

The Township of West Nottingham

Resolution No. 15-2020

A RESOLUTION TO AMENDING THE FEE SCHEDULE FOR SERVICES AND BUILDING PERMITS

WHEREAS, the Board of Supervisors of the Township of West Nottingham, in accordance with authority provided it under the Second Class Township Code (and as has been otherwise provided it by the General Assembly), has adopted the Code of Ordinances of the Township of West Nottingham, including all codification, consolidation and revisions of the Ordinances, and;

WHEREAS, included in the Code of Ordinances is Ordinance No. 1-2004 enacted to adopt, with certain amendments thereto, the Pennsylvania Uniform Construction Code as set forth in the Pennsylvania Construction Code Act, Act 45 of 1999, 35 P.S. §§ 72101 et seq. (hereinafter the "UCC"); and,

WHEREAS, it is the desire of the Board of Supervisors of the Township of West Nottingham to enact fees by Resolution;

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of the Township of West Nottingham that the fees for services and building permits be amended to read as follows:

WEST NOTTINGHAM TOWNSHIP FEE SCHEDULE

BUILDING PERMITS

[Adopted under the PA Uniform Construction Code]

Dollars (\$)

DEFINITION:

GFA – Gross floor area (GFA) is defined as the total footage of all floors within the perimeter of the outside walls, including the footage (floor area) occupied by the walls. In addition to area occupied by the outside walls, the following areas are also included: living spaces, basements, crawl spaces, garages, roofed patios, breezeways, covered walkways, decks and attics with floor to ceiling minimum as described in the International Residential Code Section R304 Minimum Room Areas and Section R305 Ceiling Height.

These fees do not include any fees required by the West Nottingham Township Tax Collector for mobile home removal and placement permits.

Fee Deposit – Based upon International Code Council Use Groups
One and Two Family Dwellings (Residential R-3 use group)

Based on type of project or as
described under **Building Permit
Fees** section
See Commercial & Industrial
Building Permit Fees below

All remaining Use Groups: A, B, E, F, H, I, M, S, U, R-1, R-2 and R-4

Building Plan Review Fee

For review of plans performed by PA certified third party agencies on behalf of the Township, including but not limited to International Code Council, B& F Technical Code Services, PA certified professional structural engineers and architects.

Actual review charge plus shipping
& handling

Permit fee deposit will be applied toward the building plan review fee and excess will be applied toward the actual permit fee.

Fees for all plan reviews are not refundable in the event the plans are not approved or withdrawn. Where funds were deposited in excess of the amount necessary to perform the review, the balance shall be returned to the applicant or applied toward the actual permit fee. Should the amount deposited be less than the cost of the review, the applicant shall pay the balance due. No application will be complete until plan review approval and fee are paid.

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Building Plan Review Fee (Cont'd)

Fees charged for third party plan reviews are in addition to any permit fees or Township review fees required by any ordinance, regulation or resolution of the Board of Supervisors.

Building Permit Fees

- * - Fees include Certificate of Occupancy Certificates after all final approvals
- ** - Fees do not include Special Inspections and Failed Re-inspections

Residential One and Two Family Detached Dwelling, Except Manufactured Housing - (R-3)

One & Two Family Detached Dwelling, includes cost of Certificate of Occupancy.

As noted in one of the types of construction noted below

Residential New Principal Construction

Nonrefundable Plan Review deposit based on GFA

Larger amount of \$.06 per
Sq. Ft. or \$50.00
\$75.00

BCO fee

\$55.00 per inspection

Inspections as determined by the BCO

\$100 per inspection

Electrical inspections (Unless religious exemption affidavit)

To be calculated by BCO

Administrative fee (25% of BCO, plan review, and inspections)

\$100.00

Zoning Permit

PA Act 13 Education Training Fee

Fee charged will be the current
fee as set by the State of PA

Residential Addition

Nonrefundable Plan Review deposit based on GFA

Larger amount of \$.06 per
Sq.Ft. or \$50.00
\$75.00

BCO fee

\$55.00 per inspection

Inspections as determined by the BCO

\$100.00 per inspection

Electrical inspections (Not including service changes)

To be calculated by BCO

Administrative fee (25% of BCO, plan review, and inspections)

\$100.00

Zoning Permit

PA Act 13 Education Training Fee

Fee charged will be the current
fee as set by the State of PA

Residential Manufactured Housing for One and Two Family Detached Dwelling - (R-3)

Nonrefundable Plan Review deposit

\$100.00

BCO fee

\$75.00

Inspections as determined by the BCO

\$55.00 per inspection

Electrical inspections (Not including service change)

