

RESOLUTION 2017 - 02
2017 SCHUYLKILL TOWNSHIP FEE SCHEDULE
REVISED JANUARY 3, 2017

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SCHUYLKILL TOWNSHIP,
CHESTER COUNTY, SETTING THE SCHEDULE OF SUBDIVISION, LAND
DEVELOPMENT, ZONING AND OTHER FEES AND CHARGES, AS FOLLOWS:**

All Permit Fees are Non-Refundable

*A Pennsylvania Department of Labor & Industry Fee of \$4.00 is required for each Construction or Building Permit
All Application Fees are payable when Application is made.*

1. BUILDING PERMITS

- A. All dimensions shall be based on exterior wall measurements
- B. All permits required for rebuilding after fire or Act of God using previous foundation will be issued at a reduced fee (75% of calculated fee). *To allow 75% of calculated fee, building must be secured and kept secured, and reconstruction is treated as new construction.*
- C. Submitted plans are subject to review by the Zoning Officer and Building Official. Additional reviews done after the first review will be billed separately from the building permit fee. All review fees are to be paid prior to issuance of a building permit. Plans may be subject to review by Township Engineer and may require additional fees. Engineer review fees will be escrowed.

D. Residential (R-3 as defined by the Uniform Construction Code)

- i) New Construction..... **\$ 500.00** application fee plus \$0.37 per sf.
(i.e., new home, detached garage, porches, addition with no major interior renovations)
- ii) Interior & Exterior Renovations/Alterations.. **\$ 200.00** application fee **plus \$16.00 per \$1,000 construction cost** *(i.e., kitchens, bathrooms, changes in exterior wall covering, structural damage & repair, finished attic/basement, outdoor living/entertaining area, etc.)*
- iii) Solar/Geothermal Energy **\$ 200.00** application fee **plus \$16.00 per \$1,000 construction cost**
- iv) Generator Installation..... **\$ 160.00**
- v) HVAC Replacement..... **\$ 120.00**
- vi) Electrical Service Upgrade..... **\$ 100.00**
- vii) Electrical Only **\$ 85.00**
- viii) Plumbing Only **\$ 85.00**
- ix) Accessory Structure < 500 sf.... **\$ 115.00**
- x) Swimming Pool In-Ground.... **\$ 25.00/\$1,000 construction cost (\$350 min.)**
Above Ground under 42”..... **\$ 80.00**
Above Ground over 42”..... **\$ 160.00**
- xi) Decks <than 500 sf.... **\$ 40.00 plus \$0.75/sf**
500 sf – 1,000 sf.... **\$ 160.00 plus \$0.50/sf**
>than 1,000 sf.... **\$ 115.00 plus \$0.25/sf**
electrical (if applicable).... **\$ 85.00**
- xii) Patios, Pavers, Walkways & Driveways.... <than 500 sf.... **\$ 30.00 plus \$0.75/sf**
500 sf – 1,000 sf.... **\$ 55.00 plus \$0.50/sf**
>than 1,000 sf.... **\$ 105.00 plus \$0.25/sf plus E&S Grading Permit**
electrical (if applicable).... **\$ 85.00**

- xiii) Fence Permit \$ 80.00
- xiv) Manufactured Housing Removal Permit..... \$ 100.00
Installation Permit..... \$ 200.00
- xv) Sprinklers..... Residential Permit..... \$ 400.00 includes 1½ hours of plan review
(*must meet base requirements*) Additional Review..... \$ 72.00 per hour
- xvi) **Failed Inspection Residential.....\$ 80.00-must be paid prior to re-inspection**

