

**TOWNSHIP OF UPPER SAUCON
LEHIGH COUNTY, PENNSYLVANIA
RESOLUTION NO. 2021-04**

**A RESOLUTION UPDATING THE COMPREHENSIVE FEE SCHEDULE FOR THE
SUBDIVISION AND LAND DEVELOPMENT PROCESS; BUILDING PERMIT
PROCESS; BUILDING CODE APPEALS; CERTIFICATE OF OCCUPANCY
ISSUANCE FOR NON-RESIDENTIAL USES; ZONING PERMITS; ZONING
APPEALS; STORMWATER INFILTRATION TESTING; AND ACTIVITIES
PERFORMED IN CONNECTION WITH ON-LOT SEWAGE DISPOSAL SYSTEMS**

WHEREAS, Section 501 of the Municipalities Planning Code [53 P.S. 10503(11)] (hereinafter, "MPC") authorizes a municipality to regulate subdivision and land development by enacting a subdivision and land development ordinance, which ordinance requires that all subdivision and land development plans shall be submitted to Upper Saucon Township (hereinafter "the Township") for approval; and

WHEREAS, Section 503(1) of the MPC authorizes subdivision and land development ordinances to contain provisions for the submittal and processing of plan applications, including the charging of review fees, which review fees may include reasonable and necessary charges by the municipality's professional consultants for review and report thereon to the municipality; and

WHEREAS, Section 503(1) of the MPC provides that such review fees shall be based upon a schedule established by ordinance or resolution; and

WHEREAS, the Township last adopted a resolution on January 6, 2020 setting forth a schedule of subdivision and land development fees; and

WHEREAS, the Township elected to administer and enforce the provisions of the Pennsylvania Uniform Construction Code [Title 34 Part XIV] (hereinafter "the Code") by adoption of Ordinance No. 130 on May 25, 2004; and

WHEREAS, Section 401.2a(a) of the Code authorizes a municipality to establish fees for its administration and enforcement of the Code; and

WHEREAS, the Township last adopted a resolution on January 6, 2020 setting forth a schedule of fees for the building permit process, building code appeals, certificate of occupancy, zoning appeals, zoning permits, stormwater testing and on-lot sewage disposal system activities; and

WHEREAS, the Board of Supervisors of Upper Saucon Township desires not to burden taxpayers with costs related to the administration of the foregoing; and

WHEREAS, the Township reviews its schedule of fees annually and makes adjustments as needed to ensure that such fees are adequate and reasonable.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the Township of Upper Saucon, Lehigh County, Pennsylvania, as follows:

1. The schedule of fees for the subdivision and land development, building, certificate of occupancy, zoning, stormwater infiltration testing and on-lot sewage disposal system processes as set forth in the attached "Exhibit A" titled "Department of Community Development Comprehensive Fee Schedule" is hereby adopted.

2. This modification shall take effect January 5, 2021, and shall apply to all applications for subdivision and land development, building permits, non-residential certificates of occupancy, zoning permits, on-lot sewage disposal system permits, building code appeals, and zoning appeals which are hereafter filed.

3. All prior fee schedules relating to the subject matter of Exhibit "A" are hereby rescinded and are replaced by Exhibit "A".

ADOPTED, this 4th day of January, 2021, by the Board of Supervisors of the Township of Upper Saucon, Lehigh County, Pennsylvania, in lawful session duly assembled.

ATTEST:



SECRETARY

UPPER SAUCON TOWNSHIP
BOARD OF SUPERVISORS



CHAIRMAN



VICE CHAIRMAN



SUPERVISOR



SUPERVISOR



SUPERVISOR

**UPPER SAUCON TOWNSHIP
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMPREHENSIVE FEE SCHEDULE
(Per Resolution No. 2021-04)**