\$100.00 per inspection

Administrative fee (25% of BCO, plan review, and inspections)

To be calculated by BCO

Zoning Permit

\$100.00

PA Act 13 Education Training Fee

Fee charged will be the current
fee as set by the State of PA

Outdoor Deck (with or without electric)

Nonrefundable Plan Review deposit

\$100.00

BCO fee

\$75.00

Inspections as determined by the BCO

\$55.00 per inspection

Electrical inspections (if required)

\$100.00 per inspection

Administrative fee (25% of BCO, plan review, and inspections)

To be calculated by BCO

Zoning Permit

\$100.00

PA Act 13 Education Training Fee

Fee charged will be the current
fee as set by the State of PA

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Building Permit Fees (Cont'd)

Accessory or Utility Structure (1001 Sq. Ft. or greater)

Nonrefundable Plan Review deposit based on GFA	\$100.00
BCO fee	\$75.00
Inspections as determined by the BCO	\$55.00 per inspection
Electrical inspections (if required)	\$100.00 minimum
Administrative fee (25% of BCO, plan review, and inspections)	To be calculated by BCO
Zoning Permit	\$100.00
PA Act 13 Education Training Fee	Fee charged will be the current fee as set by the State of PA

Alterations, Repairs and Maintenance

Nonrefundable Application Fee	\$75.00
Nonrefundable Plan Review deposit	Larger amount of \$.06 per Sq.Ft. or \$100.00
BCO fee	\$75.00
Inspections as determined by the BCO	\$55.00 per inspection
Electrical inspections (if required)	\$100.00 per inspection
Administrative fee (25% of BCO, plan review, and inspections)	To be calculated by BCO
PA Act 13 Education Training Fee	Fee charged will be the current fee as set by the State of PA

In-ground Swimming Pool

Nonrefundable Plan Review deposit	\$100.00
BCO fee	\$75.00
Inspections as determined by the BCO	\$55.00 per inspection
Electrical inspections	\$100 per inspection
Administrative fee (25% of BCO, plan review, and inspections)	To be calculated by BCO
Zoning Permit	\$100.00
PA Act 13 Education Training Fee	Fee charged will be the current fee as set by the State of PA

Above Ground Swimming Pool

Nonrefundable Plan Review deposit	\$100.00
BCO fee	\$75.00
Inspections as determined by the BCO	\$55.00 per inspection
Electrical inspections	\$100.00 per inspection
Administrative fee (25% of BCO, plan review, and inspections)	To be calculated by BCO
Zoning Permit	\$100.00
PA Act 13 Education Training Fee	Fee charged will be the current fee as set by the State of PA

Hot Tub or Spa

Nonrefundable Application Fee	\$75.00
Nonrefundable Plan Review deposit	\$100.00
BCO fee	\$75.00
Structural Deck Review (if required)	\$55.00
Other inspections as determined by the BCO	\$55.00 per inspection
Electrical inspections	\$100 per inspection
Administrative fee (25% of BCO, plan review, and inspections)	To be calculated by BCO
PA Act 13 Education Training Fee	Fee charged will be the current fee as set by the Commonwealth of PA

Temporary Structures & Uses (No water hook-up, sewage hook-up, or deck. Includes sales offices, construction offices, and storage units.)

\$200.00 per unit

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Building Permit Fees (Cont'd)

Field Solar Panels

Nonrefundable application fee	\$75.00
Zoning permit	\$100.00
Nonrefundable plan review fee	\$150.00
BCO fee	\$75.00
Electrical review and inspections	\$100.00 per inspection
Other inspections as determined by the BCO	\$80.00 per inspection
Administrative fee (25% of BCO, plan review, and inspections)	To be calculated by BCO
PA Act 13 Education Training Fee	Fee charged will be the current fee as set by the Commonwealth of PA

Roof Solar Panels

BCO fee	\$75.00
Nonrefundable plan review fee	\$125.00
Zoning permit	\$75.00
Inspections fee (5 inspections)	\$275.00
Added inspections if necessary, due at the time of inspection	\$55.00 each
Administrative fee (25% of BCO, plan review, and inspections)	\$118.75
PA Act 13 Education Training Fee	Fee charged will be the current fee as set by the Commonwealth of PA

TOTAL DUE AT THE TIME OF APPLICATION

\$673.25

Commercial & Industrial - International Building Code Use Groups: A, B, E, F, H, I, M, S, U, R-1, R-2 and R-4

The Commercial Building Application and Building Permit Fee will be 125% of the estimated cost of plan review, estimated required inspections, and permit fees required by the Building Code Official.