E. Miscellaneous

- i) Re-roofing without Structural Repairs \$ 146.00
(*Structural Repairs fall under Repairs/ Alterations*)
- ii) Retaining Wall (*any wall over 2' in height*) \$ 16.00 per \$1,000 estimated cost
(*\$200.00 minimum*)
Walls 3' high or over will require Township Engineer review;
Engineer review fees will be escrowed.
- iii) Signs \$ 160.00 per installation
- iv) Temporary Structures \$ 100.00
(*i.e., tents, construction trailer, road side stands*)
- v) Special Events (*i.e. carnivals; haunted houses, etc.*) \$ 200.00
- vi) Demolition \$ 200.00 per building
(1) Commercial or Industrial structures will be billed hourly.
(2) Demolition fee is half price if building is suitable for fire training as determined by the Fire Chief.
(3) ***If a building is 50 years old or older, demolition must be reviewed by the Historical Commission***

F. Commercial / Industrial / Institutional

- i) New Construction or Additions \$ 1,000.00 application fee plus 2% construction cost
- ii) All Structural Repairs & Alterations \$ 500.00 application fee plus 2% construction cost
- iii) Any other construction not specifically **Actual Cost of Review** by Zoning
delineated above Officer, Code Enforcement Officer and
Township Engineer. ***Engineer Review Fees will be escrowed.***
- iv) Fire Protection Permit
(1) SprinklerCommercial Permit..... \$ 750.00 includes 1½ hours of plan review
(*must meet base requirements*)
Additional Review..... \$ 110.00/hr
(2) Fire Alarm (*detection*)Commercial Permit \$ 750.00 includes 1½ hours of plan review
(*must meet base requirements*)
Additional Review..... \$ 110.00/hr
(3) Fire Inspections.....Commercial..... Building Code Official's current hourly rate
(*hotels motels, assembly, institutional, business, medical, factory, retail, industrial high hazard, storage, utility and any miscellaneous or similar buildings*)
- v) **Failed Inspection, Commercial..... \$ 160.00**

ANY CONSTRUCTION STARTED AND/OR COMPLETED WITHOUT A BUILDING PERMIT WILL REQUIRE THE FILING OF A BUILDING PERMIT APPLICATION, AND THE PERMIT FEE BEING DOUBLED

2. TOWNSHIP ROAD ENCROACHMENT / HIGHWAY OCCUPANCY PERMITS

A. If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more persons to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permitted shall be charged for additional fees and expenses incurred by each assigned inspector and the Township.

	<u>Filing Fee</u>	<u>Escrow</u>
i) Township Road Occupancy-new driveway	Per PennDOT Fee Schedule	\$ 1,000.00 <i>if required by Twp.</i>
ii) Township Road Occupancy-utilities	Per PennDOT Fee Schedule	\$ 10,000.00 Bond/Year <i>if required by Twp.</i>
iii) State Road (issued by PennDOT)	Per PennDOT Fee Schedule	--

3. ZONING HEARING BOARD (non-refundable filing fee) †

	<u>Filing Fee</u>
A. For Change of Zoning.....	\$ 3,000.00
B. Residential.....	\$ 750.00
i) Continuance	\$ 300.00
C. Multi-Family Dwellings	\$ 750.00 <i>plus \$50.00 per unit</i>
D. Non-Residential.....	\$ 1,500.00
i) Continuance	\$ 500.00
E. Signs (FR, R-1, R-2 Districts)	\$ 500.00
F. Signs (all other Zoning Districts)	\$ 750.00
G. Appeal of Zoning Officer	\$ 1,500.00

Hearing Transcripts must be ordered directly from the Court Reporter. They may be viewed at the Township office but copies cannot be provided.

4. PETITIONS (non-refundable) †

	<u>Filing Fee</u>
A. Amendment to the SLDO	\$ 3,000.00

5. CHALLENGE TO VALIDITY OF ORDINANCE & CURATIVE AMENDMENTS †

	<u>Filing Fee</u>
A. Filing Fee	\$ 7,500.00

6. CONDITIONAL USE †

	<u>Filing Fee</u>
A. Residential.....	\$ 2,000.00
i) Continuance (each)	\$ 300.00
B. Non-Residential.....	\$ 5,000.00
i) Continuance (each)	\$ 500.00

† In addition to these fees, the applicant may be required to pay additional fees as allowed by the Municipal Planning Code (“MPC”). Fees are non-refundable.

