



East Rockhill Township  
Bucks County, Pennsylvania

## Schedule of Fees and Charges

Resolution 2012-02

**A RESOLUTION OF THE TOWNSHIP OF EAST ROCKHILL, BUCKS COUNTY, PENNSYLVANIA  
ADOPTING THE EAST ROCKHILL TOWNSHIP FEE SCHEDULE DATED JANUARY 3, 2012  
AND REPEALING ALL PRIOR FEE SCHEDULES.**

**WHEREAS**, the Board of Supervisors of East Rockhill Township is authorized to impose fees for certain activities in East Rockhill Township in order to cover the Township's reasonable cost of processing applications and performing reviews and inspections; and

**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IT RESOLVED** by the Board of Supervisors of the Township of East Rockhill that all previous fee schedules are hereby repealed and that the 'East Rockhill Township Fee Schedule' dated January 3, 2012 a copy of which is attached hereto and incorporated herein by reference, is hereby adopted as the East Rockhill Township Fee Schedule.

RESOLVED this 3rd day of January, 2012.

**EAST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS**

Gary W. Volovnik, Chairperson

James C. Nietupski, Vice-Chair

David R. Nyman, Member

ATTEST:

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I. **BUILDING PERMITS**

A non-refundable Zoning application / review fee must accompany all building permit applications.

A. **NEW CONSTRUCTION**

1. **Residential:** Single family detached and single-family attached dwellings, apartments and condominiums
  - a) Basic Fee per dwelling unit ..... \$ 500.00
  - b) *Plus*, \$0.30 per square foot. Square foot to include garages, corridors, stairs, closets, covered patios, porches, attics, basements, etc.
2. **Non-Residential:** All new construction intended for non-residential use and non-residential accessory structures. Including, but not limited to commercial, institutional and commercial/retail/public accessed agricultural use.
  - a) 100 square feet or less..... \$ 500.00
  - b) *Plus*, \$0.35 per square foot above 100 square feet to the nearest dollar
3. **Residential Mobile Homes and Modular Homes with Certifications** ..... \$ 250.00

B. **ADDITIONS** including but not limited to; attached garages, porches, foyers, entryways, covered porches, patios

1. **Residential**
  - a) Basic Fee.....\$ 70.00
  - b) *Plus* \$0.35 per square foot
2. **Non-Residential as defined above**
  - a) Up to 100 square feet ..... \$ 300.00
  - b) *Plus* \$0.35 per square foot above 100 square feet to the nearest dollar

C. **DECKS / PATIOS** (uncovered)

1. **Residential**
  - a) Basic Fee..... \$ 110.00
  - b) *Plus* \$0.10 per square foot
2. **Non-Residential as defined above**
  - a) Basic Fee..... \$ 110.00
  - b) *Plus* \$0.10 per square foot

D. **ALTERATIONS and RENOVATIONS**

1. **Residential**
  - a) First \$1,000 of Construction Cost .....\$ 100.00
  - b) *Plus*, \$10.00 per each additional \$1,000 of construction cost
2. **Non-Residential as defined above**
  - a) First \$1,000 of Construction Cost ..... \$ 250.00
  - b) *Plus*, \$10.00 per \$1,000 construction cost above \$1,000

E. **ACCESSORY STRUCTURES** including but not limited to sheds, pole barns, detached garages.

1. **Residential**
  - a) 500 square feet or less.....Zoning Permit
  - b) 501 Square feet or greater pre-built off site .....Zoning Permit
  - c) 501 square feet or greater built on-site ..... \$ 110.00
    - (i) *Plus*, \$0.15 per square foot plus Zoning Permit

