

East Rockhill Township
Bucks County, Pennsylvania

Fee Schedule

Resolution 2010-03

A Resolution establishing fees for the filing of applications permits and licenses for the Township of East Rockhill.

WHEREAS, the Board of Supervisors of the Township of East Rockhill has adopted a codification, consolidation and revision of the ordinances of the Township of East Rockhill; and,

WHEREAS, it is the desire of the Board of Supervisors of the Township of East Rockhill to eliminate all filing fees, permit fees and license fees from the Code of Ordinances and enact them instead by resolution; and,

NOW, THEREFORE BE IT RESOLVED THAT and it is hereby resolved by the Board of Supervisors of the Township of East Rockhill that all previous fee schedules are hereby repealed and that fees are hereby fixed as follows:

ARTICLE 1 BUILDING PERMITS

I. RESIDENTIAL CONSTRUCTION

- A. New Construction: Single-family detached and single-family attached dwellings, apartments and condominiums:
 - 1. Basic Fee..... \$450.00
 - 2. Plus, \$0.30 per square foot. Square foot to include garages, Corridors, stairs, closets, covered patios, porches, attics, Basements, etc.
- B. Mobile Homes and Modular Homes..... \$150.00
- C. Grading Plan Review
 - 1. 50,000 square feet or less..... \$200.00
 - 2. Each revised submission..... \$ 50.00
- D. Additions and Alterations: All construction requires a Building Permit
 - 1. Additions: Includes attached garages, covered porches and patios..... \$ 60.00
Plus \$.35 Per Square Foot.
 - 2. Alterations:
 - a) First \$1,000 of Construction Cost..... \$ 85.00
 - b) Plus, \$10.00 per each additional \$1,000 of construction cost.
- E. Accessory Structures: Including but not limited to sheds, pole barns, detached garages, uncovered decks and patios.
 - 1) 500 square feet or less..... Zoning Permit
 - 2) 501 square feet or greater pre-built off-site..... Zoning Permit

	3) 501 square feet or greater built on-site.....	\$ 110.00
	plus \$0.10 per square foot plus Zoning Permit.	
F.	Swimming Pools	
	1. Above-ground.....	\$ 75.00
	2. In-ground.....	\$ 200.00
G.	Demolition Permits	
	1. Primary Structure.....	\$ 500.00
	2. Accessory Structures.....	\$ 50.00
H.	Electrical Permits.....	Third Party Agency
	Fees & Procedure	
I.	Third Party Inspection Program Administration Fee.....	\$ 30.00
J.	Plumbing	
	1) Single Family Dwelling.....	\$ 50.00
	up to 3 fixtures <u>plus</u> , \$10.00 per fixture thereafter.	
	2) Multi-family dwelling (per unit).....	\$ 40.00
	up to 3 fixtures <u>plus</u> , \$10.00 per each additional fixture	
K.	Mechanical HVAC: Must be reviewed for energy conservation regulations	
	Fees are as follows:	
	1) Heater Replacement.....	\$ 75.00
	2) New heating and cooling equipment.....	\$ 100.00
	3) Gas and oil fueled burners, wood stoves, fire place inserts	
	a) New installation.....	\$ 100.00
	b) Replacement.....	\$ 50.00
L.	Well Permit.....	\$ 100.00

II. NONRESIDENTIAL CONSTRUCTION

A.	New Construction: All new construction intended for non-residential use and non-residential accessory structures. Including, but not limited to commercial and institutional construction.	
	1) 100 square feet or less.....	\$ 500.00
	2) Plus, \$.35 per square foot above 100 sf to the nearest dollar.	
B.	Accessibility Plan Review & Inspection.....	Third Party
	Agency Fees & Procedure	
C.	Third Party Inspection Program Administration Fee.....	\$30.00
D.	Grading Plan Review	
	1) Fee.....	\$ 200.00
	2) Each revised submission.....	\$ 75.00
E.	Additions and Structural Alterations:	

