

EDGMONT TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

GENERAL FEE SCHEDULE

RESOLUTION NO. 09-18

WHEREAS, the Township of Edgmont customarily adopts a Fee Schedule Resolution approving fees for the cost of construction permits, subdivision/land development applications, as well as Zoning Hearing Board application; and

WHEREAS, the Township of Edgmont desires to amend and combine various Fee Schedules previously adopted; and

WHEREAS, the fees as set forth in the following Fee Schedule will be in full force and effect until such time as an updated Fee Schedule is approved by the Township of Edgmont; and

NOW THEREFORE, the Board of Supervisors of the Township of Edgmont hereby resolve and adopt the following permit fees by approval of this Resolution, and in doing so rescind any previously adopted construction fee schedule:

- I Specialized Building Plan Review Fees – The Township may determine that a special building plan review is required.
 - A. If it is determined that a specialized building plan review is required, the applicant shall execute a reimbursement agreement stating that the applicant agrees to reimburse the Township for any costs incurred for specialized plan reviews.
 - B. The fee for specialized building plan reviews, or for technical reviews performed by third party agencies on behalf of the Township (including, but not limited to, structural engineers, electrical inspectors, architects, sewage enforcement officer and fire marshal), shall be equal to the cost to be charged to the Township plus all reasonably related costs.
 - C. Fees for specialized plan reviews are not refundable in the event the plans are not approved.
 - D. No application will be complete until all fees are paid.
 - E. Fees for specialized plan reviews are fees in addition to any permit fees or Township review fees required by any other ordinance, approved regulation, or resolution of the Board of Supervisors of the Township of Edgmont.

II Building Permit Fees – The fees charged for building permits for new construction, additions, alterations, demolition or moving structures, repairs, equipment or renovation of buildings and structures shall be determined using the following fee schedule. Except where noted, permit fees include plan review and all necessary inspections. All building permits are required to be closed out with a use and occupancy certificate. In addition to the below permits fees, in accordance with PA Act 157, a mandatory \$4.00 educational fee will be collected for each combined or separate building application.

* Requires zoning review fee

** May require zoning review fee

A. Residential

1. New construction & additions * \$.50 x sq. ft. of living space(including garage, finished attic, and/or finished basement); \$250 minimum
2. Alterations, renovations, decks, and patios (over 30" above grade)** \$.40 x sq. ft. of alteration; \$100 minimum for decks and patios; \$150 minimum for everything else

B. Non-residential

1. New construction & additions* \$.75 x sq. ft. of building area (include all floors); \$500 minimum
2. Alterations & renovations (includes tenant fit-outs)** \$.65 x sq. ft. of building area or tenant space; \$300 minimum

C. Miscellaneous Building Fees

1. Utility and accessory structures * - Including sheds, detached garages, and barns over 300 sq. ft. and not intended for human habitation or any size structure connected to public utilities. \$.25 x sq. ft. \$50.00 minimum
2. Roofing / Shingling Fee
 - a. Residential \$50.00 per roof
 - b. Non-residential \$50 plus \$2.50 per square over 10 square (a square is the total square footage divided by 100)
3. Retaining Walls * – (as required by the PA UCC section 403.62(c)(1)(ii))- retaining walls over 4 ft in height must be designed by a structural engineer and reviewed by the Township Engineer (see Section I, Special Building Plan Reviews). Requires special inspections per the IBC. \$50 per wall

4. Structural Demolition - demolition of a structure may require a grading permit.
 - a. Residential *

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| \$50.00 per accessory structure |
| \$50.00 per interior wall or portion thereof |
| \$150.00 per dwelling unit |
 - b. Non-residential *

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| \$100 up to 2000 sq. ft. or per interior wall or portion thereof |
| \$150 from 2001 sq. ft. to 5000 sq. ft. |
| \$200 over 5000 sq. ft. |

5. Swimming Pools, Hot Tubs & Spas – includes mechanical equipment & pool barrier but not electrical permit
 - a. Above ground * \$150
 - b. In ground * 2% of cost – contract must be submitted with application. Minimum fee \$200.

6. Pool Barriers *- includes fence, gates, latches, & alarms (when applied for separately from a pool permit) \$75.00

7. Miscellaneous building permit fee ** \$75 minimum – as determined by Building Department

8. Use & Occupancy – Residential \$25.00

9. Use & Occupancy – Non-residential \$50.00

10. Temporary Use & Occupancy Escrow Fee – An escrow in the amount of not less than \$3,000.00 is required and will be returned to the applicant upon satisfactory completion of the project and issuance of a final certificate of use and occupancy.

III Zoning Permit Fees – The fees charged for zoning permits for historic buildings, accessory and miscellaneous-use non-habitable structures less than 300 square feet, fences, and signs shall be determined using the following fee schedule. Please note that Zoning Hearing Board application is not included in the fees below.

