

**TOWNSHIP OF UPPER SAUCON
LEHIGH COUNTY, PENNSYLVANIA
RESOLUTION NO. 2024-05**

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 3, 2023 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 3, 2023 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 3, 2024, 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 2nd day of JANUARY, 2024, 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



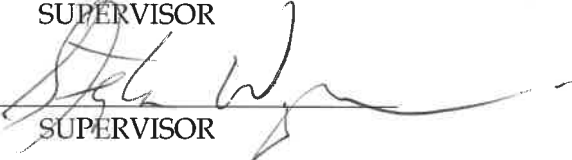
CHAIRMAN



VICE CHAIRMAN



SUPERVISOR



SUPERVISOR

SUPERVISOR

Exhibit A

**UPPER SAUCON TOWNSHIP
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMPREHENSIVE FEE SCHEDULE
(Per Resolution No. 2024-05)**

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

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MUNICIPAL - 2024 FEE SCHEDULE – RESIDENTIAL INSPECTION SERVICES

FLAT RATE COSTS INCLUDING PLAN REVIEW (NEW CONSTRUCTION ONLY) **ALL PLANS MUST BE COLLATED**

RESIDENTIAL DWELLING PACKAGE:

\$ 1100.00 (Up to 2500 Square feet)

Includes building, mechanical, energy, plumbing and electrical

– Up to ten site visits included

\$ 110.00 Cost for each 1 - 500 additional square feet above 2500

INDUSTRIALIZED (MODULAR) HOMES (or manufactured homes over full basement):

\$ 605.00 Includes building, mechanical, energy, plumbing and electrical

– Up to six site visits included

MANUFACTURED (MOBILE) HOMES:

\$ 530.00 Includes building and electrical

Building – Up to three site visits– electrical – Up to two site visits

BASEMENT FINISH OR INTERIOR ALTERATION:

\$ 530.00 Includes building, energy and electrical

– Up to five site visits

\$ 135.00 Additional cost for any plumbing in renovation (requires plumbing inspections)

\$ 135.00 Additional cost for any new HVAC units (requires mechanical inspections)

ADDITIONS:

\$ 730.00 (Up To 750 Square Feet)

Includes building, energy and electrical

– Up to seven site visits

\$ 110.00 Cost for each 1 - 500 additional square feet above 750

\$ 135.00 Additional cost for any plumbing in addition (requires plumbing inspections)

\$ 135.00 Additional cost for any new HVAC units (requires mechanical inspections)

ROOF STRUCTURE (over deck or patio):

\$ 430.00 Includes building only – Up to four site visits

CONCRETE SLAB:

\$ 140.00 Building - one inspection

DECKS:

\$ 265.00 Building – Up to two inspections for decks over 48” or more above ground

\$ 330.00 Building – Up to three inspections for decks less than 48” above ground

SWIMMING POOLS:

\$ 265.00 (ABOVE-GROUND)

Building, electrical – Up to two site visits

\$ 430.00 (IN-GROUND)

Building, electrical – Up to four site visits

\$ 265.00 (SPA OR HOT TUB)

Building, electrical – Up to two site visits

ACCESSORY STRUCTURES:

(up to 1000 square feet)

Includes building and energy

\$430.00 – Up to three site visits

\$110.00 Cost for each 1 – 500 additional square feet above 1000

MUNICIPAL - 2024 FEE SCHEDULE – RESIDENTIAL INSPECTION SERVICES

FLAT RATE COSTS (NEW CONSTRUCTION ONLY) - CONTINUED:

DEMOLITION:

- \$ 140.00 (includes first 2000 square feet)
- \$ 33.00 (for each additional 500 square feet)

MINOR ALTERATION (at the discretion of the inspector):

- \$ 165.00 – includes one site visit
- \$ 275.00 – includes up to two site visits
- \$ 360.00 – includes up to three site visits

RETAINING WALL:

- \$ 330.00 – includes up to three site visits

ROOF REPLACEMENT:

- \$ 125.00 - includes one site visit

POLE BUILDING

- \$265.00 Building only – up to two site visits

POOL FENCE REPLACEMENT:

- \$165.00 – includes one site visit

PHOTOVOLTAIC (SOLAR) or WIND TURBINE ALTERNATE POWER SYSTEMS:

- \$ 360.00 Roof Mounted First 5kw of system – Building and electric two total site visits.
- \$ 33.00 Each additional 5kw of system.
- \$ 468.00 Ground Mounted First 5kw of system – Building and electric four total site visits.
- \$ 33.00 Each additional 5kw of system.