SUBDIVISION AND LAND DEVELOPMENT REVIEW PROCESS

1. RESIDENTIAL

A. Non-Refundable Application Fee

- 1) Sketch Plan (in accordance with SALDO Section 202.B) - \$1,000.00
- 2) Preliminary/Final Plan (in accordance with SALDO Section 203.B) - \$2,500.00 plus \$50.00 per unit/lot
- 3) Preliminary Plan (in accordance with SALDO Section 203.C) - \$2,000.00 plus \$50.00 per unit/lot
- 4) Final Plan (in accordance with SALDO Section 203.C) - \$1,000.00 plus \$25.00 per unit/lot
- 5) Revised Final Plan (in accordance with SALDO Section 204.C) - \$1,500.00
- 6) Lot Line Adjustment/Lot Consolidation Plan (in accordance with SALDO Section 204.C) - \$1,000.00

B. Township Consultant Review Fee Escrow Deposit

- 1) Sketch Plan (in accordance with SALDO Section 202.B) - \$2,500.00
- 2) Preliminary/Final Plan (in accordance with SALDO Section 203.B) –
 - i. Two (2) total lots - \$2,500.00
 - ii. Three (3) total lots - \$3,500.00
 - iii. Four (4) or more total lots - \$5,000.00 plus \$250.00 per unit/lot
- 3) Preliminary Plan (in accordance with SALDO Section 203.C) - \$5,000.00 plus \$250.00 per unit/lot
- 4) Final Plan (in accordance with SALDO Section 203.C) - \$3,500.00 plus \$250.00 per unit/lot
- 5) Revised Final Plan (in accordance with SALDO Section 204.C) - \$5,000.00
- 6) Lot Line Adjustment/Lot Consolidation Plan (in accordance with SALDO Section 204.C) - \$1,500.00

The applicant seeking to subdivide and/or develop any land within the Township shall pay the appropriate application fee and consultant review fee escrow deposit with the Township at the time of submission of a Subdivision or Land Development Plan; applications that do not include the

required fee and escrow shall be considered incomplete and subject to rejection in accordance with the SALDO.

In the event that the funds deposited with the Township are depleted by one-half and to the extent that the Township, in its sole discretion, determines that the remaining amount is insufficient to pay the Township's anticipated costs for performing its official functions, then the Applicant shall deposit within ten (10) days of notice from the Township additional funds in an amount sufficient to restore the escrow account to its original amount, or such amount as the Township shall determine. Failure to replenish the escrow account may constitute grounds for denial of the Plan.

All such funds deposited with the Township by an Applicant which are not expended by the Township to pay the costs of consultant reviews shall be returned to the Applicant.

2. NON-RESIDENTIAL

A. Non-Refundable Application Fee

- 1) Sketch Plan (in accordance with SALDO Section 202.B) - \$1,000.00
- 2) Preliminary/Final Plan (in accordance with SALDO Section 203.B) - \$2,500.00 plus \$50.00 per acre of disturbed area (regardless of overall tract size)
- 3) Preliminary Plan (in accordance with SALDO Section 203.C) - \$2,000.00 plus \$50.00 per acre of disturbed area (regardless of overall tract size)
- 4) Final Plan (in accordance with SALDO Section 203.C) - \$1,000.00 plus \$25.00 per acre of disturbed area (regardless of overall tract size)
- 5) Revised Final Plan (in accordance with SALDO Section 204.C) - \$1,500.00
- 6) Lot Line Adjustment/Lot Consolidation Plan (in accordance with SALDO Section 204.C) - \$1,000.00

B. Township Consultant Review Fee Escrow Deposit

- 1) Sketch Plan (in accordance with SALDO Section 202.B) - \$3,500.00
- 2) Preliminary/Final Plan (in accordance with SALDO Section 203.B) - \$7,500.00 plus \$250.00 per acre of disturbed area (regardless of overall tract size)
- 3) Preliminary Plan (in accordance with SALDO Section 203.C) - \$5,000.00 plus \$250.00 per acre of disturbed area (regardless of overall tract size)
- 4) Final Plan (in accordance with SALDO Section 203.C) - \$3,500.00 plus \$250.00 per acre of disturbed area (regardless of overall tract size)
- 5) Revised Final Plan (in accordance with SALDO Section 204.C) - \$5,000.00
- 6) Lot Line Adjustment/Lot Consolidation Plan (in accordance with SALDO Section 204.C) - \$2,500.00

The applicant seeking to subdivide and/or develop any land within the Township shall pay the appropriate application fee and consultant review fee escrow deposit with the Township at the time of submission of a Subdivision or Land Development Plan; applications that do not include the required fee and escrow shall be considered incomplete and subject to rejection in accordance with the SALDO.