- 1) Additions: Including but not limited to porches, foyers, and entryways
 - a) Minimum fee up to 100 square feet..... \$ 250.00
 - b) Plus, \$0.35 per square foot above 100 square feet to the nearest dollar
- 2) Structural Alterations and Renovations:
 - a) Minimum fee up to the first \$1,000 construction cost..... \$ 250.00
 - b) Plus, \$10.00 per \$1,000.00 construction cost above \$1,000.00.
- F. Accessory Structures
 - a) 500 square feet or less..... \$150.00
 - b) 501 square feet and above..... \$125.00
 - Plus \$0.20 per square foot.
- G. Swimming Pools..... \$ 500.00
- H. Demolition:
 - a) Primary Structure..... \$ 300.00
 - b) Accessory Structures..... \$ 100.00
- I. Electrical..... Outside Agency
- J. Plumbing:
 - a) Up to 6 fixtures..... \$ 100.00
 - b) Plus \$10.00 per each additional fixture.
- K. MECHANICAL HVAC: Must be reviewed for energy conservation regulations (* If applicable)

Fees are as follows:

 - 1) Heater Replacement..... \$ 75.00 Plus
*Plan Review Fee as determined by Third Party Agency
 - 2) New heating and cooling equipment..... \$ 100.00 Plus
*Plan Review Fee as determined by Third Party Agency
 - 3) Gas and oil fueled burners, wood stoves, fire place inserts
 - a) New installation..... \$ 100.00 Plus
*Plan Review Fee as determined by Third Party Agency
 - b) Replacement..... \$ 50.00 Plus
*Plan Review Fee as determined by Third Party Agency
- L. Well Permit..... \$5,000.00

III. AGRICULTURAL

A. Construction of structures solely for agricultural production purposes; including, but not limited to; silos, barns and accessory structures and excluding residences, commercial, industrial and institutional uses.

- 1) New Construction
 - a) Up to 500 Square feet \$100.00

- b) Plus, \$0.10 per square foot above 100 square feet to the nearest dollar.
- 2) Additions and Alterations: All additions and alterations or renovations to agricultural buildings used for the sole purpose of agricultural production.
 - a) Additions
 - 1) up to 100 square feet..... \$ 65.00
 - 2) Plus \$0.15 per SF above 100 SF to the nearest dollar.
 - b) Alterations and Renovations
 - 1) for first \$1,000.00 of Construction Cost. \$ 50.00
 - 2) Plus, \$5.00 per \$1,000.00 above 1st \$1,000.00 of construction cost.
- 3) Grading Plan Review
 - a) Fee..... \$ 180.00
 - b) Plus, each revision submission..... \$ 50.00
- 4) Demolition:
 - a) Primary Structure..... \$ 115.00
 - b) Accessory Structure..... \$ 25.00

IV. GENERAL PERMITS AND LICENSES FOR RESIDENTIAL AND/OR NON-RESIDENTIAL INCLUDING AGRICULTURAL CONSTRUCTION

- A. PA Act 45 UCC and UCC Administration Fee..... \$ 6.00
- B. Workers Compensation Registration..... \$ 25.00
- C. Plumbers License..... \$ 50.00
- D. Blasting Permit..... \$ 500.00
- E. Miscellaneous Permits- Minimum Fee..... \$ 50.00
- F. Re-Inspection Fee..... \$ 50.00
- G. Working without a permit Increases permit fee by..... 50%
- H. Issued Permit Voided, Township..... retains 1/3 of the fee
- I. Replacement Due to Fire Damage, uninsured..... Fee waived
- J. UCC BOARD OF APPEALS Application..... \$500.00
Plus \$1,000 escrow for costs in excess of \$500.00

ARTICLE II USE AND OCCUPANCY PERMITS

I. Residential

- A. New construction..... \$ 75.00
- B. Re-occupancy (re-sale, rental units)..... \$ 75.00
- C. Addition and Alteration..... \$ 50.00
- D. Re-Inspection (re-occupancy)..... \$ 50.00

