

**Subdivision and Land Development Applications**

Listed below are the subdivision and land development application fees and the review escrow deposit that will be used to reimburse the Township for outsourced professional expenses including legal, planning & engineering services incurred for plan review and reporting. The application and review escrow deposit shall be paid prior to or at the time of submission.

For applications that require both Preliminary and Final Plan approvals, the Applicant shall pay the below listed application fee plus the review escrow deposit at time of Preliminary Plan submission. At Final Plan submission for the same project, the Applicant shall replenish the review escrow deposit to the original amount.

When applications only require Final Plan approval, the Applicant shall pay the below listed application fee and review escrow deposit prior to or at the time of submission.

Professional service expenses incurred by the Township shall be deducted from the review escrow deposit at the time the Township receives an invoice for such service. In the event that a deposit is exhausted, the Township will invoice the Applicant periodically for expenses incurred in excess of the deposit. As the deposit is expended, the applicant shall replenish the deposits upon notice from the Township.

After the Plan review process is complete, any remaining monies on deposit shall be returned to the Applicant. In the event that the deposited funds are not sufficient to reimburse the Township for all expenses the Applicant will be invoiced for the remaining amount due. All monies due from the Applicant shall be paid in full prior to the Township releasing the Final Plan for recording.

**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 review escrow deposit.

**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 review escrow deposit.
2. Subdivision of 6-10 lots or land development of 5-10 acres
  - \$300.00 application fee plus \$2,000.00 review escrow deposit.
3. Subdivision of greater than 10 lots or land development of greater than 10 acres
  - \$300.00 application fee plus \$3,000.00 review escrow deposit.

**Approved Annexation and Consolidation Plans**

Prior to the recording of any annexation lot consolidation plan the applicant shall post financial security with the Township to ensure that the annexation and/or consolidation deeds have been recorded. The financial security will be returned following the Township receipt of confirmation the deed(s) were recorded.

Financial Security \$750.00

This escrow will be returned once proof is submitted that a new deed has been recorded

**Zoning, Building, Electrical, Plumbing, Mechanical, HVAC and Miscellaneous Permits**

Application fees (when required) shall be paid at the time a permit is submitted. Applications will not be processed until this fee is paid.

The cost for permits will be calculated during the review process and shall be paid in full at the time the permit is picked up.

A PA Uniform Construction Code (UCC) Labor & Industries Training and Certification fee of \$4.00 will be added to each UCC regulated permit.

Whenever the cost of the permit is based on an estimated project cost, the Applicant is responsible to submit the estimated total value of all work at the time of application. The estimate shall include the cost for building excavation, all materials and labor for which the permit is being issued, such as general construction, 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.

Whenever the building code official is required to perform additional inspections over what is included in the permit fee, the fee charged for these additional inspections shall be \$80.00 per inspection. The need for additional inspections can usually be avoided by insuring that the work is ready for inspection before scheduling an appointment; the work was completed in accordance with all requirements; and / or the owner or other representative is present at the scheduled inspection time when required. The fee for additional inspections or re-inspections shall be paid directly to Technicon Enterprises, Inc. II before these additional inspections will be performed.

**Zoning Actions & Miscellaneous Use Permits - UCC Exempt Activities**

The following fees are established for actions regulated by the zoning ordinance and exempted from the Uniform Construction Code. There is no application fee charged for these permits. All fees are collected at the time a permit is issued. No fee is due if the permit is not approved. Renewal fees will be invoiced by the Township.

- a. Rural Occupation use permit per Zoning Code Section 1602.V
  - \$350 for the initial permit
  - \$40 renewal that will be invoiced by the Township once every two years
  - A sign permit is included at no additional charge only if it is requested on the initial permit application.
- b. Display/sale of agricultural products use permit per Zoning Code Section 1602.C (6)
  - \$50 for the initial permit – no renewal required.
  - A sign permit is included at no additional charge only if it is requested on the initial permit application.
- c. No-impact home occupation use permit per Zoning Code Section 1062.0
  - \$50 for the initial permit – no renewal required.

- d. Special exception home occupation use permit per Zoning Code Section 1603.D
  - \$50 for initial permit upon approval by the Zoning Hearing Board
  - \$25 annual renewal
  - A sign permit is included at no additional charge only if it is requested on the initial permit application.
- e. Tent sale use permit per Zoning Code Section 1062.C (10)
  - \$50 per calendar year (January 1<sup>st</sup> – December 31<sup>st</sup>)
  - A temporary sign permit is included at no additional charge only if it is requested on the initial permit application
- f. Register non-conforming use per Zoning Code Section 1802
  - \$100 for initial permit – no renewal required.
- g. Certify TDR's per Zoning Code Section 1203.C and Flood Hazard dispute resolution per Zoning Code Section 1302.3
  - Actual cost of professional services and associated expenses.