In the event that the funds deposited with the Township are depleted by one-half and to the extent that the Township, in its sole discretion, determines that the remaining amount is insufficient to pay the Township's anticipated costs for performing its official functions, then the Applicant shall deposit within ten (10) days of notice from the Township additional funds in an amount sufficient to restore the escrow account to its original amount, or such amount as the Township shall determine. Failure to replenish the escrow account may constitute grounds for denial of the Plan.

All such funds deposited with the Township by an Applicant which are not expended by the Township to pay the costs of consultant reviews shall be returned to the Applicant.

OTHER DEVELOPMENT-RELATED FEES

1. RECREATION FEE
 - A. Each approved building lot or dwelling unit - \$5,000.00
(Per Subdivision and Land Development Ordinance No. 145, as updated by Resolution 2015-28)
2. PROFESSIONAL CONSULTANT INVOICE PROCESSING FEE, per invoice - \$15.00
3. TOWNSHIP WATER CONNECTION FEES (per Resolution 2005-36)
 - A. Tapping fee - \$1,950 per EDU
 - B. Customer facilities fee - \$300.00
 - C. Connection fee (if applicable) - \$750.00
4. TOWNSHIP SEWER CONNECTION FEES (per Resolution 2005-35)
 - A. Tapping fee - \$3,140.00 per EDU
 - B. Customer facilities fee - \$200.00
 - C. Connection fee (if applicable) - \$800.00
5. TRANSPORTATION IMPACT FEES (per Ordinance 112)
 - A. Non-residential/twin/multi-family, per PM peak hour trip - \$312
 - B. Single family residential - \$347 per dwelling unit

UNIFORM CONSTRUCTION CODE BUILDING PERMIT PLAN REVIEW & INSPECTION FEES

FEES ARE APPLIED TO ALL DOCUMENTS ISSUED BY THE CONSTRUCTION CODE OFFICIAL

- \$4.50 surcharge imposed by Section 703 of Pennsylvania Act 157 of 2006 for the Municipal Code Official Training Account.

- \$50.00 administrative fee

1. RESIDENTIAL

All listed fees containing a square foot price will be computed on a calculated square footage basis as measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers, decks, balconies, and attics that have a minimum headroom height of 6 feet.

A. One and Two-Family Detached or One-Family Attached Dwellings

- 1) New Dwelling Unit - \$250.00 plus \$0.30 per square foot of gross floor area PLUS any electric, plumbing, or mechanical
- 2) Additions - \$400.00 plus \$0.30 per square foot of gross floor area
- 3) Renovations or alterations to existing dwelling - \$450.00 plus plumbing or mechanical permits if applicable
- 4) New or Relocated Manufactured Homes without a basement - \$500.00
(New or relocated manufactured homes with a full basement will be charged a permit fee in accordance with Item 1 listed above.)
- 5) Unroofed decks and patios with a floor height between 30" to 48" above finished grade - \$275.00 (includes three site visits)

Unroofed Decks and patios greater than 48" above grade: \$225.00 (includes two site visits)

- B. Detached accessory structures with a gross floor area of 1,000 square feet or more - \$150 plus \$0.15 per square foot of gross floor area. Please note that detached accessory structures under 1,000 square feet in area that are specifically exempted by the UCC, require a Zoning Permit only.

C. Swimming Pools

- 1) Above-Ground Pools, Spas, Hot tubs - \$225.00
- 2) In-Ground Swimming Pools - \$360.00
- 3) Swimming pool safety barrier/fence replacement - \$135.00

- D. Stand-alone Plumbing Permit - \$130.00 (includes two inspections)

- E. Stand-alone Mechanical Permit - \$130.00 (includes two inspections)

- F. Stand- alone Electrical Permit - \$130.00 (includes two inspections)

- G. Miscellaneous Structural and/or Nonstructural Activity - \$300.00

(This fee category includes any building activity of a structural or non-structural nature that is not specifically exempted by the Uniform Construction Code, Section 403.62, and not identified elsewhere in this fee schedule. This fee category also includes any solar or wind powered structures that are accessory to residential dwellings.)