II. Non-residential		
A.	New Construction less than 500 SF..... Plus, \$2.00 per each additional 100 SF.	\$ 100 .00
B.	Re-occupancy (re-sale, or rental).....	\$ 100.00
C.	Addition and alteration.....	\$ 65.00
D.	Re-inspection.....	\$ 50.00

ARTICLE III ZONING PERMITS

I. Residential & Agricultural Uses		
A.	Single Family Dwelling.....	\$ 75.00
B.	Multi-family (per unit).....	\$ 75.00
C.	Accessory Structure (sheds, barns, decks, patios, antennas, etc. 1) 500 feet or less..... 2) 501 feet or greater.....	\$ 35.00 \$ 75.00
D.	Decks.....	\$ 40.00
E.	Addition and alteration per dwelling unit.....	\$ 60.00
F.	Pools.....	\$ 30.00
G.	Fences.....	\$ 30.00
H.	Construction Trailer..... Plus Escrow.....	\$ 800.00 \$1,000.00
II. Non-residential Construction		
A.	Primary Structure new construction..... Plus, \$0.20 per SF above 500 SF to the nearest Dollar.	\$ 110.00
B.	Change in Use.....	\$ 100.00
C.	Accessory Structure.....	\$ 200.00
D.	Addition and Alteration.....	\$ 60.00
E.	Fences.....	\$ 40.00
F.	Pools.....	\$ 40.00
III.	Home Occupations.....	\$ 150.00
IV.	Non-residential Zoning Permit.....	\$ 500.00
V.	Firework Display Permit (Public)	\$ 500.00
VI.	Registration of Non-Conformity	\$ 150.00
VII. Sign Permits		
A.	Up to six square feet.....	\$ 100.00
B.	Over six square feet..... Plus, \$1.00 per square foot.	\$ 100.00
C.	Temporary Signs.....	\$ 45.00
VIII.	Zoning Determination Request.....	\$ 75.00
IX.	Preliminary Opinion of the Zoning Officer..... Plus, Professional Services Contract Required.	\$1,500.00

ARTICLE IV ZONING HEARING BOARD FEES

I. Residential

- A. ZHB Single Application Fee..... \$ 850.00
- B. Two applicants or more: (per application)..... \$ 825.00
- C. Continuance fee, 50% of original filing fee paid prior each additional hearing.
- D. Substantive Challenge..... \$7,500 plus
\$200.00 for each additional hearing.

II Non-residential

- A. Non-residential application fee (single applicant)..... \$1,500.00
- B. Non-residential hearing two applicants or more \$1,475.00
Per application.
- C. Continuance fee, 50% of original filing fee paid prior to each additional
Hearing.
- D. Non-residential Substantive Challenge..... \$7,500.00 plus
\$400.00 for each additional hearing

ARTICLE V BOARD OF SUPERVISORS HEARING FEES

I. Conditional Uses

- A. Residential..... \$ 850.00
- B. Non-residential..... \$2,000.00
- C. Residential/non-residential Continuance fee..... 50% of original filing
fee paid prior to each additional hearing.

II Zoning Amendment Request **** Contract for Professional Services may be required.**

- A. Residential Zoning Amendments..... \$ 750.00
plus \$300 for each additional hearing.
- B. Non-residential Zoning Amendments..... \$ 750.00
plus \$500.00 for each additional hearing
- C. Curative Amendments..... \$7,500.00
plus \$300.00 for each additional hearing.

ARTICLE VI SUBDIVISION AND LAND DEVELOPMENT

I. Contract For Professional Services: A Professional Services Agreement and Escrow Account shall be required to be executed and deposited with the Township at the time of the initial application. The applicant and/or developer shall establish a Professional Escrow Account to reimburse East Rockhill Township for the reasonable and necessary expenses incurred for review of all applications, reports, plans, ordinances and the inspection of the improvements by East Rockhill Township's professional consultants, solicitor and/or engineer. Such expenses shall be in accordance with the ordinary and customary fees charged by the East Rockhill Township Solicitor, Engineer and any other consultant for work performed for similar services in East Rockhill Township for the specified project. However, in no event shall fees exceed the rate or cost charged by the East Rockhill Township, Solicitor Engineer, or other consultant when such fees are reimbursed or otherwise imposed on an applicant. Township incurred professional fees shall be billed in accordance with

