

HONEY BROOK TOWNSHIP

Resolution 3-2008

Fee Schedule

A Resolution of the Board of Supervisors of Honey Brook Township setting forth a fee schedule for various activities to commence on January 8, 2008 and to be amended from time to time at the discretion of the Board.

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 January 8, 2008. The fee schedule is set forth in five 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 by 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.

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 application	<ul style="list-style-type: none">• \$100 for two lot subdivision.• \$25 for each additional lot.• \$10 for each additional 5 acres (or fraction thereof) proposed for common open space or recreation area in conservation design.• 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 additional 5 acres (or fraction thereof) for 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
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Part B

Zoning Actions & Miscellaneous Permits

Fee Item	Rate
Rural Occupation use permit per Section 1601.U	<ul style="list-style-type: none"> • \$350 for initial permit • \$40 annual renewal • Sign permit included with initial fee if initially requested
Display/sale of agricultural products use permit per Section 1601.C	<ul style="list-style-type: none"> • \$50 for initial permit • Sign permit included with initial fee if initially requested
By-right home occupation use permit per Section 1601.O	<ul style="list-style-type: none"> • \$50 for initial permit
Special exception home occupation use permit per Section 1602.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
Tent sale use permit per Section 1601.C	<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 1202.C and Flood Hazard dispute resolution per Section 1301.C	<ul style="list-style-type: none"> • Cost of engineering time at prevailing rate, with a cap of \$400.
Sign authorized under Section 1405.B (Commercial & Industrial)	<ul style="list-style-type: none"> • New sign--\$100 • Replacement of existing sign--\$40
Sign authorized under Section 1405.A.2.a (Ag sales)	<ul style="list-style-type: none"> • Included in use permit • \$35 if not included in initial application
Sign authorized under Section 1405.A.2.b (rural occupation)	<ul style="list-style-type: none"> • Included in use permit • \$40 if not included in initial application
Sign authorized under Section 1405.A.2.c (home occupation)	<ul style="list-style-type: none"> • Included in use permit • \$40 if not included in initial application
Sign authorized under Section 1405.A.2.d (ID signs)	<ul style="list-style-type: none"> • \$40
Sign authorized under Section 1405.A.2.e (off-premises directional sign for special events)	<ul style="list-style-type: none"> • \$40
Sign authorized under Section 1405.A.2.f (on premises sign for special events)	<ul style="list-style-type: none"> • \$40
Road Occupancy Permit	\$50 (additional deposit required per Resolution #10-2007)

Accessory structures for residential use, provided said structures are less than 500 square feet. Carport--\$50 Detached private garage--\$50 Greenhouse--\$50 Sheds and gazebos less than 150 square feet-- \$25 Sheds and gazebos between 151 sq ft and 499 sq ft--\$50 Uncovered decks and patios with a floor of 30" or less above grade--\$50	
Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103	<ul style="list-style-type: none"> • \$50
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--\$50 Commercial, Industrial, Institutional and detached accessory structures--\$100	
Swimming pools and spas Above ground (>24" deep)--\$150 (includes 1 electrical inspection) In ground--\$300 (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"> • \$75

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
Residential Building Permit Fees

Fee Item	Rate
Use and Occupancy Permit	<ul style="list-style-type: none"> • 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 \$.30/square foot of floor area
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"> • \$75, plus \$.30/square foot of floor area
Additions, alterations, renovations or modifications to residential buildings and residential accessory buildings	<ul style="list-style-type: none"> • \$50, plus \$.30/square foot of floor area
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"> • \$65 per inspection
Electrical (payable w/ building permit) Service--\$65 Rough wiring--\$65 Final--\$65 All three inspections on the same permit--\$180 Re-inspections--\$65 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"> • \$65 per inspection • \$50 per hour plan review/re-review

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 \$7.50 for each additional \$1000 or part thereof
Plan review & Accessibility plan review	<ul style="list-style-type: none"> • \$50/hour
Accessibility inspections	<ul style="list-style-type: none"> • \$200
Review of revisions to previously approved plans	<ul style="list-style-type: none"> • \$50/hour
Special structures such as, but not limited to, towers, wireless communications antennae and storage tanks	<ul style="list-style-type: none"> • \$100, plus cost of engineering time to review special applications • 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"> • \$50 for the first \$1,000 of project cost*, plus \$7.50 for each additional \$1,000 or part thereof • \$50 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"> • \$50 for the first \$1,000 of project cost*, plus \$7.50 for each additional \$1,000 or part thereof • \$50 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"> • \$50 per hour for plan reviews/re-reviews • \$75 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	• \$65/hour
Cartographer	• \$60/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	• \$85/hour
Engineer II	• \$71.75/hour
Engineer I	• \$63/hour
Clerical	• \$38/hour

Part H

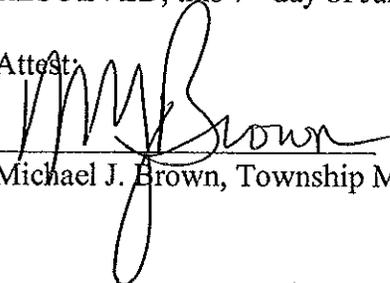
Chapter 20 Stormwater Control Rates

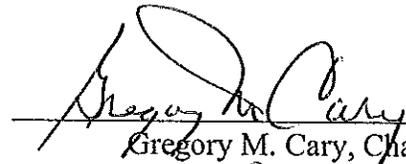
Applicants shall post escrow with the Township per this Part for the purpose of reimbursing costs associated with stormwater reviews for issuing permits under Parts B, D or E. Charges shall be accrued under Part G. Unused funds shall be reimbursed upon project completion. Insufficient funds shall be 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.

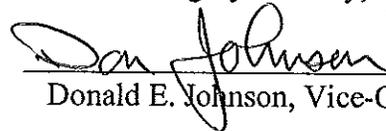
Waiver requests	• \$100
Part B accessory structures	• \$100
Part B ag buildings and rural occupations	• \$400
Part B road occupancy	• Per Resolution #10-2007
Part D accessory structures	• \$200
Part D principal structures	• \$400
Part E structures waived from land development requirements	• \$600

RESOLVED, this 7th day of January, 2008.

Attest:


Michael J. Brown, Township Manager


Gregory M. Cary, Chairman


Donald E. Johnson, Vice-Chairman

Lewis M. Wertley, Member