**Zoning Permits – UCC Exempt Activities**

The following fees are established for construction activities that are regulated by Township ordinance but are exempted from the Uniform Construction Code.

There is a **\$25.00 application fee** charged at the time a Zoning Permit Application is submitted. The cost for permits will be calculated during the application review process and shall be paid in full at the time the permit is picked up. Below are the zoning permit fees that will be charged for the listed UCC Exempt activities. Note: The below listed permit costs do not include charges for electrical, plumbing, mechanical, HVAC, Stormwater or other miscellaneous permit fees that may also be required. These additional fees will be added to the Zoning Permit fee according to the amounts approved in this schedule when applicable.

- a. 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:

- Detached Carport \$90.00
- Detached private garage \$90.00
- Greenhouse \$90.00
- Sheds and gazebos
  - Less than 150 sq. ft. \$60.00
  - From 150 sq. ft. but less than 500 sq. ft. \$90.00
- All Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103 \$90.00
- Uncovered decks and patios, with a floor height of 30 inches or less above finished grade \$90.00

- b. 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 \$120.00.

- c. Forestry (Timber Harvesting) Permit
  - \$100.00 permit fee plus the actual cost for plan review and site inspections as required by the Township.
  - Note: the Township reserves the right to require financial security to insure that Timber Harvest projects comply with all regulations.
- d. Sign for a business use [per Zoning Code Section 1405.B]
  - New sign \$180.00
  - Replacement of existing sign \$ 90.00
- e. Sign for nursery agricultural products sales [per Zoning Code Section 1405.A.2.a]
  - Included in use permit
  - If not included in initial application \$50.00
- f. Sign for a rural occupation [per Zoning Code Section 1405.A.2.b]
  - Included in use permit
  - If not included in initial application \$50.00
- g. Sign for a home occupation [per Zoning Code Section 1405.A.2.c]
  - Included in use permit
  - If not included in initial application \$60.00
- h. Sign used to identify noncommercial use [per Zoning Code Section 1405.A.2.b] \$50.00
- i. Sign, off-premises directional for special events [per Zoning Code Section 1405.A.2.e] \$50.00
- j. Sign, on-premises for special events [per Zoning Code Section 1405.A.2.f] \$50.00
- k. Temporary Sign – Public Service Organization No Charge & No Application Fee

**Residential and Commercial Building Permit Fees**

The following fees are established for construction activities that are regulated by Township ordinance and the Uniform Construction Code.

There is a **\$25.00 application fee** charged at the time a Building Permit Application is submitted. The cost for permits will be calculated during the application review process and shall be paid in full at the time the permit is picked up. Below are the Residential and Commercial Building Permit fees that will be charged for the listed UCC regulated activities. Note: The below listed building permit costs do not include charges for electrical, plumbing, mechanical, HVAC, Stormwater or other miscellaneous permit fees that may also be required. These additional fees will be added to the Building Permit fee according to the amounts approved in this schedule when applicable.

**Residential Building Permit Fees**

- a. Residential: New one and two-family dwelling unit, multiple family dwelling unit, or similar residential structure. The Building Permit 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.
  - The permit fee is \$100.00 plus \$0.34 per square foot of floor area.
- b. Residential: Additions, attached and detached structures accessory to residential dwellings to include roofed porches.
  - The permit fee is \$100.00 plus \$0.34 per square foot of floor area. The minimum fee is \$365.00.
- c. Manufactured Housing Units: Inspection of basements, piers, footers and final inspection is required.
  - The permit fee is \$365.00 plus the cost of electrical inspection fees computed at \$80.00 per inspection as required by the code official.
- d. Alterations, renovations, or modifications of existing Residential buildings or structures to include but not limited to: uncovered decks and patios with a floor height greater than 30 inches above finished grade.
  - The permit fee is \$100.00 plus \$0.34 per square foot of floor area. The minimum fee is \$250.00.
- e. Miscellaneous Residential Structures: include but are not limited to antennas, retaining walls (over 4' in height), alternative energy systems, etc.
  - The permit fee is \$100.00 plus the cost of plan review / re-review computed at \$55.75 per hour plus the required number of inspections required by the code official at \$80.00 per inspection.

