



**EAST ROCKHILL TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2016 - 20

SCHEDULE OF FEES AND CHARGES

**A RESOLUTION OF THE TOWNSHIP OF EAST ROCKHILL,
BUCKS COUNTY, PENNSYLVANIA
ADOPTING THE EAST ROCKHILL TOWNSHIP FEE SCHEDULE DATED
JANUARY 1, 2017
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BE IT RESOLVED by the Board of Supervisors of the Township of East Rockhill that all previous fee schedules are hereby repealed and that the 'East Rockhill Township Fee Schedule' dated January 1, 2017 a copy of which is attached hereto and incorporated herein by reference is hereby adopted as the East Rockhill Township Fee Schedule.

RESOLVED this 13th day of December, 2016.

EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS

David R. Nyman, Chairperson

Gary W. Yolovnik, Vice-Chairperson

James C. Nietupski, Member

ATTEST:

Marianne K. Morano, Manager

East Rockhill Township Fee Schedule

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I. ZONING

Non-refundable

A. Residential & Agricultural

- 1. New Construction Single Family or Multi-Family (per unit) \$ 100.00
- 2. Accessory Structure (sheds, barns, garage)
 - a) 500 square feet or less \$ 50.00
 - b) 501 square feet or greater \$ 75.00
- 3. Deck/Patio \$ 40.00
- 4. Addition or Alteration per dwelling unit \$ 60.00
- 5. Pool..... \$ 50.00
- 6. Fence \$ 50.00
- 7. Home Occupation \$ 200.00
- 8. Non-Conformity Registration..... \$ 200.00

B. Non-Residential

- 1. New Construction Primary Structure \$ 125.00
- 2. Accessory Structure..... \$ 200.00
- 3. Addition or Alteration..... \$ 80.00
- 4. Pool..... \$ 70.00
- 5. Fence \$ 75.00
- 6. Blasting \$ 500.00
- 7. Forestry \$ 500.00
- 8. Change in Use \$ 150.00
- 9. Non-Conformity Registration..... \$ 400.00
- 10. Non-Residential Zoning Permit..... \$ 500.00
- 11. Community Event Permit, Non-Profit \$ 100.00

C. Sign

- 1. Up to 6 square feet \$ 100.00
- 2. Over 6 square feet \$ 100.00
Plus \$1/square foot
- 3. Temporary Sign \$ 45.00

D. Preliminary Opinion of Zoning Officer\$1,500.00
Plus Professional Service Agreement and \$1,500 escrow

E. Zoning Officer Determination Request submit request in writing \$ 75.00

F. Pre-Application Meeting W/Zoning Officer ½ hour min. per ½ hour \$ 30.00

II. WELL

- A. **Class I** (single residential) \$ 100.00
- B. **Class II** (multi-residential, non-residential less than 1000 gpd) \$ 500.00
- C. **Class III** (non-residential greater than 1000 gpd on site).....\$2,000.00
- D. **Class IV** (community system supply).....\$5,000.00
- E. **All Other Wells** (geothermal, test/observation, monitoring) \$ 300.00
- F. **Additional Wells on Site** each \$ 50.00

III. BUILDING

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. Square foot to include garages, corridors, stairs, closets, covered patios, porches, attics, basements, etc.

Basic Fee per dwelling unit \$ 500.00
Plus \$0.30/sq. ft.

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.

Basic Fee per dwelling unit \$ 600.00
Plus \$0.35/sq. ft. over 100 sq. ft.

B. Addition

Including but not limited to: attached garages, porches, foyers, entryways, covered porches, patios

1. Residential \$ 250.00
Plus \$0.30/sq. ft.

2. Non-Residential..... \$ 300.00
Plus \$0.35/sq. ft. over 100 sq. ft.

C. Deck or Patio (uncovered)

Residential & Non-Residential \$ 125.00
Plus \$0.10/sq. ft.

D. Alteration or Renovation

1. Residential \$ 100.00
Plus \$10.00 per \$1,000 of construction cost

2. Non-Residential..... \$ 250.00
Plus \$10.00 per \$1,000 of construction cost

E. Accessory Structure

Including but not limited to shed, pole barn, detached garage

1. Residential

a) 500 square feet or less or 501 square feet or greater pre-built off site Zoning Permit
b) 501 square feet or greater built on-site..... \$ 110.00
Plus \$0.15/sq. ft.