H. Demolition Permit

- 1) \$125.00 first 2,000 square feet
- 2) \$30.00 each additional 500 square feet

I. Re-Inspection Fee - \$150.00 per occurrence

The above-listed building permit fees include the required construction inspections that are necessary to verify building code compliance. There is one additional re-inspection included in the above-listed fees in the event that one of the construction inspections fails to meet the required standards for construction to proceed. If there are additional re-inspections needed as a result of work not being ready for inspection, work not complying with code requirements, or for any reason deemed necessary by the construction code official, a re-inspection fee must be paid to Upper Saucon Township for each occurrence prior to the re-inspection being completed.

J. Building Plan Re-Review Fee - \$100.00

- K. Miscellaneous Construction Code Official Activities – Any activities, whether or not resulting from or involving a specific building permit, requiring the presence of a Construction Code Official and not specifically listed elsewhere in this fee schedule shall be billed to the party receiving the services at a rate of \$70.00 per hour; one hour minimum.

2. NONRESIDENTIAL

All listed fees containing a square foot price will be computed on a calculated square footage basis as measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility/mechanical rooms, storage rooms, lobbies, attached garages, foyers, elevators, decks, lobbies, and attics that have a minimum headroom height of 6 feet.

A. Renovations and alterations to existing structures including new tenant fit-out renovations

1) <u>Project Gross Sq. Ft.</u>	<u>Fee</u>
1 to 2000	\$1,000.00 plus
2,001 to 5,000	\$0.50 per sq. ft. (Min. fee is \$1,250.00) plus
5,001 to 10,000	\$0.40 per sq. ft. plus
10,001 to 25,000	\$0.30 per sq. ft. plus
Over 25,000	\$0.25 per sq. ft.

All of the above-listed permit fees include one each of the following inspections: Under-slab framing, insulation, wallboard, above-ceiling and final Building and accessibility.

Mechanical, Electrical and plumbing inspection fees applied separately as applicable, as listed below.

Fire protection permit fees are not included in the above-listed fee schedule and are subject to the applicable fees listed below.

B. New structures

<u>Project Gross Sq. Ft.</u>	<u>Fee</u>
1 to 5,000	\$0.90 per sq. ft. (Min. fee is \$1,500.00) plus (includes 4 Ftg/Fndn/Slab inspections)
5,001 to 10,000	\$0.75 per sq. ft. plus (includes 7 Ftg/Fndn/Slab inspections)
10,001 to 25,000	\$0.60 per sq. ft. plus (includes 11 Ftg/Fndn/Slab inspections)
Over 25,000	\$0.45 per sq. ft. (includes 18 Ftg/Fndn/Slab inspections)

All of the above-listed permit fees include the number of listed Footing/Foundation/Slab inspections along with one each of the following inspections: Under-slab Plumbing, framing, insulation, wallboard, above-ceiling and final building and accessibility. The permit fee for new structures that are greater than 10,000 square feet also includes a second wallboard inspection.

Mechanical, Electrical, and plumbing inspection fees applied separately as applicable, as listed below.

Fire protection permit fees are not included in the above-listed fee schedule and are subject to the applicable fees listed below.

C. Foundation-Only Permits

All fees for foundation-only permits are charged in addition to the permit fee that will be charged in accordance with the schedule listed above for new structures.

<u>Foundation Gross Sq. Ft.</u>	<u>Fee</u>
1 to 50,000	\$1,500.00 (includes 11 Ftg/Fndn inspections)
Over 50,000	\$2,750.00 (includes 18 Ftg/Fndn inspections)

D. Temporary Structures and Temporary Occupancies except those exempted by Section 104(b) of the Uniform Construction Code - \$250.00 (includes one final inspection)

E. Special Structures (Communications Towers, Co-locations, Photo-voltaic Arrays, Wind Turbines, etc.) - \$750.00 for each structure. (includes three inspections)

F. Demolition Permits (includes one final inspection)

- 1) \$250.00 first 1,000 square feet
- 2) \$15.00 each additional 500 square feet

G. Roof Material Replacement (No structural repair work is included. Any structural repairs will be subject to an additional fee as described in Item H.)