**Commercial, Industrial and Institutional Building Permit Fees**

- a. Commercial, Industrial, Institutional Buildings including buildings on agricultural uses, rural occupations and others not categorized. The permit fees are for new construction as well as additions, alterations, renovations, or modification of existing buildings or structures. The permit fee is:
  - \$120.00 for the first \$1,000.00 of project cost plus \$8.50 for each additional \$1,000.00 of project cost or part thereof. The minimum fee is \$365.00 for this calculation.
  - Accessibility inspection fee for a flat fee of \$240.00.
  - The expense of Plan review and accessibility review billed at \$55.75 per hour.
- b. Special Structures to include, but not limited to towers, storage tanks, telecommunication / cell towers, retaining walls (over 4' in height) and commercial signs. The permit fee is:
  - \$100.00
  - Inspections as deemed necessary by the building official at \$80.00 each
  - The expense of Plan review billed at \$55.75 per hour.
- c. Review of revisions to previously approved plans
  - The expense of Plan review billed at \$55.75 per hour.

**Electrical Permits**

a. Residential Electrical Permits

- Those not part of a building or zoning permit shall require a separate permit
  - Application Fee \$25.00
  - \$4.00 UCC Fee (if applicable)
  - Service, rough wiring and final inspection at \$80.00 each = \$240.00
  - Plan review and revisions \$55.75/hr.
  - Additional Inspections at \$80.00 each paid directly to Technicon
- Or -
- Those that are part of a building or zoning permit
  - Service, rough wiring and final inspection at \$80.00 each = \$240.00
  - Plan review and revisions \$55.75/hr.
  - Additional inspections at \$80.00 each paid directly to Technicon.

b. Commercial Electrical Permits

- Those not part of a building or zoning permit shall require a separate permit
  - Application Fee \$25.00
  - \$4.00 UCC Fee (if applicable)
  - \$120 for the first \$1,000.00 of project cost plus \$8.50 for each additional \$1,000.00 of project or part thereof. The minimum fee for this calculation is \$250.00
  - Service, rough wiring and final inspection included at no added charge
  - Plan review and revisions \$55.75/hr.
  - Over three (3) inspections at \$80.00 each paid directly to Technicon
- Or -
- Those that are part of a building or zoning permit
  - \$120 for the first \$1,000.00 of project cost plus \$8.50 for each additional \$1,000.00 of project or part thereof. The minimum fee for this calculation is \$250.00
  - Service, rough wiring and final inspection included at no added charge
  - Plan review and revisions \$55.75/hr. plus
  - Over three (3) inspections at \$80.00 each paid directly to Technicon

**Plumbing, Mechanical and HVAC Permits**

a. Residential Plumbing, Mechanical and HVAC Permits

- Those not part of a building or zoning permit shall require a separate permit
  - Application Fee \$25.00
  - \$4.00 UCC Fee (if applicable)
  - Number of Inspections at \$80.00 each as deemed necessary by the code official.
  - Plan review and revisions \$55.75/hr.
  - Additional inspections at \$80.00 each paid directly to Technicon
- Or -
- Those that are part of a building or zoning permit
  - Number of Inspections at \$80.00 each as deemed necessary by the code official.
  - Plan review and revisions \$55.75/hr.
  - Additional inspections at \$80.00 each paid directly to Technicon

b. Commercial Plumbing, Mechanical and HVAC Permits

- Those not part of a building or zoning permit shall require a separate permit
  - Application Fee \$25.00
  - \$4.00 UCC Fee (if applicable)
  - \$120 for the first \$1,000.00 of project cost plus \$8.50 for each additional \$1,000.00 of project or part thereof. The minimum fee for this calculation is \$250.00
  - Plan review and revisions \$55.75/hr.
  - Additional inspections at \$80.00 each paid directly to Technicon

- Or -

- Those that are part of a building or zoning permit
  - \$120 for the first \$1,000.00 of project cost plus \$8.50 for each additional \$1,000.00 of project or part thereof. The minimum fee for this calculation is \$250.00
  - Plan review and revisions \$55.75/hr. plus
  - Additional inspections at \$80.00 each paid directly to Technicon

**Miscellaneous Permits**

There is a \$25.00 application fee charged at the time an Application is submitted for items a & b only.

a. Demolition Permit:

- Residential and detached accessory structure \$75.00
- Commercial, Industrial, Institutional and detached accessory structures \$150.00

b. Swimming Pools and spas:

- Spas and above ground pools capable of holding 24 inches or more of water. Includes (1) electrical inspection \$175.00
- In-ground pool. Includes (2) electrical inspections \$350.00
- Additional Inspections at \$80.00 each paid directly to Technicon

c. Driveway Permit (onto Township Roads)

- \$50.00 permit fee plus an additional Escrow in the amount of \$500.00

*Note: Contact PennDOT for driveway permits onto State owned roads.*

d. Road Encroachment Fees (onto Township Roads)

- Fees charged according to the PennDOT formula

e. Building Permit Renewal Fee for a six (6) month period \$50.00

f. Accessory Apartment \$100.00

g. Mobile Home Removal Permit \$ 2.00 per unit

h. Miscellaneous permits to address miscellaneous minor regulated activities that are not described in this schedule.