2. Non-Residential

a) 500 square feet or less \$ 150.00
b) 501 square feet and above \$ 125.00
Plus \$0.20/sq. ft.

F. Cell Tower/Communication Tower

1. Base \$ 750.00
2. Co-Location \$ 200.00

G. Roofing

1. Residential \$ 100.00
2. Non-Residential..... \$ 300.00

H. Grading Plan Review

Plus Contract for Professional Services and \$1,000 escrow required

- 1. Residential
 - a) 50,000 square feet or less \$ 300.00
 - b) Each revised submission \$ 50.00
- 2. Non-Residential
 - a) Fee..... \$ 500.00
 - b) Each revised submission \$ 75.00
- 3. Agricultural
 - a) Fee..... \$ 180.00
 - b) Each revised submission \$ 50.00

I. Demolition

- 1. Residential
 - a) Primary Structure..... \$ 300.00
 - b) Accessory Structure..... \$ 50.00
- 2. Non-Residential
 - a) Primary Structure.....\$1,200.00
 - b) Accessory Structure..... \$ 500.00

J. Swimming Pool

- 1. Residential
 - a) Above-Ground (over 24" high) & Spas \$ 115.00
 - b) In-Ground \$ 230.00
- 2. Non-Residential..... \$ 500.00

K. Electrical

Third Party Agency Fees & Procedure

- 1. Residential Administrative Fee \$ 40.00
- 2. Non-Residential Administrative Fee \$ 60.00

L. Plumbing

- 1. Residential
 - Basic Fee \$ 75.00
Plus \$10.00/fixture
- 2. Non-Residential
 - Basic Fee \$ 100.00
Plus \$10.00/fixture
- 3. Sewer Lateral Inspection & Connection
 - Residential each \$ 150.00
 - Industrial or Non-Residential each \$ 200.00

M. Mechanical

Must be reviewed for energy conservation regulations (*Plus* if applicable plan review fee as determined by third party agency. Including but not limited to heating, cooling, gas & oil fueled burners, wood stoves, fireplace inserts.

- 1. Residential
 - a) Replacement \$ 75.00
 - b) New..... \$ 100.00
- 2. Non-Residential
 - a) Replacement \$ 85.00
 - b) New..... \$ 110.00

N. Sprinkler System

- 1. Residential New Construction \$ 100.00
Plus \$10.00/sprinkler head
- 2. Non-Residential New Construction \$ 150.00
Plus \$10.00/sprinkler head
- 3. Replacement System \$ 75.00
Plus \$10.00/sprinkler head

O. Accessibility Plan Review & Inspection

Third Party Agency Fees & Procedure may apply

- 1. Residential \$ 60.00
- 2. Non-Residential..... \$ 80.00

P. Pre-Application Meeting W/BCO..... ½ hour min. per ½ hour \$ 30.00

Q. Building Code Official Determination Request submit request in writing \$ 75.00

IV. GENERAL

Residential, Non-Residential, Agricultural

A. Construction Trailerper trailer \$ 500.00
Plus escrow \$1,000.00

B. Fireworks Display (public) \$ 500.00

C. Flood Plain Permit \$ 200.00
Plus Professional Service Agreement and \$1,500 escrow

D. Issued Building Permit Voided Township retains 1/3 of the fee

E. Miscellaneous Permit Minimum \$ 50.00

F. PA Act 45 UCC and UCC Administrative Fee..... \$ 6.00

G. Plumbing License \$ 50.00

H. Re-Inspection \$ 50.00

I. Replacement Due to Fire Damage, Uninsured Fee Waived

J. Salvage Dealer

- 1. License Paid on or before January 1..... \$ 350.00
- 2. Transfer of License prior to January 1 \$ 200.00

K. Workers Compensation Registration \$ 25.00

L. Working without a Permit increases permit fee by..... 50%

V. USE & OCCUPANCY

A. Residential

- 1. New Construction \$ 90.00
- 2. Addition or Alteration..... \$ 65.00
- 3. Re-Occupancy (re-sale or rental) \$ 85.00
- 4. Re-Inspection \$ 60.00