GENERATOR (back up power) OR GEOTHERMAL SYSTEMS:

- \$ 330.00 – Up to three visits – Building, Mechanical and Electrical Only

NOTE: ALL FLAT FEES LISTED ABOVE INCLUDE PLAN REVIEW

OTHER THAN FLAT RATE AND OTHER SUB CODES:

RESIDENTIAL BUILDING INSPECTIONS (when not included in flat rate pricing):

- \$ 83.00 per hour with one hour minimum

RESIDENTIAL PLANS EXAMINATION (when not included in flat rate pricing):

- \$ 83.00 per hour with a one hour minimum

PLUMBING SUB-CODE FEES (when not included in flat rate pricing):

- \$ 165.00 Including first (6) trapped fixtures – Up to two site visits
- \$ 13.50 per each additional trapped fixture(s)
- \$ 88.00 - new water line
- \$ 140.00 - Sanitary Sewer Hook-up (each lateral)
- \$ 88.00 – Water Heater replacement (plus electric)
- \$ 165.00 – Residential Sprinkler System

MECHANICAL SUB-CODE FEES (when not included in flat rate pricing):

- \$ 165.00 Including first unit or ductwork alterations – Up to two site visits
 - \$ 33.00 per each additional mechanical unit. (Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
 - \$ 165.00 Freestanding Stove
 - \$ 88.00 HVAC replacement (plus electric)
-

RESIDENTIAL ELECTRICAL SUB CODE FEES (when not included in flat rate pricing):

RESIDENTIAL UNITS, FLAT RATE (New Construction):

- \$ 165.00 - Single Family with up to 200 Amp Service - Up to two visits.
- \$ 220.00 - Single Family with up to 400 Amp Service - Up to two visits.

INDUSTRIALIZED (MODULAR) HOMES OR MANUFACTURED (MOBILE) HOMES:

- \$ 165.00 - Single Family with up to 200 Amp Service - Up to two visits.

BASEMENT OR INTERIOR RENOVATIONS:

- \$ 165.00 - For up to 25 outlets (plus heat) - Up to two visits.
 - \$ 16.50 - For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

ADDITIONS AND ACCESSORY STRUCTURES:

- \$ 165.00 - For up to 25 outlets (plus heat) - Up to two visits.
 - \$ 16.50 - For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

SERVICE ONLY:

- \$ 100.00 - 200 Amps or less
 - \$ 145.00 - 400 Amps or less
 - \$ 200.00 - 800 Amps or less
 - \$ 45.00 - Each additional meter or panel inspected per service.
- Please note that all service inspections include one visit only.

SWIMMING POOLS (electric only):

- \$ 165.00 - Above Ground - Up to two visits.
- \$ 265.00 - In Ground - Up to three visits.
- \$ 165.00 - Spa or Hot Tub - Up to two visits.

HEATING AND AIR CONDITIONING UNITS:

- \$ 55.00 - (per unit)
- \$ 44.00 - Baseboard (first unit)
- \$ 11.00 - Baseboard (each additional unit)

MISCELLANEOUS FEES:

- \$ 100.00 - Residential security/fire alarm systems
- \$ 180.00 - EV Charging Station
- \$ 180.00 - Wind Turbine - Up to 5kw - Up to two visits.
- \$ 250.00 - Solar Photovoltaic Systems - Up to 5kw - Up to two visits.
- \$ 28.00 - Solar Photovoltaic and Wind Turbine Systems - Each additional 5kw rating of system.
- \$ 235.00 - Generator (electric only) - (22KW or less) (Use commercial fee schedule if over 22KW)

- \$ 83.00 - COST (PER VISIT) FOR ADDITIONAL VISITS OR CONSULTATION
- \$ 83.00 - RE-INSPECTION FEE FOR VIOLATIONS (PER VISIT)
- \$ 83.00 - MINIMUM INSPECTION FEE (PER VISIT)
- \$ 140.00 - MINIMUM PERMIT FEE
- \$ 55.00 - COST TO COLLATE PLANS (per set of plans)
- \$ 33.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY
- \$ 33.00 - COST TO MAKE 8 ½ X 11" COPIES PLUS \$1.00 PER PAGE.
- \$ 55.00 - COST TO MAKE COPIES LARGER THAN 8 ½ X 11" PLUS 2.50 PER PAGE.
- \$ 4.50 - STATE PERMIT FEE (COLLECTED FOR STATE)

Please call 610-866-9663 for any costs not included on these sheets or with any questions.