A. Historic Buildings – per the PA UCC, section 403.24 (2), an historic building or structure has been classified as such by the Federal or local government authority or the Historical and Museum Commission.

1. Residential New Construction / Alterations \$50.00

2. Commercial, Light Industrial, Etc. New Construction/Alterations \$50.00

B. Miscellaneous Zoning Permit Fees

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| 1. | Utility and accessory structures Including sheds, detached garages, and barns under 300 sq. ft., not intended for human habitation and not connected to public utilities. | \$50.00 |
| 2. | Fences – permits are required for fences over 4’6” in height | \$50.00 |
| 3. | Patios and decks – not over 30” above grade (those over 30” above grade require a building permit). | \$50.00 |
| 4. | Antennas (except regular TV and/ or AM/FM radio) | 3% of the cost of assembly and mounting \$60.00 minimum |
| 5. | Miscellaneous Zoning Permit Application | \$50.00 |
| 6. | Zoning Review Fee | \$50.00 |
| 7. | Special Event Fee – required for street fairs, carnivals, flea markets, etc. | \$100.00 per event |
| 8. | Annual Bed and Breakfast Fee | \$50.00 per year – due January 1 |

C. Signs (additional costs may be needed if a building permit is applicable)

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| 1. | Wall Sign (affixed to building) | \$75.00 |
| 2. | Ground and Free Standing Signs | \$75.00 |
| 3. | Monument Sign – monument signs may also require a building permit | \$100.00 per side |
| 4. | Temporary | \$25.00 |

IV Subcontracting Fees

All fees include plan review and inspections unless otherwise noted. All stand alone permits (no building permit necessary for the work being performed) are required to be closed out with a use and occupancy permit.

- A. Electrical
 - 1. Residential
 - a. Administrative Fee \$30.00
 - b. Plan Review \$25.00
 - c. Inspection fees to be determined by the Township's third party inspection agency. Please call the Township office. TBD
 - 2. Non-residential
 - a. Administrative Fee \$50.00
 - b. Plan Review & Inspection fees - TBD
will be charged after plan review is complete. Fees to be determined by the Township's third party inspection agency. Fees due before the permit will be released.
- B. Mechanical 3% of cost
\$60.00 minimum, \$500 maximum for residential; \$1000 maximum for non-residential; contract must be submitted with permit application.
- D. Plumbing – includes connection to public water \$50.00 for first 3 fixtures
\$7.00 for each additional fixture
- E. Fire Protection –
 - 1. General – Includes sprinkler systems & fire alarm systems
 - a. Sprinklers – Residential & Non-Residential
New construction, additions and alterations
Includes Plan Review and Inspections
Number of Sprinklers
 - 1-20 \$150
 - 21-100 \$300
 - 101-200 \$600
 - Over 201 TBD
 - b. Restaurant Wet Chemical Systems
Includes Plan Review and Inspections
Number of Nozzles
 - 1-15 \$250
 - 16-30 \$350
 - Over 30 \$500

- c. Alarm systems – Non-Residential Only
New construction, additions and alterations
Includes Plan Review and Inspections
Number of Alarm Devices

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|---------|-------|
| 1-10 | \$200 |
| 11-25 | \$300 |
| 26-50 | \$400 |
| Over 51 | TBD |

- 2. Blasting \$50.00 per day
- 3. Fire drill - or other requested fire official services such as training or certifying of a fire drill \$50.00 minimum

V Additional and/or Failed Inspections

- A. Additional and/or Failed Inspections - this fee will be charged to the contractor when a Township inspector has been called for an inspection and the work to be inspected is not complete, deficiencies are found during the inspection that result in the inspector performing additional inspections, or the building permit and/or approved plans are not on site. \$60.00 each

VI Penalty For Failure To Obtain Permit

- A. Failure to obtain a permit - any person who fails to obtain a permit as required herein shall be required to pay a fee for said permit that is double the amount of the fees set forth in this schedule plus the costs to the Township for securing compliance.

VII Registration Fees

All contractor registrations expire at the end of the calendar year that they were issued

- A. Contractor – New Registration \$75.00
- B. Contractor – Renewal \$50.00

VIII Wireless Communication Facilities and Related Accessory Structures (Including Antennas on Towers)

- A. Application Fee \$75.00 for the first \$1,000.00 of construction costs*, plus;
- \$15.00 for each additional \$1,000.00 of construction costs* up to \$10,000, plus;
- \$10.00 for each additional \$1,000 of construction costs* up to \$100,000.00, plus;
- \$1.00 for each additional \$1,000.00 of construction costs* over \$100,000.00
- *Applicant shall submit all construction contracts at the time of application; minimum fee \$300.00

IX Grading Permit

- A. Application Fee \$250.00
- B. Escrow Fee – The escrow will be returned to the applicant upon satisfactory completion of the project. \$1,250.00

X Highway Occupancy Permit

- A. Application Fee \$250.00
- B. Escrow Fee – The escrow will be returned to the applicant upon satisfactory completion of the project. \$1,250.00

XI Zoning Hearing Board and/or Board of Supervisors: Application fees for Variances, Appeals, Amendments, and/or Challenges

- A. Application Fee for a variance, an appeal, special exception, amendment, or other challenge \$950.00
- B. The applicant shall also be responsible for the reimbursement of charges paid to Township Consultants for the review and verification of technical information required under Section 2112A of the Zoning Ordinance.
- C. When the applicant requests a Continued Hearing for the purpose of presenting additional information and/or testimony, an additional fee of \$250.00 shall be required.