- 1) Asphalt Shingles - \$250.00 (includes one final inspection)
- 2) All other roof materials (includes energy conservation review/inspection) - \$750.00 (Includes roof decking, insulation and final inspections)

H. Miscellaneous Structural and/or Nonstructural Activity

- 1) \$250.00 (When only one inspection is required)
- 2) \$750.00 (When two or three inspections are required)

(This fee category includes any building activity of a structural or non-structural nature that is not specifically exempted by the Uniform Construction Code, Section 403.42, and not identified elsewhere in this fee schedule.)

I. Mechanical/HVAC Permit - \$250.00 (includes two inspections)

J. Plumbing Permit - \$250.00 (includes two inspections)

K. Electrical Permit - \$250.00 (includes two inspections)

L. Electrical Service Replacement Only (no plan review) - \$250.00 (includes one inspection)

M. Electrical - 3-year Swimming Pool Certification - \$360.00 (includes one inspection)
Each additional pool or hot tub inspected at same time as main public pool - \$75.00

N. Fire Alarm Systems - \$250.00 (includes one inspection)

O. Fire Suppression Systems (installed in existing hood) - \$250.00 (includes one inspection)

P. Fire Protection/Sprinkler Systems (includes two inspections)

- 1) Plan Review and Inspection of first 200 heads and one standpipe - \$375.00
- 2) Each Additional sprinkler head - \$0.39
- 3) Each Additional standpipe - \$125.00
- 4) Each Fire pump - \$150.00

Q. Signs Electric permit charged separately:

- 1) Parallel, Projecting or freestanding signs up to 100 square feet: \$305.00
- 2) Parallel, Projecting or freestanding signs over 100 square feet: \$400.00
- 3) Billboards - New structures and any changes to existing structures other than sign face or content changes - \$1,500.00
- 4) Directional/Informational Sign Packages (As set forth in the Upper Saucon Township Zoning Ordinance)
 - a. Up to four signs, total sign area not to exceed 16 sq. ft. - \$250.00
 - b. More than four signs, total sign area exceeding 16 sq. ft. - \$500.00

R. Racking Systems (i.e. Warehouses)

- 1) \$250.00 - Building Only - Up to 10,000 square feet
- 2) \$350.00 - Building Only - 10,001-50,000 square feet
- 3) \$550.00 - Building Only - Over 50,000 square feet

S. Additional Inspection and/or Re-Inspection Fee - \$150.00 per occurrence

The above-listed building permit fees include the inspections listed above. If there are additional inspections requested, or if there are re-inspections needed as a result of work not being ready for inspection, work not complying with code requirements, or for any reason deemed necessary by the

construction code official, an additional inspection or re-inspection fee must be paid to Upper Saucon Township for each occurrence prior to the inspection being completed.

T. Building Plan Re-Review Fee - \$250.00

This fee shall apply to each additional plan review re-submission as a result of incomplete or denied plans, or for voluntary plan revisions to the project.

U. Miscellaneous Construction Code Official Activities - Any activities, whether or not resulting from or involving a specific building permit, requiring the presence of a Construction Code Official and not specifically listed elsewhere in this fee schedule shall be billed to the party receiving the services at a rate of \$75.00 per hour; one hour minimum.

NONRESIDENTIAL TRANSFER OF OWNERSHIP/LEASEHOLD CERTIFICATE OF OCCUPANCY INSPECTION FEES

The classifications listed below are building code occupancy classifications and they do not necessarily correlate with the zoning code classifications of Upper Saucon Township. Additionally, all listed fees that are based on square footage will be computed on a calculated square footage basis as measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility/mechanical rooms, storage rooms, lobbies, attached garages, foyers, elevators, decks, lobbies, and attics that have a minimum headroom height of 6 feet.

The following fees are not applicable to those properties/projects which have tenant fit-out alterations initiated prior to any inspections being completed and have been charged fees in accordance with Section I.2.A above. Additionally, if the initial transfer of ownership/leasehold inspection reveals that a building permit is required for required repairs and the inspection of all repairs is completed in accordance with the building permit fee schedule, the re-inspection fees listed below in this Section will not be applied.