2024 FEE SCHEDULE – COMMERCIAL INSPECTION SERVICES

ALL PLANS MUST BE COLLATED

New Construction and Additions (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$550.00 plus
First 25,000 square feet	\$0.30 per square foot plus
25,001 to 250,000 square feet	\$0.25 per square foot plus
Over 250,000 square feet	\$0.18 per square foot

Alterations, Renovations or tenant “fit-out” (includes plan review and inspections for building, energy and accessibility sub-codes):

Base Fee:	\$550.00 plus
First 25,000 square feet	\$0.30 per square foot plus
Over 25,000 square feet	\$0.14 per square foot

Building and Sub-code Plan Review Fees – (Fee if no inspections are to be performed)

95% of ICC Review Fee. (Minor reviews @ \$94.00 per hour – two hour minimum)

Single sub-code or re-submission (building, mechanical, plumbing, electrical, energy or accessibility) –

All Use Groups: \$94.00 per hour – two hour minimum

Electronic Plan Review Fees - (building, mechanical, plumbing, electrical, energy or accessibility) –

All Use Groups: \$121.00 per hour – two hour minimum - plus printing costs as applicable.

Commercial Building Inspections (not included in fees listed above and Consultation Fees on Behalf of the Municipality:

\$94.00 per hour with one hour minimum

Footings/Foundation Only Fees (includes plan review and inspections for the footing and foundation only):

First 25,000 square feet	\$1320.00
25,001 to 250,000	\$3960.00
Over 250,000 square feet	\$6600.00

2024 FEE SCHEDULE – COMMERCIAL INSPECTION SERVICE (CONTINUED)

Special Flat Rate for Building Sub-code (including plan review fees):

Fire Protection – Sprinklers and Standpipes:

\$440.00 - Including first 200 heads and one standpipe
\$ 0.47 - per sprinkler head (for over 200 heads)
\$140.00 - per standpipe (for over one standpipe)

Fire Alarm System:

\$231.00 Building Only – Up to 5000 sq. ft.
\$365.00 Building Only – 5001 – 10,000 sq. ft.
\$660.00 Building Only – 10,001 –
50,000 sq. ft.
\$1320.00 Building Only – Over 50,000 feet

Commercial Kitchen Exhaust (Per Hood) (includes building, mechanical and electrical as needed):

\$440.00 – Type 1 - Including hood installation and suppression system
\$231.00 – Suppression system only (in existing hood)
\$330.00 – Hood installation only

Signs - Parallel, Projecting, or Freestanding Signs (Up to 100 square feet):

\$365.00 - (includes building) – Up to two visits
\$ 2.50 - Each additional square foot over 100)
\$ 66.00 – Each additional sign per building permit application

Racking Systems (i.e. warehouses):

\$550.00 Building Only - up to 10,000 sq. ft.
\$1100.00 Building Only-10,000–50,000 sq. ft.
\$1650.00 Building Only–Over 50,000 sq. ft.

Roof Replacement:

\$440.00 – (one site visit) (first 5000 square feet)
\$ 33.00 – Each additional 5000 square feet
\$ 94.00 – Adder for insulation inspection when needed

Demolition Permit:

\$ 220.00 - First 1000 square feet
\$ 22.00 – Each additional 1000 sq. feet

Cell Tower Co-locate (on existing structures):

\$365.00 - (includes building only) – Up to two visits

Temporary Tent:

\$220.00 - (one site visit)

Wind Turbine and Solar Photovoltaic Systems (includes building and electrical):

\$400.00 – for first 5kw rating of system
\$ 33.00 - for each additional 5kw rating of system

Minor Alteration as Determined by the Code Official (building only):

\$250.00

Commercial Plumbing and Mechanical sub-code fees (plus plan review):

Plumbing:

\$190.00 - Including first (3) trapped fixtures
\$ 33.00 - per each additional trapped fixture(s)
\$100.00 - new water line
\$165.00 - Sanitary Sewer Hook-up (each lateral)

Mechanical:

\$190.00 - Including one unit or duct work
alterations
\$ 44.00 - per each additional mechanical unit
(Units include each air handler and exhaust units
over 150CFM, excluding commercial kitchen
exhaust.)
\$200.00 – Replacement of single HVAC Equipment.
One visit. Electric & Mechanical

2024 Commercial Electrical sub-code fee (plus plan review):

WIRING OUTLET QUANTITIES:

\$190.00 – 1 to 25 outlets or devices

\$28.00 – each additional 25 outlets or devices

(Please note that an outlet or device is a receptacle, light, switch, etc.)