the attached Fee Schedule and Township Administrative Expenses shall be reimbursed at ten percent (10%), but not less than \$50.00 per invoice. A Professional Service Agreement (PSA) is required as part of the submission process. Invoices will be mailed monthly when activity occurs. At all times a minimum balance of 50% of the initial escrow must be maintained for work to proceed. In the event that the applicant disputes the amount of any such expenses in connection with the review of the applications, reports and/or inspections of the improvements, the applicant shall notify the municipality within 14 days of the applicant's receipt of the billed expense in accordance with Municipalities Planning Code, as amended. Dispute procedures shall be in accordance with the Municipalities Planning Code, as amended.

- A. Formal Sketch Plan Review (not required)***
- 1) Lot line change or minor subdivision (2 lots)
 - a) Application fee..... \$ 300.00
 - b) Escrow..... \$2,500.00

 - 2) Major Subdivision (> 2 lots), non-residential Land Dev.
 - a) Application fee..... \$ 600.00
 - b) Escrow..... \$ 2,500.00
- B. Preliminary Plan Submission (required)***
- 1) Lot Line Change
 - a) Fee..... \$ 300.00
 - b) Escrow (to be maintained) Separate Check \$ 2,500.00
 - 2) Residential Minor subdivision (2 lots) or Minor Land Development
 - a) Fee..... \$ 800.00
 - b) Escrow(to be maintained) Separate Check \$ 3,000.00

 - 3) Non-Residential Land Development
 - a) Fee..... \$1,500.00
 - Plus, \$45.00 per 1,000 gross square feet of building
 - b) Escrow (to be maintained) Separate Check \$10,000.00
 - 4) Residential Major Subdivision and Land Development
 - a) Fee..... \$1,100.00
 - Plus, \$100.00 per lot or dwelling unit
 - b) Escrow (to be maintained) Separate Check \$7,500.00
 - Plus \$100 per residential lot above 15 lots or \$10.00/1,000 Square feet of non-residential Impervious Surface.
- C. Final Plan Submission (required)***
- 1) Lot Line Change..... \$ 100.00
 - 2) Minor Residential Subdivision or Land Development
 - a) Fee..... \$ 200.00
 - b) Escrow (preliminary escrow to be maintained)
 - 3) Non-residential Land Development
 - a) Fee..... \$ 500.00
 - b) Escrow (preliminary escrow to be maintained)
 - 4) Major Subdivision
 - a) Fee..... \$ 700.00
 - b) Escrow (preliminary escrow to be maintained)

- D. **Recording Fees**.....Escrow is charged for Solicitors Fees, Record of Deeds Fees and any other costs associated with Recording the Final Plan.
- E. **Plan of Substitution:** Following a formal withdrawal of either a Preliminary or a Final Plan of **Subdivision** or **Land Development** 15% of the original fee shall be submitted with the plan of substitution submittal.
- F. **Recreation Fee In-lieu-of:** When approved by the Board of Supervisors, a fee in-lieu of the dedication of recreation land and/or recreation facilities may be accepted. The fee is set at \$56,000 per required acre of recreation land or \$1900 per dwelling unit, whichever is greater.

ARTICLE V. STORMWATER MANAGEMENT FEES

I. DRAINAGE PLAN REVIEW

- A. Filing Fee..... \$ 100.00
- B. Review Escrow..... \$ 1,000.00

II. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS – INCLUDED IN PRELIMINARY PLAN SUBMISSION FEE & ESCROW

III. Capital Management Fund Exemption Fee

- A. Per New Residential Lot..... \$ 500.00
- B. Land Development Non-Residential..... \$ 500.00
2,000 square feet or less impervious surface
- C. Land Development Non-Residential..... \$ 500.00
Over 2,000 square feet PLUS \$0.50 per square foot

ARTICLE VI GENERAL FEES

I. DRAINAGE PLAN REVIEW

Resolution 2002-09

II. DUMPS

Permit (initial and renewal) (20, §20-202)

III FALSE ALARMS issued by Pennridge Regional Police

- A. Permit Fee \$ 25.00
- B. False Alarm Charges: First and Second False Alarm per calendar year result in a warning. Third and subsequent false alarm per calendar year result in a fine.