The Municipal Building Code Official will provide the Township an estimate for plan review and/or inspections for the permits. The Township will add an application fee of 25% to the estimate provided by the Municipal Building Code Official.

The Commercial Construction Escrow Agreement will be executed between the Applicant and the Township at the time that Commercial Building Application and Building Permit Fee is made.

The Applicant will pay the Commercial Building Application and Building Permit Fee to the Township to be put in an escrow account. The Applicant will be responsible for any reasonable charges and expenses incurred in excess of the plan review/permit fee collected at the time application is made. Any monies remaining in the escrow account from the fees after all charges and expenses are accounted for will be returned to the Applicant.

Nonrefundable Application Fee	\$200.00
Fee for plan review and/or inspections	25% of the estimated fee for plan review and/or inspections and, if necessary, estimated review and/or inspection charges plus shipping & handling

Nonrefundable Minimum Plan Review Fee	\$200.00
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Demolition (All Structures)

Minimum fee (includes one inspection)	\$150.00
Additional inspection fee, each inspection	\$55.00

Alternations, Repairs & Maintenance

Minimum fee	\$75.00
Final Fee – To be determined by the number of inspections required, fee per each inspection	\$75.00

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Building Permit Fees (Cont'd)

Building Permit Renewal

Renewal by extension for residential and commercial/industrial permits

\$100.00
per renewal with no plan
revisions*

PA Act 13

Educational Training Fee

Fee charged will be the current
fee as set by the
Commonwealth of PA

Certificate of Occupancy (Residential and Commercial)

When not part of a building permits, and used for real estate transfer or change of use or occupancy or financial institution requirement

\$200.00 includes 2
inspections; each additional
inspection is \$55.00 each

Moving Building to New Location

Same as New Construction

Additional, Specialty or Re-Inspection

Additional plan reviews for incomplete/revised plans

At cost to Township

Re-inspection fee for failed inspections

\$80.00

Other inspections

\$80.00

Permit renewal

\$100.00

ZONING PERMITS

If a building permit application is submitted, the building permit fee includes the zoning permit fee.

Residential

New Construction – One and two-family dwelling units

\$100.00

Alternations & Additions

\$100.00

Commercial or Industrial

New Construction

\$125.00

Accessory Structures

Storage sheds with no foundation

\$100.00

and/or not permanently attached to the ground, 1000 sq. ft. or less

Storage buildings, greater than 500 sq. ft. and less than 1000 sq. ft., including field inspection

\$100.00

Tennis Courts – including fence

\$100.00

Satellite TV Dishes & Windmill Turbines that are 36 inches in diameter or larger (Windmill and wind turbines will be reviewed as a utility structure and will require a building permit.)

\$100.00

Agricultural Use Structures & Buildings

Includes barns, mushroom buildings, greenhouse buildings not occupied full-time.

\$100.00

GRADING PERMIT

Application fee

\$75.00

Design Review for grading permit

As charged by Engineering Firm

Fee waived if paid as part of Subdivision and/or Land Development process

SEPTAGE PUMPOUT

Exemption request from pump-out fee

\$25.00

Applicant must provide a report from a qualified professional, per the ordinance

Inspection by agent of the Township for non-compliance

\$500.00

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SUBDIVISION AND LAND DEVELOPMENT

[Chapter 9, section 108; Chapter 22, sections 402-21-H, 403-26-O, 506, 507, 703]

Fees submitted for subdivision and land development will be used to pay administrative, engineering, and all other fees incurred by the Township in processing the applications. The fees are composed of two parts: Application fee and Professional Services Escrow fee. The Application fee is non-refundable.

The applicant will be responsible for any reasonable expenses incurred in excess of the fees.

Any monies remaining from the fees after all expenses are accounted for will be returned to the Applicant.

At no time shall the balance in the Professional Services Escrow fee drop below an amount that is twenty (20%) percent of the originally calculated required Professional Services Escrow fee. If the balance falls below the 20% amount, then the Applicant shall submit funds to bring the balance at or above the 20% amount. The Township will consider the project suspended (for required review time periods) until the balance is at the 20% amount or higher.

No preliminary plan or final plan, including supporting documents, will be submitted to the Board of Supervisors for approval until all charges and expenses are paid by the Applicant.

Subdivision and Land Development (Cont'd)

The term "public improvements" refers to an infrastructure improvement that must be constructed to the Township standards. Examples of public improvements include but are not limited to streets, storm water management structures (catch basins, pipes, detention ponds), public water and/or sewage systems, streetlight(s), sidewalks.