7. MISCELLANEOUS HEARINGS / APPEAL OF UNIFORM CONSTRUCTION CODE

	<u>Filing Fee</u>
A. Miscellaneous Hearings	\$ 1,000.00

8. ACT 537 REVISION

	<u>Filing Fee</u>
A. Residential.....	\$ 1,000.00 plus Township Engineer’s fees
B. Non-Residential.....	\$ 2,000.00 plus Township Engineer’s fees

9. SUBDIVISION AND LAND DEVELOPMENT

The subdivision and land development plan filing fee is payable at the time of preliminary plan submission. A sketch plan may be submitted for review by the Township prior to preliminary plan submittal. A deposit of \$1,000 must accompany a sketch plan submittal along with a form agreeing to reimburse the Township for review fees over and above the \$1,000 deposit.

At the time of the Preliminary Application or Preliminary/Final Application, along with the filing fee and the subdivision and land development application, the Applicant or Developer will be required to deposit an escrow check with the Township for review of the plans. Escrowed funds must be replenished when depleted by fifty percent (50%) on the original amount and the project has the potential to incur further costs.

Upon the recording of the subdivision plan by the Applicant or Developer with the Chester County Recorder of Deeds, or upon final action by the Board of Supervisors, or upon withdrawal of the Application by the Applicant or Developer, and after payment of all advertising, engineering, legal and other expenses incurred by the Township, the balance of the escrow deposit shall be refunded to the Applicant. Funds held in the escrow account shall not be returned until **all** Township invoices have been paid by the applicant.

No final plans will be signed and/or released by the Board of Supervisors until all conditions of approval, fees and costs for the review of the subdivision or land development have been paid in full.

The applicant shall pay all County Planning Commission, County Health Department, PaDEP, PennDOT, recording fees and any other regulatory agency fee holding jurisdiction.

A. *Lot Line Change*

	<u>Filing Fee</u>	<u>Escrow</u>	<u>Total</u>
i) Residential	\$ 250.00	\$ 1,000.00	\$ 1,250.00
ii) Non-Residential	\$ 500.00	\$ 2,000.00	\$ 2,500.00

**B. *Sketch Plan*..... 50% of applicable..... \$ 1,000.00
Preliminary Plan fee**

C. *Residential:* These fees apply to residential projects for sale, condominium ownership or rental; any type of buildings either as a subdivision or single tract land development, or an agricultural subdivision (except for guidelines in Article I, Section 107, Subdivision, MPC, Act 247, as amended).

	<u>Base Fee</u>	<u>Fee Each Lot/Unit</u>	<u>Escrow</u>
i) 1-Lot Land Development...\$	25.00	None	\$ 2,000.00
ii) 1-5 Lots / Units	\$ 75.00 Plus	\$ 10.00/Lot/Unit	\$ 5,000.00
iii) 6-15 Lots / Units	\$ 100.00 Plus	\$ 10.00/Lot/Unit	\$ 7,500.00
iv) Over 15 Lots / Units	\$ 100.00 Plus	\$ 10.00/Lot/Unit	\$ 10,000.00

D. **Non-Residential Subdivisions:** These fees apply to applications for subdivision and conveyance of land for non-residential uses, not proposed for land development as defined in Section 107 of the Municipal Planning Code.

<u>Number of Lots & Units</u>	<u>Base Fee</u>	<u>Fee Each Lot/Unit</u>	<u>Escrow</u>
i) 1-5 Lots/Units	\$ 150.00 Plus	\$ 30.00 Lot/Unit	\$ 5,000.00
ii) Over 5 Lots	\$ 200.00 Plus	\$ 25.00 Lot/Unit	\$ 7,500.00

E. **Non-Residential Land Development:** These fees apply to all projects or sections of mixed projects which are for non-residential use for sale, condominium, lease or rent in any type of building on a single tract of land.