- \$25.00 that includes review and issuing fees.

i. Yard Sale no charge

**Stormwater Control Fees**

When stormwater controls are required for a project, the Applicant shall post the below listed escrow with the Township prior to the issuance of any building, zoning or other permits. This escrow shall be used to reimburse the Township for expenses associated with stormwater plan review. Unused escrow funds shall be returned to the Applicant following project completion. In the event that the escrow was not sufficient to reimburse the Township for all expenses, the Township will invoice the Applicant to recover the monies due. All monies due to the Township shall be paid prior to any future inspections or Use and Occupancy approval.

- a. Projects Exempt from Stormwater Requirement No Escrow
- b. Projects Reviewed as:
  - Simplified Approach for Small Projects per Stormwater Management Code Section 106.D
    - \$750 escrow, additional review and inspections at effective hourly professional services rate invoiced to applicant.
  - Simplified Approach for Agricultural Projects per Stormwater Management Code Section 106.E
    - \$750 escrow, additional review and inspections at effective hourly professional services rate invoiced to applicant.
- c. Full Stormwater Plan (Does not qualify for exemption or simplified approach)
  - \$1,250 escrow, additional review and inspections at effective hourly professional services rate invoiced to applicant.

**Annual License Fees**

- a. Junkyard License
  - \$350/year (July 1<sup>st</sup>- June 30<sup>th</sup>)
- b. MHP license
  - \$5.00/lot/year (January 1<sup>st</sup> – December 31<sup>st</sup>)

**Professional Services**

<b>Township Planner</b>	<b>Hourly Personnel Rates</b>
Director	• \$105/hour
Associate Director	• \$90/hour
Senior Advisor	• \$90/hour
Senior Planner	• \$75/hour
Associate Planner	• \$70/hour
Assistant Planner	• \$65/hour
GIS Manager	• \$75/hour
Cartographer (GIS specialist)	• \$70/hour
Community Engagement Coordinator	• \$65/hour



**Township Engineer Hourly Personnel Rates**

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

**Attorney and other Legal Fees** Actual Cost

**Other Professional Consultants** Actual Cost

Mileage at the current IRS rate and all other associated expenses are billed at the Actual Cost.

**Township Personnel Rates**

Total of employee's hourly rate (per hour or per overtime hour), times multiplier of 1.28 to cover costs of Social Security, Medicare, Workers Compensation Insurance, Health Care, Pension, State Unemployment Compensation Tax, Life Insurance, Depreciation of Plant and Equipment and Support Staff.

**Hearing Fees**

- a. Zoning Hearing Board (non-refundable application fee)
  - Validity of Zoning Ordinance or Map \$2,000.00
  - Special Exception \$1,000.00
  - Variance \$1,000.00
  - Appeals of Zoning Officer Actions \$1,000 (refunded if the action is reversed)
  - Other Miscellaneous Hearings \$1,000.00
  
- b. Hearings before the Board of Supervisors (non-refundable application fee)
  - Conditional Use \$500.00
  - Liquor License Transfer \$1,000.00
  - Petition for Zoning Ordinance Amendment \$3,000.00
  - Curative Amendment \$3,000.00
  - Other Miscellaneous Hearings \$500.00
  
- c. UCC Appeals Fees as established by the UCC Appeals Board.

**Administrative Fees**

Duplicating (letter or legal size)	\$0.25 per page
Duplicating (letter or legal size color)	\$0.50 per page
Duplicating (11 x 17)	\$0.50 per page
Duplicating to CD	\$2.00 per CD
Copying of Specialized Documents (e.g. publications, blue prints, color copy, non-standard size, etc. <i>Note: Some publications are available on the Township's website at no charge</i> )	Actual Cost
Email Fee	no charge
Mailing Fee	\$2.00 plus actual cost of postage
Certification of Public Records	\$ 2.00 per Record
Returned Checks for Non-Sufficient Funds	\$30.00 per check
Late Fee on invoices	1.5% per month

**Parks and Recreation Fees**

- a. Park Pavilion Reservation                      \$100.00 refundable deposit\*  
     \*The deposit will be refunded less any expense to repair, replace or clean up any portion of the park, its equipment and facilities.
- b. Recreation Program Fees                      Established by the Recreation and Parks Board
- c. Fee-in-lieu of Land Dedication (Established by the Township Code §22-625)
  - 2 to 4 lot subdivision                      \$ 750 per lot
  - 5 to 10 lot subdivision                      \$1,000 per lot
  - 11 to 20 lot subdivision                      \$2,000 per lot
  - Greater than a 20 lot subdivision                      \$3,000 per lot