2.	<u>Non-Residential</u>	
a)	500 square feet or less.....	\$ 150.00
b)	501 square feet and above .....	\$ 125.00
	(i) <i>Plus</i> , \$0.20 per square foot	
F.	<u>CELL TOWERS/COMMUNICATIONS TOWERS</u>	
1.	Base Fee .....	\$ 750.00
2.	Communications Cabinet or shed per Unit Fee .....	\$ 50.00
3.	Fence/Enclosure .....	\$ 40.00
G.	<u>ROOFING</u>	
1.	<u>Residential</u> .....	\$ 100.00
2.	<u>Non-Residential</u> .....	\$ 300.00
H.	<u>GRADING PLAN REVIEW</u>	
1.	<u>Residential</u>	
a)	50,000 square feet or less.....	\$ 300.00
b)	Each revised submission .....	\$ 50.00
2.	<u>Non-Residential</u>	
a)	Fee.....	\$ 500.00
b)	Each revised submission .....	\$ 75.00
3.	<u>Agricultural</u>	
a)	Fee.....	\$ 180.00
b)	Each revised submission .....	\$ 50.00
I.	<u>DEMOLITION</u>	
1.	<u>Residential</u>	
a)	Primary Structure.....	\$ 300.00
b)	Accessory Structure .....	\$ 50.00
2.	<u>Non-Residential as defined above</u>	
a)	Primary Structure.....	\$ 1,200.00
b)	Accessory Structure .....	\$ 500.00
J.	<u>SWIMMING POOL</u>	
1.	<u>Residential</u>	
a)	Above-Ground & Spas.....	\$ 75.00
b)	In-Ground.....	\$ 200.00
2.	<u>Non-Residential</u> .....	\$ 500.00
K.	<u>ELECTRICAL</u>	
1.	<u>Residential</u>	
a)	Third Party Agency Fees & Procedure	
b)	Township Administrative Fee .....	\$ 30.00
2.	<u>Non-Residential</u>	
a)	Third Party Agency Fees & Procedure	
b)	Township Administrative Fee .....	\$ 30.00
L.	<u>PLUMBING</u>	
1.	<u>Residential</u>	
a)	Single Family Dwelling up to 3 fixtures.....	\$ 75.00
	(i) <i>Plus</i> , \$10.00 per fixture thereafter	
b)	Multi-Family Dwelling (per unit) up to 3 fixtures .....	\$ 75.00
	(i) <i>Plus</i> , \$10.00 per each additional fixture	

2. <u>Non-Residential</u>	
a) Up to 6 fixtures .....	\$ 100.00
(i) <i>Plus</i> , \$10.00 per each additional fixture	
M. MECHANICAL must be reviewed for energy conservation regulations (*if applicable)	
1. <u>Residential</u>	
a) Heater replacement.....	\$ 75.00
b) New Heating and Cooling Equipment.....	\$ 100.00
c) Gas & Oil Fueled burners, wood stoves, fire place inserts	
(i) New Installation .....	\$ 100.00
(ii) Replacement .....	\$ 50.00
2. <u>Non-Residential</u>	
a) Heater Replacement .....	\$ 75.00
(i) <i>Plus</i> plan review fee as determined by third party agency*	
b) New Heating and Cooling Equipment.....	\$ 100.00
(i) <i>Plus</i> plan review fee as determined by third party agency*	
c) Gas & Oil Fueled burners, wood stoves, fire place inserts	
(i) New Installation .....	\$ 100.00
<i>Plus</i> , plan review fee as determined by third party agency*	
(ii) Replacement .....	\$ 50.00
<i>Plus</i> , plan review fee as determined by third party agency*	
N. SPRINKLER SYSTEMS	
a) Residential New Construction .....	\$ 100.00
(i) <i>Plus</i> \$10. per sprinkler head	
b) Non-Residential New Construction .....	\$ 150.00
(i) <i>Plus</i> \$10. per sprinkler head	
c) Replacement System .....	\$75.00
(i) <i>Plus</i> \$10.00 per sprinkler head replaced.	
O. WELL PERMITS	
1. <u>Residential</u> .....	\$ 100.00
2. <u>Non-Residential</u> .....	\$5,000.00
P. ACCESSIBILITY PLAN REVIEW & INSPECTION	
1. <u>Non-Residential</u>	
a) Third Party Agency fees & procedures	
b) Third Party Inspection program administrative fee.....	\$ 30.00
Q. GENERAL FEES for Residential, Non-Residential, Agricultural	
1. PA Act 45 UCC and UCC Administrative Fee .....	\$ 6.00
2. Workers Compensation Registration .....	\$ 25.00
3. Plumbers License .....	\$ 50.00
4. Blasting Permit.....	\$ 500.00
5. Miscellaneous Permit Minimum Fee .....	\$ 50.00
6. Re-Inspection Fee.....	\$ 50.00
7. Working without a Permit increases permit fee by.....	50%
8. Issued Permit Voided .....	Township retains 1/3 of the fee
9. Replacement Due to Fire Damage, Uninsured .....	Fee Waived
II. <u>USE &amp; OCCUPANCY PERMITS</u>	
A. RESIDENTIAL	
1. New Construction .....	\$ 75.00

