC, Section 403.62 and not identified elsewhere in this fee schedule	<ul style="list-style-type: none"> • \$100 plus review and inspection fees • \$54 per hour plan review/re-review • \$80 per inspection as determined by inspector

Part E

Non-residential Building Permit Fees

(Commercial, industrial, institutional, non-exemption qualifying buildings on ag uses, rural occupations, others not categorized)

Fee Item	Rate
Use and Occupancy permit	<ul style="list-style-type: none"> • Included with building permit, except as noted in Part B
New buildings, additions, alterations, renovations and/or modifications which includes interior construction, walls, partitions and floor improvements	<ul style="list-style-type: none"> • \$100 for first \$1,000 of project cost*, plus \$7.80 for each additional \$1000 or part thereof • Minimum fee \$365 • Where land development waiver approved, see Part H
Plan review & Accessibility plan review	<ul style="list-style-type: none"> • \$54/hour
Accessibility inspections	<ul style="list-style-type: none"> • \$200
Review of revisions to previously approved plans	<ul style="list-style-type: none"> • \$54/hour

Special structures such as, but not limited to, towers, retaining walls, wireless communications antennae and storage tanks	<ul style="list-style-type: none"> • \$100, plus cost of engineering time to review special applications • \$54/hour for plan review and revisions • \$80 per inspection as determined by inspector • Applicant must show valid state approval to install/remove tanks
Electrical work not associated with a building permit and not excepted by the UCC Section 403.62	<ul style="list-style-type: none"> • \$100 for the first \$1,000 of project cost*, plus \$7.80 for each additional \$1,000 or part thereof • \$54 per hour for plan reviews and revisions • \$80 for each additional inspection or re-inspection
Plumbing, mechanical or HVAC work not associated with a building permit and not excepted by the UCC Section 403.62	<ul style="list-style-type: none"> • \$100 for the first \$1,000 of project cost*, plus \$7.80 for each additional \$1,000 or part thereof • \$54 per hour for plan reviews and revisions • \$80 for each additional inspection or re-inspection
Miscellaneous structural and/or non-structural building activity not specifically exempted by the UCC, Section 403.62 and not identified elsewhere in this fee schedule	<ul style="list-style-type: none"> • \$54 per hour for plan reviews/re-reviews • \$80 per inspection
<p>*The applicant for a permit shall provide an estimated project cost at time of application. Permit valuations shall include total value of work, including 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.</p>	

**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	• \$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	• \$91.75/hour
Engineer II	• \$77.50/hour
Engineer I	• \$68.00/hour
Zoning Officer	• \$47.50/hour
Building Inspector	• \$54/hour
Clerical	• \$41.00/hour

**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.

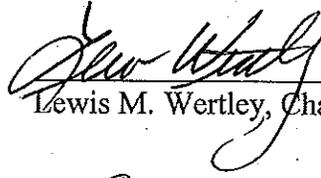
Waiver requests	• \$100
On-lot infiltration bed inspections (unless secured by subdivision escrow)	• \$350
Category I activities (by definition)	• Exempt from stormwater requirements
Category II activities (by definition are land disturbances greater than 5,000 square feet and/or increases in net impervious 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.)	• \$750, plus any additional billable to applicant
Category III activities (by definition does not qualify for exemption or Category II activities)	• \$1,250, plus any additional billable to applicant

RESOLVED, this 17th day of February, 2011.

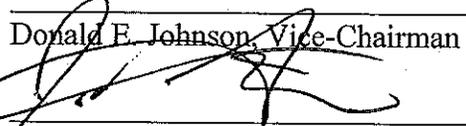
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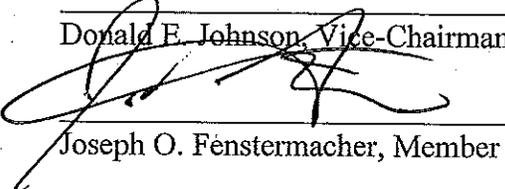
Antoinette Antonini, Township Administrator



Lewis M. Wertley, Chairman



Donald E. Johnson, Vice-Chairman



Joseph O. Fenstermacher, Member