IV. HOLDING TANKS

- A. Application Fee (18, §18-113)
 - 1) Residential Use \$ 100.00
 - 2) Non-residential Use \$ 300.00

V. JUNK DEALERS

- A. LICENSE FEE (13, §13-302 through 305)
 - 1) Paid on or before January 1..... \$ 350.00
 - 2) Transfer of License prior to 1/1..... \$ 200.00

VI PARK RESERVATION

A. Fee up to 25	\$ 35.00
B. Fee over 25	\$ 75.00
C. Escrow Per Field.....	\$ 100.00
D. Seasonal Field Maintenance Fee, per Month per Field.....	\$ 150.00
E. Annual Seasonal Permit Fee per field.....	\$ 500.00
F. Use of Athletic Field for organized sport without a Permit shall be subject to a penalty of..... (First notice, penalty will be waived if they apply for and receive the appropriate permit)	\$ 200.00 Per field/incident

VII PUBLIC RECORDS

A. Copying Fees per side.....	\$ 0.25
B. Fax (per side)	\$ 0.25

VIII ROAD OCCUPANCY (driveways):

A. Residential Fee.....	\$ 100.00
B. Non-residential Fee.....	\$ 500.00

IX. STREET CUTS/STREET OPENINGS AND EXCAVATIONS:

A. Permit Fee (21, §21-204) Residential Fee.	\$ 150.00
B. Non-residential Fee.....	\$ 500.00

X. SEWERS: Permit and Inspection Fee (18, §18-503)

A. Sewer Lateral Inspection & Connection...	\$ 150.00
B. Industrial or Commercial Building Sewer Permit Fee.....	\$ 200.00
C. Sewer Tapping & Connection Fee.....	\$ 6,471.00
D. Administrative Fee (per EDU)	\$ 75.00
E. Sewer Reservation Fee (Residential)	\$ 350.00
Sewer Reservation Fee (Non-residential)	\$ 500.00
F. Construction.....	\$ 2,125.00
G. Sewer Certification.....	\$ 25.00
H. Sewer Extension Request..... Plus Professional Services Contract.	\$ 75.00

XI Sewer Use Fees:

A. Residential (per EDU/Yearly).....	\$ 400.00
B. Non-Residential (per EDU/Yearly).....	\$ 440.00
C. Insufficient Fund (Returned Check) Fee.....	\$ 25.00

XII TAX CERTIFICATION SERVICES

A. TAX CERTIFICATION.....	\$ 25.00
B. TAX BILL REPRODUCTION.....	\$ 5.00

XIII TOWNSHIP ORDINANCES:

A. Zoning Ordinance.....	\$ 100.00
B. Subdivision Ordinance.....	\$ 100.00
C. Comprehensive Plan.....	\$ 100.00
D. Stormwater Management Book... ..	\$ 15.00
E. Open Space Plan.....	\$ 40.00
F. Act 537 Plan.....	\$ 100.00
G. Code of Ordinances.....	\$ 300.00
H. Zoning Map.....	\$ 1.00

IX TRANSIENT RETAIL MERCHANTS *issued by Pennridge Regional Police*

- A. License Fee..... \$ 25.00
- B. Each additional person \$ 10.00

X WASTEWATER TREATMENT

- A. Right to Appeal (18, §18-447)
- B. Appellant Filing Fee..... \$ 300.00

EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS

John R. Cressman
Gregory W. Volonitz
James C. Nicupski

Attest:

Anne W. Klepfer
Anne W. Klepfer, Secretary.