XII Building Code Appeal

- A. Application fee for an appeal from the Edgmont Township Building Code. \$700.00
- B. The applicant shall also be responsible for the reimbursement of charges paid to Township Consultants for the review and verification of technical information required under Section 2112A of the Zoning Ordinance.
- C. When the applicant requests a Continued Hearing for the purpose of presenting additional information and/or testimony, an additional fee of \$250.00 shall be required.

XIII Conditional Use & Miscellaneous Public Hearings: Includes Liquor License Transfers

- A. Application fee \$350.00
- B. The applicant shall also be responsible for the reimbursement of charges paid to Township Consultants for the review and verification of technical information required under Section 2112A of the Zoning Ordinance.
- C. When the applicant requests a Continued Hearing for the purpose of presenting additional information and/or testimony, an additional fee of \$250.00 shall be required.

XIV Minor Subdivision & Land Development Application

- A. Application fee \$300
- B. Escrow Fee – To be replenished at half of the total escrow amount. Any remaining escrow will be returned to the applicant upon satisfactory completion of the project. \$1,000
- C. Plan review fees - as billed by municipal professionals, e.g. attorney, engineer, land planner, sewage enforcement officer, fire marshal, zoning officer.

XV Major Subdivision & Land Development Application

- A. Application fee \$1,000
- B. Escrow Fee – To be replenished at half of the total escrow amount. Any remaining escrow will be returned to the applicant upon satisfactory completion of the project.
 - i. Parcels of 10 acres or less \$5,000 + \$300 per lot (if more than one lot)
 - ii. Parcels of more than 10 acres \$10,000 + \$300 per lot (if more than one lot)
- C. Plan review fees - as billed by municipal professionals, e.g. attorney, engineer, land planner, sewage enforcement officer, fire marshal, zoning officer.

XVI. Sewage Fees

A. Permits

i. Single Family Dwelling

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| 1. Conventional System (repair, replacement, etc.) | \$450.00 |
| 2. Pressure Dose System (repair, replacement, etc.) | \$550.00 |
| 3. Septic tank replacement only | \$300.00 |

ii. Community Residential

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| 1. Conventional System (repair, replacement, etc.) | \$550.00 |
| 2. Pressure Dose System (repair, replacement, etc.) | \$700.00 |
| 3. Each additional E.D.U. | \$150.00 |

iii. Commercial

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| 1. Conventional System (repair, replacement, etc.) | \$650.00 |
| 2. Pressure Dose System (repair, replacement, etc.) | \$750.00 |
| 3. Each additional E.D.U. | \$150.00 |

iv. Residential Relocation and Redesign

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| 1. Residential Relocation Requiring Additional Testing | \$300.00 |
| 2. Residential Redesign | \$200.00 |

v. Commercial Relocation and Redesign

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|---|----------|
| 1. Commercial Relocation Requiring Additional Testing | \$450.00 |
| 2. Commercial Redesign | \$250.00 |
| 3. Each additional E.D.U. | \$150.00 |

vi. Permit Transfer \$25.00

vii. Holding Tank \$650.00

- B. Reviews
 - i. Subdivision Reviews – Minor / Land Development The applicant shall execute a Reimbursement Agreement for Township SEO. The applicant will be billed monthly at rates charged to the Township.

 - ii. Subdivision Reviews – Major / Land Development The applicant shall execute a Reimbursement Agreement for Township SEO. The applicant will be billed monthly at rates charged to the Township.

- C. Sewage Permit Conditions
 - i. Payments are due immediately upon scheduling of activity.
 - ii. Fees are non-refundable.
 - iii. One Equivalent Dwelling Unit (E.D.U.) is equal to 400 GPD per Chapter 71, Section 71.1.
 - iv. Other specialized professional retained by the Township, as required, will be billed at the rates charged to Edgmont Township.

XVII. Miscellaneous Fees

- A. Zoning and/or SLDO Ordinance Purchase \$60.00
- B. Returned check fee \$50.00
- C. Delinquent Notice Service Fee - First notice is no charge, each additional notice shall be charged service fee. \$25.00

RESOLVED this 20th day of May, 2009, effective immediately.

TOWNSHIP OF EDGMONT

 Ronald Gravina, Chairman

 Joseph Conan, Vice-Chairman

 William C. Mackrides, Supervisor

ATTEST:

 Samantha Reiner, Secretary/Treasurer /Township Manager