When a proposed project is composed of both a "land development" and "subdivision", the Application fee shall be the large Application fee that is listed under the "land development" or "subdivision" schedule of fees. The Professional Services Escrow fee shall be the total of the subdivision Professional Services Escrow fee (based upon the final number of lots) from the subdivision schedule and the appropriate Professional Services Escrow fee from the land development schedule.

Subdivision

Minor Plan (4 lots or less)

Sketch Plan	\$50.00
Preliminary Plan & Final Plan	
Application Fee	\$100.00
Professional Services Escrow fee	\$1,500.00

Major Plan (5 lots or more)

Sketch Plan	\$50.00
Preliminary Plan and Final Plan	
Application Fee	\$100.00
Professional Services Escrow fee for each lot, up to 5 lots without public improvements	\$700.00
Professional Services Escrow fee for each lot, up to 5 lots with public improvements	\$800.00
Professional Services Escrow fee for each lot in excess of 10 lots	\$100.00
with or without public improvements	

Land Development – Raw Land

Minor Plan (less than 2 acres)

Sketch Plan	\$50.00
Preliminary Plan or Final Plan	
Application Fee	\$200.00
Professional Services Escrow fee	
For no proposed building(s) or structure(s), per each whole acre	\$500.00
For proposed building(s) or structure(s) with sum total area less than 5,000 square feet, per each whole acre	\$600.00

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Subdivision and Land Development (Cont'd)

For proposed building(s) or structure(s) with sum total area 5,000 sq. ft. or larger:	
For the first 5,000 square feet or part thereof up to 10,000 sq. ft.	\$2,000.00
For each additional 5,000 square fee or part thereof over 10,000 sq. ft.	\$1,000.00

Major Plan (2 acres or more)	
Sketch Plan	\$50.00
Preliminary Plan or Final Plan	
Application Fee	\$200.00
Professional Services Escrow fee	
For no proposed building(s) or structure(s), per each whole acre	\$300.00
For proposed building(s) or structure(s) with sum total area less than 5,000 square feet , per each whole acre	\$400.00
For proposed building(s) or structure(s) with sum total area 5,000 sq. ft. or larger:	
For the first 5,000 square feet or part thereof up to 10,000 sq. ft.	\$2,000.00
For each additional 5,000 sq. ft. or part thereof over 10,000 sq. ft.	\$1,000.00

Land Development – Expansion of Existing Use

Major Plan	
Sketch Plan	\$50.00
Preliminary Plan or Final Plan	
Application Fee	\$200.00
Professional Services Escrow fee	
For no proposed building(s) or structure(s), per each whole acre	\$500.00
For proposed building(s) or structure(s) with sum total area:	
For the first 5,000 square feet	\$2,000.00
For each 10,000 square feet over 5,000 square feet	\$1,000.00

Other Fees

Development Permit	Not Required
Township Engineer Review Fee	Included in Professional Services Escrow fee above

MOBILE HOMES (Includes mobile homes in mobile home parks only.)

[Chapter 14, sections 404, 406, 501, 502]	
New or Replacement Mobile Home Placement Permit	\$75.00
Removal of a Mobile Home	\$75.00
Temporary Storage of a Mobile Home on private property, non-renewable permit valid for up to 6-months	\$200.00
A non-compliance fine shall be collected when a placement or removal permit is not obtained prior to the placement or removal of a mobile home.	\$150.00

SIGN PERMITS

[Chapter 27, section 1206]	
Sign, placed in ground: 2-6 SF inclusive	\$20.00
Sign, placed in ground: 6-20 SF inclusive	\$30.00
Sign, placed in ground: Greater than 20 SF	\$50.00
Sign, wall, attached to building: 0-50 SF	\$10.00
Sign, wall, attached to building: Greater than 50 SF	\$15.00
Sign, temporary, any type, valid for 6 months	\$10.00

ROAD PERMITS

[Chapter 22, section 504]	
Driveways	\$100.00
Engineering Design required for Road Easement or Occupancy Permit	As charged by Engineering Firm

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ZONING HEARING BOARD

[Chapter 27, section 1602-8]

Fees submitted for hearings by the zoning hearing board will be used to pay administrative, engineering, legal, court stenographer, and all other charges and expenses incurred by the Township in processing the applications. The Professional Services Escrow Fee is based upon the Township's current estimate of the anticipated costs. The fees are composed of two parts: Application fee and Professional Services Escrow fee. The Application fee is non-refundable. The Applicant will be responsible for any reasonable charges and expenses incurred in excess of the fees. Any monies remaining from the fees after all charges and expenses are accounted for will be returned to the Applicant.

