

**FEE SCHEDULE**

**SUBDIVISION AND LAND DEVELOPMENT (Res 1-2006)**

[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.

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, stormwater management structures (catch basins, pipes, detention ponds), public water and/or sewage systems, street light(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.

Dollars (\$)

**Subdivision**

Minor Plan (4 lots or less)

Sketch Plan	0.00
Preliminary Plan & Final Plan	
Application Fee	100.00
Professional Services Escrow fee	1500.00

Major Plan (5 lots or more)

Sketch Plan	0.00
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 with or without public improvements	100.00

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**Land Development – Raw Land (Res 2-1997)**

Minor Plan (less than 2 acres)

Sketch Plan	0.00
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
For proposed building(s) or structure(s) with sum total area 5,000 square feet or larger:	
For the first 5,000 square feet or part thereof up to 10,000 square feet	2,000.00
For each additional 5,000 square fee or part thereof over 10,000 square feet	1,000.00

Major Plan (2 acres or more)

Sketch Plan	0.00
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 square feet or larger:	
For the first 5,000 square feet or part thereof up to 10,000 square feet	2,000.00
For each additional 5,000 square fee or part thereof over 10,000 square feet	1,000.00

**Land Development – Expansion of Existing Use**

Major Plan

Sketch Plan	0.00
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

**FEE SCHEDULE**

**BUILDING PERMITS** (Res 2005-05 & 16-2007)  
 [Adopted under the PA Uniform Construction Code]

See Resolutions 2005-05 & 16-2007 for Definitions, including GFA (revised in Res 16-2007 and also listed below), General Requirements (Duration of Permit & Renewals), and Plan Review and Permit fee included services and costs.

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 and attics with floor to ceiling height of 6 feet 6 inches or more.

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 (Res 2005-05; 16-2007)

One and Two Family Detached Dwellings (Residential R-4 use group)

150.00

All remaining Use Groups: A, B, E, F, H, I, M, S, U, R-1, R-2 and R-3 (Res 16-2007)

See Commercial & Industrial Building Permit Fees below

**Building Plan Review Fee**

For review of plans performed by third party agencies on behalf of the Township, including but not limited to BOCA, 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.

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.

Minimum fee for One and Two Family Detached Dwelling (R-4)

0.00

Minimum fee for Use Groups, except Residential R-4

See Commercial & Industrial Building Permit Fees below

FEE SCHEDULE

**Building Permit Fees**

Based upon International Code Council Use Groups

\* - Fee includes Certificate of Occupancy Permit and PA Act 13 Educational Training Fee.

\*\* - Fee does not include Plan Reviews and Special Inspections.

Residential One and Two Family Detached Dwelling.

Except Manufactured Housing - (R-4) (Res 2005-05)

One & Two Family Detached Dwelling, includes cost of Certificate of Occupancy.	\$75.00,
	plus \$.16/sf GFA
Additions	500.00*

Residential Manufactured Housing for One and Two Family Detached Dwelling - (R-4)

(Res 9-2007)

Building Plan Review and Permit Fee; includes cost of Certificate of Occupancy	389.00*
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Other Residential – Decks, Garages & Swimming Pools (Res 2005-05)

Decks	200.00*
Garages – Attached	400.00*
Garages – Detached greater than 1000 SF	400.00*
Swimming Pools & Spas – Above Ground	150.00*
Swimming Pools & Spas – In-ground	400.00*

Commercial & Industrial - Commercial Use Groups: A, B, E, F, H, I, M, S, U, R-1, R-2 and R-3

(Res 16-2007)

The Commercial Building Application and Building Permit Fee will be 125% of the estimated cost of plan review and/or permit.

The Municipal Code Official (including any appointed third-party agency as applicable) 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 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.