1. A - Assembly Occupancies (All Sub-categories)

<u>Building Gross Sq. Ft.</u>	<u>Fee</u>
1 to 2,500	\$250.00
2,501 to 5,000	\$350.00
5,001 to 10,000	\$450.00
10,001 to 25,000	\$650.00
Over 25,000	\$650.00 plus \$250.00 for each 5,000 square feet over 25,000

2. M - Mercantile Occupancies

<u>Building Gross Sq. Ft.</u>	<u>Fee</u>
1 to 5,000	\$250.00
5,001 to 25,000	\$500.00
Over 25,000	\$500.00 plus \$250.00 for each 10,000 square feet over 25,000

3. B - Business Occupancies

<u>Building Gross Sq. Ft.</u>	<u>Fee</u>
1 to 5,000	\$250.00
5,001 to 25,000	\$500.00

Over 25,000 \$500.00 plus \$250.00 for each 10,000 square feet over 25,000

4. E - Educational Occupancies

Building Gross Sq. Ft. Fee

1 to 10,000 \$350.00
10,001 to 25,000 \$600.00
25,001 to 50,000 \$1,000.00
Over 50,000 \$1,000.00 plus \$500.00 for each 25,000 square feet over 50,000

5. R - Residential Occupancies

No. of Dwelling Units Fee

1 to 5 \$350.00
6 to 25 \$750.00
26 to 50 \$1,500.00
Over 50 \$1,500.00 plus \$500.00 for each additional 20 dwelling units over 50

6. I - Institutional Occupancies (All Sub-categories)

Building Gross Sq. Ft. Fee

1 to 10,000 \$500.00
10,001 to 25,000 \$1,000.00
Over 25,000 \$1,000.00 plus \$500.00 for each 15,000 square feet over 25,000

7. F - Factory Occupancies (All Sub-categories)

Building Gross Sq. Ft. Fee

1 to 25,000 \$500.00
25,001 to 50,000 \$1,000.00
50,001 to 100,000 \$2,000.00
Over 100,000 \$2,000.00 plus \$1,000.00 for each 50,000 square feet over 100,000

8. H - Hazardous Occupancies (All Sub-categories)

Building Gross Sq. Ft. Fee

1 to 25,000 \$500.00
25,001 to 50,000 \$1,000.00
50,001 to 100,000 \$2,000.00
Over 100,000 \$2,000.00 plus \$1,000.00 for each 50,000 square feet over 100,000

9. S - Storage Occupancies (All Sub-categories)

Building Gross Sq. Ft. Fee

1 to 5,000 \$250.00
5,001 to 15,000 \$350.00
15,001 to 50,000 \$500.00
50,001 to 100,000 \$750.00
Over 100,000 \$750.00 plus \$500.00 for each 50,000 square feet over 100,000

10. U - Utility & Miscellaneous Occupancies

Building Gross Sq. Ft. Fee

1 to 1,500 \$250.00
1,501 to 15,000 \$500.00

Over 15,000 Flat Fee - \$1,500.00

11. Re-Inspection Fees (All Occupancy Types)

<u>Building Gross Sq. Ft.</u>	<u>Fee</u>
1 to 25,000	\$250.00
25,001 to 50,000	\$350.00
50,001 to 100,000	\$450.00
Over 100,000	\$750.00

BUILDING CODE BOARD OF APPEALS

1. BUILDING CODE APPEAL FEE -

Costs to the Township that are covered by the building code appeal fee include advertising, public notices, and necessary administrative overhead. Administrative overhead includes mailings, record keeping, disbursements and other miscellaneous expenses.

- A. All Applications for Appeal to the Board of Appeals - \$300.00
- B. An applicant may request that the hearing before the Board of Appeals be stenographically recorded; however, stenographer fees shall be contracted for, and paid separately by, the applicant. [Upper Saucon Township Ordinance 120.]
- C. Withdrawal of Appeal to the Board of Appeals -
 - 1) Appeal withdrawn by the applicant prior to advertisement of the public hearing in the newspaper - full refund of appeal fee.
 - 2) Appeal withdrawn after advertisement in the newspaper - 25% refund of appeal fee.