The Professional Services Escrow Fee includes, but is not limited to, the costs of the court stenographer and the original transcript. The Zoning Hearing Board may prescribe by rule the form of the application. If the Zoning Hearing Board rules that the variance should be granted because the Zoning Ordinance inflicts an unnecessary hardship on the Applicant, as listed in Chapter 27, §1604, then the court stenographic fee shall be shared 50/50 by the Applicant and the Zoning Hearing Board. Otherwise, the Applicant shall be responsible for the court stenographic fee.

Application Fee	\$200.00
Professional Services Escrow Fee	\$1,500.00

LICENSES

Outdoor Amusement License [(Chapter 13, section 106)]	\$250.00
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Junk Yard

[Chapter 13, sections 203, 206, 208]

License	\$500.00
Yearly License Renewal	\$250.00
Ownership Transfer Fee	\$200.00

A Non-Compliance Fee shall be collected if the junkyard license renewal fee is not paid by the due date on the bill \$100 or 1% per month, whichever is greater

Cable Television License
[Chapter 13, section 305]

As contracted with Cable Company

Mobile Home Park

[Chapter 14, sections 304, 402, 405, 501, 502]

License Filing Fee	\$2,000.00
License	
Minimum Fee: 1 to 10 sites, flat fee	\$300.00
Additional Fee: Each site greater than 10, fee per site	\$30.00
Yearly License Renewal	
Minimum Fee: 1 to 10 sites, flat fee	\$300.00
Additional Fee: Each site greater than 10, fee per site	\$30.00

A Non-Compliance Fee shall be collected if the mobile home park license renewal fee is not paid by the due date on the bill \$100 or 1% per month, which ever is greater

Change of Ownership or Management Fee	\$500.00
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STORMWATER

Waiver (under 1000 sq. ft., cumulative)	\$25.00
Simplified Approach	
Application Fee	\$50.00
Permit Fee	\$450.00
Engineered Approach	
Application Fee	\$50.00
Escrow for Professional Services	\$1,500.00
Additional Inspections (fee per inspection)	\$80.00

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OTHER SERVICES

Board of Survey Compensation [Chapter 5, section 102-8]	Not Required
Zoning Letter of Interpretation Fee [Chapter 27]	\$750.00
Vegetation Cutting Exemption Hearing [Chapter 10, section 106]	
Informal Review at a Regular Township Meeting	\$0.00
Formal Exemption Hearing	\$3,000.00
Pennsylvania Uniform Construction Code (PA-UCC) Appeals Board	
Applicant Fee	\$1,000.00
Pay each Board Member and the Secretary	\$50.00 for first two (2) hours & \$20.00/hour thereafter
Township Building Fee	\$100.00
Township Administrative Fee	\$100.00
Advertising Fees	Actual charges
Conditional Use Hearing [Chapter 27]	
Fees submitted for conditional use hearings will be used to pay administrative, engineering, legal, court stenographer, and all other charges and expenses incurred by the Township in processing the applications. The Professional Services Escrow Fee is based upon the Township's current estimate of the anticipated costs for that particular Conditional Use Hearing Type. The fees are composed of two parts: Application fee and Professional Services Escrow fee. The Application fee is non-refundable. The Applicant will be responsible for any reasonable charges and expenses incurred in excess of the fees. Any monies remaining from the fees after all charges and expenses are accounted for will be returned to the Applicant.	
Application Fee, for any Conditional Use Hearing Type	\$200.00
Professional Services Escrow Fees for Conditional Use Hearing Types	
1. Sanitary Landfill and Quarry	\$1,500.00
2.a. All Conditional Uses in the Commercial District, except club, fraternal institution or non-profit swimming pool; commercial greenhouse; printing or publishing establishment; electric or water public utility operating facility.	\$1,000.00
2.b. Commercial Uses permitted in the Institutional District.	\$1,000.00
3. All other Conditional Uses, including the exceptions in the Commercial District listed in 2.a. above	\$1,000.00

The Township of West Nottingham
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This Resolution shall become effective immediately.

RESOLVED AND ENACTED into a Resolution on this 8th day of September, 2020.

WEST NOTTINGHAM TOWNSHIP
BOARD OF SUPERVISORS



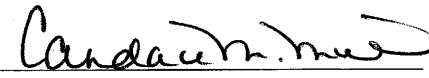
Tiffany L. Bell, Chairman



William R. Winand, Vice-Chairman

(SEAL)

Attest:



Candace M. Miller, Secretary