- 2. Addition & Alteration.....\$ 50.00
- 3. Re-Occupancy (re-sale, rental units).....\$ 75.00
- 4. Re-Occupancy Re-Inspection .....\$ 50.00
- B. NON-RESIDENTIAL
  - 1. New Construction less than 500 square feet..... \$ 100.00
    - a) Plus, \$2.00 per each additional 100 square feet
  - 2. Re-Occupancy (re-sale or rental) ..... \$ 100.00
  - 3. Addition & Alteration.....\$ 65.00
  - 4. Re-Inspection .....\$ 50.00

**III. ZONING PERMITS**

A. RESIDENTIAL & AGRICULTURAL

- 1. Single Family Dwelling .....\$ 100.00
- 2. Multi-Family Dwelling (per unit).....\$ 100.00
- 3. Accessory Structure (sheds, barns, garage)
  - a) 500 square feet or less.....\$ 35.00
  - b) 501 square feet or greater .....\$ 75.00
- 4. Deck/Patio.....\$ 40.00
- 5. Addition and alteration per dwelling unit .....\$ 60.00
- 6. Pool .....\$ 30.00
- 7. Fence .....\$ 50.00

B. NON-RESIDENTIAL

- 1. Primary Structure New Construction..... \$ 110.00
  - a) Plus, \$0.20 per square foot above 500 square feet to the nearest dollar
- 2. Accessory Structure .....\$ 200.00
- 3. Addition and alteration.....\$ 60.00
- 4. Pool .....\$ 40.00
- 5. Fence.....\$ 75.00
- 6. Change in Use.....\$ 150.00
- 7. Non-Residential Zoning Permit.....\$ 500.00

C. CONSTRUCTION TRAILER

- 1. Plus escrow ..... \$1,000.00

D. SIGN PERMIT

- 1. Up to 6 square feet .....\$ 100.00
- 2. Over 6 square feet .....\$ 100.00
  - a) Plus, \$1.00 per square foot
- 3. Temporary Sign .....\$ 45.00

E. HOME OCCUPATION

F. REGISTRATION OF NON-CONFORMITY

G. PRE-APPLICATION MEETING with BCO/Zoning Officer ½ hour minimum .... per ½ hour\$ 30.00

H. ZONING DETERMINATION REQUEST

I. PRELIMINARY OPINION OF THE ZONING OFFICER

- 1. Plus, Professional Service Contract ..... \$1,500.00

**IV. HEARING FEES**

A. BOARD OF SUPERVISORS

1. Conditional Use

- a) Residential.....\$ 850.00
- b) Non-Residential.....\$2,000.00

- c) Continuance Fee for Residential & Non-Residential ..... 50% of original filing fee
  - (l) Due prior to each additional hearing
- 2. Zoning Amendment Request \*Contract for Professional Services may be required
  - a) Residential Zoning Amendments .....\$ 750.00
    - (i) Plus, \$300 for each additional hearing
  - b) Non-Residential Zoning Amendment.....\$ 750.00
    - (l) Plus, \$500 for each additional hearing
  - c) Curative Amendments ..... \$7,500.00
    - (l) Plus, \$300 for each additional hearing
- B. ZONING HEARING BOARD
  - 1. Residential.....\$ 850.00
    - a) Continuance Fee ..... 50% of original filing fee
      - (l) Due prior to each additional hearing
    - b) Substantive Challenge..... \$7,500.00
      - (l) Plus, \$200 for each additional hearing
  - 2. Non-Residential..... \$1,500.00
    - a) Continuance Fee ..... 50% of original filing fee
      - (l) Due prior to each additional hearing
    - b) Substantive Challenge..... \$7,500.00
      - (l) Plus, \$400 for each additional hearing
- C. UCC BOARD OF APPEALS.....\$ 500.00
  - 1. Plus, \$1,000 escrow for costs in excess of \$500