B. Non-Residential

- 1. New Construction \$ 115.00
- 2. Addition or Alteration..... \$ 80.00
- 3. Re-Occupancy (re-sale or rental) \$ 110.00
- 4. Re-Inspection \$ 75.00

VI. HEARINGS

A. Board of Supervisor

Plus Contract for Professional Services and \$1,500 escrow required

- 1. Conditional Use
 - a) Residential \$ 850.00
 - b) Non-Residential.....\$2,000.00
 - c) Continuance due prior to each additional hearing50% of original filling fee
- 2. Zoning Amendment Request
 - a) Residential & Non-Residential Zoning Amendments \$ 750.00
 - b) Curative Amendments\$7,500.00
 - c) Continuance due prior to each additional hearing50% of original filling fee

B. Zoning Hearing Board

- 1. Residential \$ 900.00
- 2. Substantive Challenge Residential or Non-Residential\$7,500.00
- 3. Non-Residential.....\$2,000.00
- 4. Hearing Continuance due prior to each additional hearing50% of original filling fee

C. UCC Board of Appeal Residential or Non-Residential \$ 500.00
Plus \$1,500 escrow

VII. SUBDIVISION AND LAND DEVELOPMENT

A. Sketch Plan Review (Not Required)

Formal or Informal Sketch Plan Application lot line, minor or major subdivision, residential or non-residential land development

- 1. Filing\$ 500.00
- 2. Escrow.....Separate Check \$ 3,000.00

B. Preliminary Plan Submission (Required)

- 1. Lot Line Change
 - a) Filing\$ 300.00
 - b) Escrow.....Separate Check \$ 2,500.00
- 2. Residential Minor Subdivision (2 lots)
 - a) Filing\$ 800.00
 - b) Escrow.....Separate Check \$ 3,000.00
- 3. Residential Major Subdivision and Residential Land Development
 - a) Filing\$1,100.00
Plus \$100.00 per lot or dwelling unit
 - b) Escrow.....Separate Check \$ 7,500.00
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) Filing\$ 1,500.00
 - b) Escrow.....Separate Check \$5,000.00

C. Final Plan Submission (Required)

Preliminary Escrow to be Maintained

- 1. Lot Line Change\$ 150.00
- 2. Residential Minor Subdivision (2 lots)\$ 400.00
- 3. Residential Major Subdivision and Residential Land Development\$ 550.00
Plus \$50.00 per lot or dwelling unit
- 4. Non-Residential Land Development\$ 750.00

D. Record Plan & 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

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 \$1,900 per dwelling unit, whichever is greater.

G. Request for Waiver of Land Development

Subject to stormwater management, grading, parking, hop, Contract for Professional Service or other permits/escrow as determined

- 1. Commercial/Non-Residential Fee Determined by BOS
- 2. Institutional (per lot)\$ 200.00
- 3. Residential (per lot)\$ 150.00

VIII. ESCROW AS REQUIRED

In addition to application filing fees, applicant shall be required to furnish an escrow fund and execute a Contract for Professional Services to pay the Professional Fees and other costs incurred in reviewing the plans and processing the application. Applicant further agrees that the Township charges ten percent (10%) of the amount of any engineering, legal or other service bills rendered to the Township in connection with the project as a cost of administering said funds and processing the application. The amount of the escrow fund will be an amount equal to 50 percent (50%) of the original amount in order for work on the project to proceed. In the event that the applicant disputes the amount of any such expenses in connection with the review of the application, report and/or inspection 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.

Upon completion of the review, whether the application is approved or rejected, any monies not expended in the review shall be refunded to the applicant upon submittal of Escrow Return Request form minus \$50.00 closing charge. Fees in excess of the escrow fund will be charged to the applicant.

IX. STORMWATER MANAGEMENT

A. Drainage / Stormwater Management Review

- 1. Filing\$ 100.00
- 2. Escrow.....\$ 1,000.00

B. Subdivision & Land Development Application

Included in Preliminary Plan submission fee and escrow

C. Stormwater Maintenance\$ 500.00

D. Stormwater Capital Management Fund

- 1. Per Residential Lot\$ 650.00
- 2. Land Dev Non-Residential 2,000 square feet or less impervious surface\$ 750.00
- 3. Land Dev Non-Residential 2,000 square feet or greater impervious surface\$ 750.00

Plus \$0.50/sq. ft.