<u>Number of Developed Acres</u>	<u>Base Fee</u>	<u>Fee Gross Floor Area</u>
i) 1 Building under 250 sf...	25.00... Plus	None
ii) Under 5 acres	250.00... Plus	\$ 30.00/1,000 sf
iii) 5 – 49.99 acres.....	300.00 ... Plus	\$ 30.00/1,000 sf
iv) 50 – 99.99 acres.....	300.00 ... Plus	\$ 30.00/1,000 sf
v) Over 100 acres	300.00 ... Plus	\$ 30.00/1,000 sf
vi) Escrow Fees		
(1) 1-Building <250 sf.....	\$ 1,000.00	
(2) Under 5 acres	\$ 2,500.00	
(3) 5 – 49.99 acres	\$ 5,000.00 ... Plus	\$ 50.00 for every acre or partial acre >5 acres
(4) 50 – 99.99 acres.....	\$ 7,500.00 ... Plus	\$ 50.00 for every acre or partial acre >50 acres
(5) Over 100 acres	\$ 10,000.00 ... Plus	\$ 50.00 for every acre or partial acre >100 acres

Base Fees

F. **Recording of Deeds of Dedication**..... \$ 150.00
 No fee for deeds involving additional rights-of-way along existing public roads.

G. **Residential Approval Verification Fee** \$ 100.00
 (per Act 46 of 2010)

H. **Commercial Approval Verification Fee** \$ 500.00
 (per Act 46 of 2010)

10. DRAINAGE/STORMWATER MANAGEMENT PLAN/E & S CONTROL/GRADING

Base Fees

A. Filing Fee	\$ 200.00
B. Land Use	
i) Residential	\$ 100.00
ii) Non-Residential	\$ 100.00
C. Relative amount of earth disturbance	
i) Residential	
(1) Impervious area < 500 sf.....	\$ 100.00
(2) Impervious area 500 – 2,500 sf.....	\$ 500.00
(3) Impervious area > 2,500 sf.....	\$ 700.00

	<u>Base Fees</u>
ii) Non-Residential	
(1) Impervious area < 3,500 sf.....	\$ 500.00
(2) Impervious area 3,500 – 43,560 sf.....	\$ 1,000.00
(3) Impervious area > 43,560 sf (1 acre)	\$ 2,000.00
D. Relative Size of Project	
i) Total Tract Area < 1 acre (43,560 sf)	\$ 200.00
ii) Total Tract Area 1 – 5 acres.....	\$ 500.00
iii) Total Tract Area 5 – 25 acres.....	\$ 800.00
iv) Total Tract Area 25 – 100 acres.....	\$ 1,000.00
v) Total Tract Area 100 – 200 acres.....	\$ 1,750.00
vi) Total Tract Area > 200 acres	\$ 2,500.00
E. Stormwater Control Measures	
i) Detention Basins & other controls which	\$ 400.00
require a review of hydraulic routings	
ii) Other Control Facilities	
F. Site Inspection	

Notes & Instructions

1. Item A is **mandatory** for all permit applications
2. Select the appropriate classification under Items B, C, & D.
3. For Item E, determine the total number of each type of facility and multiply the fixed fee per facility.
4. For Item F, the first site inspection is included in the fee, and therefore is mandatory. During construction, additional inspections may be required, and will be billed to the applicant/permit holder at the current inspection rate.

11. MISCELLANEOUS FEES

	<u>Base Fees</u>
A. Real Estate Transfer Tax – Recorder of Deeds/Chester Co.	1% of monies collected
B. Earned Income Tax – Collected by Keystone Collections Group..	1.25% - resident rate
C. Local Services Tax – Collected by Keystone Collections Group..	\$ 52.00/year
D. Tax Collector	
i) Duplicate Bills.....	\$ 5.00/parcel
ii) Tax Certification	\$ 20.00/parcel
iii) Written Real Estate Tax Document	\$ 25.00
iv) Returned Checks	Amount charged by financial institution*
E. Certification	
i) Certificate of Use & Occupancy/existing structures.....	\$ 80.00
ii) Floodplain Letter	
(1) Residential Use	\$ 200.00/letter
(2) Non-Residential Use	\$ 200.00/letter