**V. SUBDIVISION AND LAND DEVELOPMENT**

**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 current year Fee Schedules on file with the Township 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) or Non-Residential Land Development

- 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. Residential Major Subdivision and Land Development
    - a) Fee..... \$1,100.00
      - (l) *Plus*, \$100.00 per lot or dwelling unit
    - b) Escrow (to be maintained)..... Separate Check \$ 7,500.00
      - (l) *Plus*, \$100.00 per residential lot above 15 lots or \$10.00 per 1,000 square feet of non-residential impervious surface
  - 4. Non-Residential Land Development
    - a) Fee..... \$ 1,500.00
    - b) Escrow (to be maintained)..... Separate Check \$10,000.00
- 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. Major Subdivision
    - a) Fee.....\$ 700.00
    - b) Escrow (preliminary escrow to be maintained)
  - 4. Non-Residential Land Development
    - a) Fee.....\$ 500.00
    - b) Escrow (preliminary escrow to be maintained)
- D. RECORD PLANS & RECORDING FEE (Escrow to be charged Solicitor fees, Recorder of Deeds fees and any other cost associated with Recording the Final Plan)
  - 1. Residential Minor Subdivision Record Plan Submission .....\$ 50.00
  - 2. Residential Major Subdivision Record Plan Submission .....\$ 200.00
  - 3. Non-residential Subdivision or Land Development Record Plan Submission .....\$ 500.00
- E. PLAN OF SUBSTITUTION
  - 1. 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
  - 1. 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 \$1,900 per dwelling unit, whichever is greater.
- G. REQUEST FOR WAIVER OF LAND DEVELOPMENT (SUBJECT TO STORMWATER MANAGEMENT, GRADING, PARKING, HOP OR OTHER PERMITS/ESCROW AS DETERMINED)
  - 1. Residential (per lot) .....\$ 150.00
  - 2. Institutional (per lot) .....\$ 200.00
  - 3. Commercial/non-residential ..... Fee Determined by BOS

**VI. STORMWATER MANAGEMENT FEES**

- A. DRAINAGE/STORMWATER MANAGEMENT PLAN REVIEW
  - 1. Filing Fee .....\$ 100.00
  - 2. Review Escrow ..... \$ 1,000.00
- B. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS
  - 1. Included in Preliminary Plan submission fee and escrow
- C. STORMWATER MAINTENANCE FEE .....\$ 500.00
- D. CAPTIAL MANAGEMENT FUND STORMATER FEE
  - 1. Per Residential Lot .....\$ 500.00
  - 2. Land Dev Non-Residential 2,000 square feet or less impervious surface .....\$ 500.00
  - 3. Land Dev Non-Residential 2,000 square feet or greater impervious surface .....\$ 500.00
    - a) Plus, \$0.50 per square foot

**VII. HIGHWAY OCCUPANCY PERMITS**

- A. DRIVEWAYS
  - 1. Residential Fee .....\$ 100.00
  - 2. Non-Residential Fee .....\$ 500.00
  - 3. Replacement of Driveway Pipe .....\$ 250.00
    - a) Plus, Cost of Materials
- B. STREET CUTS, STREET OPENINGS and EXCAVATIONS
  - 1. Street Cuts/Opening horizontal or centered to the cartway (per cut).....\$ 150.00
  - 2. Street Cuts/Openings Parallel to the Road .....\$ 150.00
    - a) Per 350 feet or fraction thereof.
  - 3. Escrow determined by the estimated cost of the road restoration as accepted by the Township.