X. HIGHWAY OCCUPANCY

A. Driveway

- 1. Residential\$ 100.00
 - 2. Non-Residential.....\$ 500.00
 - 3. Replacement of Driveway Pipe\$ 300.00
- Plus* Cost of Materials and Executed Contract

B. Street Cut, Street Opening and Excavation

Escrow determined by the estimated cost of the road restoration as accepted by the Township.

- 1. Right of Way\$ 1,000.00
- 2. Street Cut/Opening horizontal or centered to the cart way (per cut).....\$ 150.00
- 3. Street Cut/Openings Parallel to the Road per 350 feet or fraction thereof.....\$ 150.00

XI. PARK & RECREATION

A. General Park Usage and Pavilion Use

- 1. 25 or less people..... \$ 35.00
- 2. Over 25 people \$ 75.00

B. EscrowPer Field / Facility Reserved \$ 100.00

C. Seasonal Field Maintenance Per Month / Per Field \$ 150.00

D. Annual Seasonal PermitPer Field \$ 500.00

E. Penalty

- 1. Use of Athletic Field for organized sport without a permit Per Field / Incident \$ 200.00
- 2. First Notice-penalty will be waived if apply for and receive the appropriate permit

XII. SEWER

A. Act 537 Planning Module Review (No SALDO)

- 1. Application\$ 500.00
- 2. Escrow\$ 1,500.00

B. Sewer Use per EDU Annually

- 1. Residential\$ 480.00
- 2. Non-Residential.....\$ 540.00

C. Sewer Reservation per EDU Annually

- 1. Residential\$ 350.00
- 2. Non-Residential.....\$ 500.00

D. Sewer (Chapter 18)

- 1. Sewer Tapping and Connection Per EDU \$ 6,471.00
- 2. EDU Administrative Fee Per EDU \$ 75.00
- 3. Sewer Lateral Construction.....\$ 2,125.00
- 4. Sewer CertificationEach \$ 35.00
- 5. Sewer Extension Request \$ 75.00

Plus Professional Service Contract

E. Holding Tank

- 1. Residential \$ 100.00
- 2. Non-Residential..... \$ 300.00

F. Wastewater Treatment Right to appeal (Chapter 18)

- 1. Appellant Filing Fee \$ 300.00

XIII. TAX SERVICE

A. Bill Reproduction.....	\$	5.00
B. Certification	\$	35.00

XIV. ADMINISTRATIVE, PUBLICATION, MAP AND OTHER

A. Administrative

1. Certified letter	each \$	10.00
2. Contract for Professional Service.....	<i>Plus</i> escrow \$	100.00
3. Credit Card Convenience		
a) Sewer Customer Portal	per \$100 \$	3.00
b) Other Credit Card Fees per Third-Party		
4. Lien Removal.....	each \$	150.00
5. Past-Due Penalty.....	on unpaid balance after 30-days s	10%
6. Returned Check (includes returned checks to Tax Collector)	\$	40.00
7. Schedule of Attorney Fee	Per Ordinance 263	

B. Public Record

1. Certified Copy or Written Verification		
a) Certified photo copies	<i>Plus</i> \$.25 per side \$	25.00
b) Residential verification of permit/approval extensions	\$	100.00
c) Non-residential verification of permit/approval extensions	\$	500.00
2. Fax.....	Per Side \$	0.25
3. Ledger Size (11" x 17") Copy.....	Per Side \$	0.50
4. Letter and Legal Size Copy	Per Side \$	0.25
5. Plan Sheet - Large (45" x 35" maximum)	Per Side \$	25.00
6. Plan Sheet - Medium (common plan size or 37" x 25" maximum)	Per Side \$	15.00

C. Publication

1. Act 537 Plan	\$	100.00
2. Code of Ordinance Supplement	each \$	50.00
3. Code of Ordinance.....	\$	300.00
4. Comprehensive Plan	\$	100.00
5. Open Space Plan	\$	50.00
6. Stormwater Management Plan	\$	50.00
7. Subdivision Ordinance	\$	100.00
8. Zoning Ordinance.....	\$	100.00