ZONING ACTIVITIES FEES

1. ZONING PERMIT FEES -

- A. Zoning Permit not requiring issuance of a Building Permit - \$50.00
- B. Zoning Permit issued in conjunction with a Building Permit - \$25.00
- C. Tree Removal Permit - \$25.00
- D. Grading Permit Fees

The fees collected for the review of an Individual Lot Grading Plan (ILGP) include:

Two (2) pre-construction reviews of the proposed grading plan and any proposed stormwater infrastructure,

One (1) as-built foundation plan review and,
One (1) final as-built grading plan review and inspection
Any reviews in excess of those listed above shall require additional fees as listed in items 4 & 5 below.

1. Grading permit for construction of a new single family residence - \$500.00
2. Grading permit for construction of a new single family residence where NPDES Permit is required - \$750.00
3. Grading Permit RE-Review: where more than two (2) submissions are required to obtain a grading permit approval OR where field changes are proposed POST grading permit issuance and PRE submission of an As-Built Final Grading Plan - \$150.00/each additional review.
4. Grading Plan review associated with a required Corrective Action Plan (CAP) - \$1,000.00
5. Final As-Built Grading Plan RE-Review due to unauthorized revisions to the approved grading plan permit - \$300.00
6. Post-Occupancy Grading Permit for installation of additional impervious
 - a. Where adequate stormwater capacity exists - \$150.00
 - b. Where additional stormwater capacity must be provided - \$250.00
7. Grading Permit for all other earth disturbance activities - \$300.00

E. New Driveway Curb Cut - \$250.00

2. ZONING APPEAL FEES -

Costs to the Township that are covered by zoning appeal fees include advertising, public notices, compensation of members of the Zoning Hearing Board, compensation of the Board secretary, the applicant's portion of the cost of the court stenographer, and necessary administrative overhead. Administrative overhead includes mailings, record keeping, disbursements and other miscellaneous expenses. [MPC Section 908, Para 1.1.]

A. Applications for Appeal to the Zoning Hearing Board

- 1) Residential - \$350.00
- 2) Non-residential - \$1,000

B. Continuance Fee for Each Additional Hearing Requiring Advertising - \$250.00

- 1) If an appeal cannot be concluded at one public hearing and is continued, a Continuance Fee shall be paid by the applicant each time the appeal is continued.
- 2) If an appeal is continued prior to commencement of the public hearing and advertising for same, or if an appeal is continued at the request of the Township, a Continuance Fee will not be charged.

- C. Conditional Use Applications (Hearing by the Board of Supervisors) - \$1,500.00
- D. Curative Amendments (Hearing by the Board of Supervisors) - \$2,500.00
- E. Validity Challenges (Hearing by the Zoning Hearing Board) - \$2,500.00
- F. Petitions for Rezoning and/or Amendments to the Zoning Ordinance - \$2,500.00
- G. Original Transcript of Stenograph Record of Hearing – The cost of the original transcript of the stenographic record shall be borne by the Township if the transcript is ordered by the Board; otherwise, the cost shall be paid by the person requesting the transcript. [MPC Section 908, Para 7.]
- H. Withdrawal of Appeal to the Zoning Hearing Board –
 - 1) Appeal withdrawn by the applicant prior to advertisement of the public hearing in the newspaper – full refund of appeal fee.
 - 2) Appeal withdrawn after advertisement in the newspaper – 25% refund of appeal fee.

SEWAGE ENFORCEMENT AND SOILS TESTING ACTIVITIES FEES

1. SITE EVALUATION/SOILS TESTING FOR STORM WATER MANAGEMENT SYSTEMS

- A. New/Repair Soil Probes (3max/lot), witness only - \$225.00
Each additional probe, witness only - \$75.00
- B. Percolation Test or Double Ring Infiltrometer (1 or 2 simultaneous) 6 holes/area, witnessed only on same lot - \$600.00

All excavation for probes, and digging, preparation and running percolation or infiltrometer tests are the responsibility of the applicant and shall be completed at the applicant's expense.

2. SITE EVALUATION/SOILS TESTING FOR ON-LOT SEWAGE DISPOSAL SYSTEMS

- A. New/Repair Soil Probes (3max/lot), witness only - \$225.00
Each additional probe, witness only - \$75.00
- B. Percolation Test (1 or 2 simultaneous) 6 holes/area, witnessed only on same lot - \$600.00

All excavation for probes, and digging, preparation and running percolation tests are the responsibility of the applicant and shall be completed at the applicant's expense.