**VIII. PARK & RECREATION FEES**

- A. PARK RESERVATION
  - 1. Fee up to 25 people .....\$ 35.00
  - 2. Fee over 25 people .....\$ 75.00
  - 3. Escrow .....Per Field/Facility Reserved \$ 100.00
  - 4. Seasonal Field Maintenance Fee .....Per Month / Per Field \$ 150.00
  - 5. Annual Seasonal Permit Fee .....Per Field \$ 500.00
  - 6. Use of Athletic Field for Organized sport without a permit shall be subject to a penalty of .....Per Field / Per incident \$ 200.00
    - a) First Notice: penalty will be waived if apply for and receive the appropriate permit

**IX. SEWER**

- A. ACT 537 PLANNING MODULE REVIEW (NO SALDO)
  - 1. Application fee .....\$ 500.00
  - 2. Escrow ..... \$ 1,500.00
- B. SEWER USE FEES
  - 1. Residential .....Per EDU/Yearly \$ 400.00
  - 2. Non-Residential.....Per EDU/Yearly \$ 440.00
- C. SEWER (18, §18-503)
  - 1. Sewer Lateral Inspection & Connection .....\$ 150.00
  - 2. Industrial or Commercial Building Sewer Permit Fee .....\$ 200.00
  - 3. Sewer Tapping and Connection Fee ..... \$ 6,471.00
  - 4. Administrative Fee .....Per EDU \$ 75.00
  - 5. Sewer Reservation Fee

a) Residential.....	\$ 350.00
b) Non-Residential.....	\$ 500.00
6. Construction.....	\$ 2,125.00
7. Sewer Certification.....	\$ 25.00
8. Sewer Extension Request.....	\$ 75.00
a) <i>Plus</i> , Professional Service Contract	
D. HOLDING TANKS	
1. Residential Application Fee.....	\$ 100.00
2. Non-Residential Application Fee .....	\$ 300.00
E. WASTEWATER TREATMENT	
1. Right to appeal (18, §18-447)	
2. Appellant Filing Fee .....	\$ 300.00
X. <b><u>TAX SERVICES</u></b>	
A. CERTIFICATION .....	\$ 35.00
B. BILL REPRODUCTION .....	\$ 5.00
XI. <b><u>GENERAL PERMIT FEES</u></b>	
A. FIREWORKS DISPLAY PERMIT (public) .....	\$ 500.00
B. PENNRIDGE REGIONAL POLICE FEES	
1. False Alarms · Issued by Penridge Regional Police Department	
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.	
2. Transient Retail Merchants · Issued by Penridge Regional Police Department	
a) License Fee .....	\$ 25.00
b) Each Additional Person .....	\$ 10.00
C. JUNK DEALERS	
1. License Fee Paid on or before January 1 .....	\$ 350.00
2. License Fee Transfer of License prior to January 1 .....	\$ 200.00
XII. <b><u>ADMINISTRATIVE, PUBLICATIONS, MAP and OTHER</u></b>	
A. ADMINISTRATIVE	
1. Returned Checks (includes returned checks to Tax Collector) .....	\$ 40.00
2. Lien Removal.....	\$ 150.00
3. Schedule of Attorney Fees .....	Per Ordinance 263
4. Credit Card Convenience Fees	
a) Charges up to \$60.00 .....	\$ 1.50
b) Charges over \$60.00 .....	2.45%
B. PUBLIC RECORDS	
1. Letter and Legal Size Copies.....	Per Side \$ 0.25
2. Ledger Size (11" x 17") Copies .....	Per Side \$ 0.50
3. Certified Copies or Written Verifications	
a) Certified photo copies .....	\$ 25.00 PLUS \$.25 PER SIDE
b) Residential verification of permit/approval extensions .....	\$ 100.00
c) Non-residential verification of permit/approval extensions .....	\$ 500.00
4. Fax .....	Per Side \$ 0.25
5. Plan Sheets – Large (45" x 35" maximum).....	Per Side \$ 25.00
6. Plan Sheets – Medium (common plan size or 37" x 25" maximum) .....	Per Side \$ 15.00
C. PUBLICATIONS	

1. Zoning Ordinance.....	\$ 100.00
2. Subdivision Ordinance .....	\$ 100.00
3. Comprehensive Plan .....	\$ 100.00
4. Stormwater Management Plan.....	\$ 15.00
5. Open space Plan.....	\$ 40.00
6. Act 537 Plan .....	\$ 100.00
7. Code Of Ordinances .....	\$ 300.00
8. Zoning Map or Street Map.....	\$ 1.00