iii) Zoning Certification	
(1) Residential	\$ 200.00/letter
(2) Non-Residential.....	\$ 200.00/letter
F. Written Zoning Opinions.....	\$ 250.00/letter
<i>(Upon written request and not associated with a permit application.</i>	
<i>Letter to be mailed upon payment of fee)</i>	
G. Fire Prevention Inspection Fee <i>(check with Fire Marshall)</i> .	\$ 250.00 to Fire Company
	<u>Base Fees</u>
H. Annual Manufactured Home Park Permit	\$ 100.00
I. Blasting Permit	\$ 125.00
J. Fireworks & Fireworks Sales Permit	\$ 125.00 each event
K. Police	
i) Peddler's Permit.....	\$ 25.00 per instance
ii) Alarm Fees/False Alarms (per calendar year)	
(1) First – Third Incident	No Fee
(2) Fourth – Fifth Incident.....	\$ 25.00 each incident
(3) Sixth – Seventh Incident.....	\$ 50.00 each incident
(4) Eight and up	\$ 100.00 each incident
iii) Accident Report	\$ 15.00 per report
iv) Incident Report.....	\$ 10.00 per report
v) Non-Arrest Fingerprinting	\$ 10.00
L. Photocopies	
i) In-house copies	\$ 0.25 (b & w)
	\$ 0.50 (color)
ii) Outside copies.....	actual cost from vendor
M. Publications – Postage Additional	
i) Zoning Ordinance.....	available on-line only
ii) Subdivision & Land Development Ordinance.....	available on-line only
iii) Zoning Maps	\$ 2.00
iv) Comprehensive Plan	\$ 50.00
v) Open Space Plan	\$ 50.00
vi) Act 537 Plan.....	\$ 50.00
N. Road Department Re-Installation of Signs.....	\$ 150.00/sign
O. Returned Checks.....	\$ 25.00 + Bank Fees*

* To be paid in cash or certified check

12. TOWNSHIP CONSULTANT FEES

	<u>Base Fees</u>
A. Township Engineer	as per 2017 Gilmore & Associates, Inc. Professional Services Fee Schedule
B. Township Solicitor	\$ 175.00/hour (as per Butera, Beausang, Cohen & Brennan, PC)

- C. Zoning Hearing Board Solicitor..... \$ **160.00/hour** (as per Patrick McKenna, Esq. Gawthrop Greenwood, PC)
- D. Township Code Enforcement Officer..... as per 2017 Keystone Municipal Services Professional Services Fee Schedule

ANY FEE NOT COVERED BY THE FEE SCHEDULE SHALL BE DETERMINED ON A CASE-BY-CASE BASIS BY THE BOARD OF SUPERVISORS OF SCHUYLKILL TOWNSHIP.

ALL FEES ARE NON-REFUNDABLE UNLESS DETERMINED ON A CASE-BY-CASE BASIS BY THE BOARD OF SUPERVISORS OF SCHUYLKILL TOWNSHIP

13. PAYMENT FOR SERVICES

Payment for any permit, service, filing fee, application, appeal, hearing, or any other service as provided by the Township and contained herein is due upon receipt of said request. Should payment not be made, made in full and payment returned by the bank for non-sufficient or insufficient funds, the Township shall not provide any of the above services until payment is made in full.

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Schuylkill Township that the official schedule of subdivision, land development, zoning and other fees and charges is hereby revised, amended and adopted as set forth above, this 3rd day of January, 2017.

**SCHUYLKILL TOWNSHIP
BOARD OF SUPERVISORS**


Attest:




Madeline Harbison, Township Secretary



Barbara H. Cohen



Susan Guerette



Martha Majewski



Jim Morrisson



Fred Parry