3. PLAN REVIEW

- A. Plan review to determine suitability completeness for submission for DEP planning module
Minimum charge (up to 1 hour of review time) - \$75.00
Each additional hour needed - \$75.00 per hour

4. PERMIT ISSUANCE – NEW/REPAIR/SYSTEM MODIFICATION

A. Application - \$75.00

B. Design Review - \$150.00

C. System Inspection based on type:

- 1) In Ground – bed or trench system, including infiltrator units – (4) inspections included - \$600.00
(Initial Construction Inspection; Tanks/ Absorption Area Excavation; Prior to Cover; Final)
- 2) In Ground Pressure Dosed Trench Systems or Elevated Sand Mound Trench Systems – (5) inspections included - \$750.00
(Initial Construction Inspection; Absorption Area Excavation; Tanks & Pressure Test; Prior to Cover; Final)
- 3) Elevated Sand Mound/ At-Grade Pressure Dosed Beds or any on site systems within PA DEP Alternative Guidance Classification (5) inspections included - \$750.00
(Initial Construction Inspection; Scarification; Sand-in-place; Tanks & Pressure Test; Final)
- 4) Drip Irrigation Systems (5) inspections included - \$1,000.00
(Pre-construction; Bldg. Sewer & Tanks; Drip Tube Installation; Pressure Test; Final Grade; Homeowner Meeting)
- 5) Holding Tank (2) inspections included - \$300.00
(Applicant is also responsible for the payment of 100% of all Township incurred legal/engineering expenses for preparation and execution of required agreements.)
- 6) Spray Irrigation (5) inspections included - \$900.00
- 7) Commercial System Up to (5) inspections included - \$1,100.00
- 8) Experimental/DEP Approval Required Systems (5) inspections included - \$1,550.00

D. Small Flow Treatment Facility - \$1,000.00

(Applicant is also responsible for 100% of all Township incurred legal/engineering expenses involved with the review, preparation, inspection and permitting of such facilities).

E. Each additional inspection beyond what is included in the above-listed fees - \$125.00

(Re-inspections of work not ready, not compliant or additional requested inspections shall be assessed this fee per inspection and the fee must be paid to the Township prior to the re-inspection being completed)

5. COMPONENT REPLACEMENT OR REPAIR

Replacement of system component including but not limited to: septic tank, pump tank, pump motor, septic tank risers, septic tank baffle, building sewer line, motor/pump, distribution box, or clean out assembly.

A. Application - \$75.00

6. PERMIT TRANSFER

The transfer of permit from old owner to new owner, with same design used, and same duration of permit, in place, with no time extensions - \$75.00

7. RENEW PERMIT

Applies to the use of the same design and the same owner, with a new 3 year issuance

A. Application - \$50.00

B. Design Review – to verify design incorporates latest PA DEP regulations - \$75.00

C. Inspections will be charged as per system type listed above - \$600.00 to \$1,100.00

8. VERIFICATION OF PREVIOUS TESTING

On site investigation to confirm that site meets all PADEP requirements for use as an approved disposal area. Additional replacement area testing that may be required shall be subject to the Site Evaluation Testing rates listed above. - \$200.00

9. SOIL SCIENTIST

At those times when it is deemed necessary for the Township to utilize the services of a soil scientist to verify required information, the applicant shall be responsible for 100% of the actual fees billed by the soil scientist to the Township.

10. VIOLATION/MALFUNCTION ENFORCEMENT ACTIVITIES

All activity necessary for the investigation and enforcement of DEP regulations as they relate to observable, confirmed violations shall be charged at \$75.00 per hour plus any associated lab testing fees, and shall be assessed to the violator up to the point that the application for repair has been completed and submitted for approval. The violator will be charged these fees along with application fees

11. SEPTIC SYSTEM ABANDONMENT FEE

Verification of completion of proper abandonment procedures - \$100.00

12. SEO RATE FOR NON-PERMIT RELATED ACTIVITIES

Performing hourly work that is outside the SEO permitting procedure - \$75.00 per hour