SERVICES AND FEEDERS:

\$100.00 – 200 Amps or less

\$145.00 – 400 Amps or less

\$200.00 – 800 Amps or less

\$220.00 – 1000 Amps or less

\$265.00 – 1500 Amps or less

\$400.00 – 2000 Amps or less

\$530.00 – Over 2000 Amps

\$ 55.00 – Cost for Additional Panel (at reviewer's discretion)

(x3) Multiplier for above items for voltages over 600

TRANSFORMERS AND MOTORS:

\$ 66.00 – up to 25hp or 50 kVA

\$ 77.00 – 26 to 50hp or 51 to 100 kVA

\$100.00 – 51 to 100hp or 101 to 200 kVA

\$135.00 – 101 to 200hp or 201 to 500 kVA

\$200.00 – over 200hp or 500 kVA

(x3) Multiplier for above items for voltages over 600

HEATING AND AIR CONDITIONING UNITS:

\$ 77.00 – up to 50 kW for first unit

\$ 33.00 – up to 50 kW for each additional unit

\$100.00 – 51 – 100 kW for first unit

\$ 44.00 – 51 kW – 100 kW for each additional unit

\$135.00 – over 100 kW for first unit

\$ 55.00 – over 100 kW for each additional unit

GENERATORS, VAULTS, SUBSTATIONS, ETC.:

\$165.00 - Up to 10KW/KVA

\$200.00 - 10 to 20KW/KVA

\$245.00 – 21 to 100KW/KVA

\$330.00 – 101 to 200KW/KVA

\$400.00 – 201 – 500KW/KVA

\$530.00 – over 500KW/KVA

(x3) Multiplier for above items for voltages over 600

MISCELLANEOUS FEES:

\$125.00.00 – Sign for first unit

\$ 55.00 – Sign for each additional unit

\$605.00 – Commercial Swimming Pool State of PA 3 year certification. This is per inspection – pass or fail.

\$82.50 Each additional pool or hot tub inspected at same time as main public pool.

\$125.00 – Protective Signaling Systems

\$ 33.00 – Site Light and or pole standard (each)

WIND TURBINE AND SOLAR PHOTOVOLTAIC SYSTEMS:

\$ 66.00 – Transfer, disconnect, metering or inverter equipment (each)

\$165.00 – for first 5kw rating of system

\$ 33.00 - for each additional 5kw rating of system

\$ 83.00 - COST (PER VISIT) FOR ADDITIONAL VISITS AND RE-INSPECTION VISITS

\$ 95.00 - MINIMUM INSPECTION FEE (PER VISIT)

\$140.00 - MINIMUM PERMIT FEE

\$ 33.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY

\$ 55.00 – COST TO COLLATE PLANS (per set of plans)

\$ 33.00 – COST TO MAKE 8 ½ X 11" COPIES PLUS \$1.10 PER PAGE.

\$ 55.00 – COST TO MAKE COPIES LARGER THAN 8 ½ X 11" PLUS 2.75 PER PAGE.

\$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)

\$ - AFTER HOURS INSPECTIONS – CALL FOR FEES

Note: Projects which are phased may be assessed additional fees.

Please call 610-866-9663 for any costs not included on these sheets or with any questions.

NONRESIDENTIAL TRANSFER OF OWNERSHIP/LEASEHOLD CERTIFICATE OF OCCUPANCY INSPECTION FEES

Commercial and Industrial Buildings

- \$160.00 for first 1000 sq. ft. or less (single site visit only)
- \$25.00 for each additional 1 - 500 sq. ft.
- \$350.00 Maximum fee for initial inspection
- \$70.00 re-inspection (per visit)
- \$25.00 - Certificate of Occupancy

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 for all other earth disturbance activities - \$300.00
4. 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
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

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

[End of Fee Schedule]