Application Fee (Fee Deposit)	25% of the estimated fee for plan review and/or inspections
Fee for plan review and/or inspections	Estimated review and/or inspection charges plus shipping & handling*
Minimum Plan Review Fee (Res 2005-05)	200.00

FEE SCHEDULE

**Building Permit Fees (continued)**

Demolition (Res 2005-05)

Minimum fee (includes one inspection)	75.00
Additional inspection fee, each inspection	75.00

Alternations, Repairs & Maintenance (Res 2005-05)

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

Building Permit Renewal (Res 2005-05)

Renewal for non-manufactured housing and commercial/industrial permits	100.00
	per renewal with no plan revisions*
Renewal fee for manufactured housing permits	75.00 per renewal with no plan revisions*

PA Act 13 (Res 2005-05)

Educational Training Fee	2.00
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Certificate of Occupancy (Res 2005-05)

When not part of a building permits, and used for real estate transfer or change of use or financial institution requirement	75.00
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Moving Building to New Location (Res 2-1997)

Same as New Construction

**ZONING PERMITS**

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

Residential

New Construction – single family, two-family, multi-family (Res 2-1997)	55.00
Manufactured Housing Basements/Foundations (Res 2-1997)	55.00
Alternations & Additions (Res 2-1997)	55.00

Commercial or Industrial

New Construction	110.00
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Accessory Structures

Storage sheds with no foundation and/or not permanently attached to the ground, 500 sf or less (Res 5-2001)	25.00
Storage buildings, greater than 500 sf and less than 1000 sf, including field inspection	55.00
Tennis Courts – including fence (Res 2-1997)	35.00
Satellite TV Dishes & Windmill Turbines that are 36 inch dia or larger (Res 2-1997)	35.00

Agricultural Use Structures & Buildings (Res 2-1997; exempted under PA UCC)

Includes barns, mushroom buildings, greenhouse buildings not occupied full-time.	55.00
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**GRADING PERMIT** (Res 2-1997)

Application fee	55.00
Design Review for grading permit	As charged by Engineering Firm
Fee waived if paid as part of Subdivision and/or Land Development process	

**FEE SCHEDULE**

**MOBILE HOMES** (Res 2-1997)

Includes mobile homes in mobile home parks only. [Chapter 14, sections 404, 406, 501, 502]

New or Replacement Mobile Home Placement Permit (Res 4-2008)	40.00
Removal of a Mobile Home (Res 4-2008)	40.00
Temporary Storage of a Mobile Home, on private property, non-renewable permit valid for up to 6 months. (Res 3-1998)	50.00
A non-compliance fine shall be collected when a placement or removal permit is not obtained <u>prior</u> to the placement or removal of a mobile home.	500.00

**SIGN PERMITS** (Res 2-1997)

[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** (Res 2-1997)

[Chapter 22, section 504]

Road Easement or Occupancy, including Driveways	55.00
Engineering Design required for Road Easement or Occupancy Permit	As charged by Engineering Firm

**ZONING HEARING BOARD** (Res 12-2006)

[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 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 is based upon the Township's current estimate of the anticipated costs.

The Professional Services Escrow Fee include, 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	1500.00

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**LICENSES**

Outdoor Amusement License (Res 10-2007) [(Chapter 13, section 106]	250.00
Junk Yard (Res 10-2007) [Chapter 13, sections 203, 206, 208]	
License	250.00
Yearly License Renewal	250.00
Ownership Transfer Fee	150.00
Cable Television (Res 10-2007) [Chapter 13, section 305]	
License	As per contract with Cable Company
Mobile Home Park (Res 10-2007 and 4-2008) [Chapter 14, sections 304, 402, 405, 501, 502]	
License Filing Fee	1,000.00
License	
Minimum Fee: 1 to 10 sites, fee per site	200.00
Additional Fee: Each site greater than 10, fee per site	20.00
Yearly License Renewal	
Minimum Fee: 1 to 10 sites, fee per site	200.00
Additional Fee: Each site greater than 10, fee per site	20.00
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	25.00 per day
Change of Ownership or Management Fee	200.00

**OTHER SERVICES**

Board of Survey Compensation (Res 10-2007) [Chapter 5, section 102-8]	Not Required
Zoning Letter of Interpretation Fee (Res 10-2007) [Chapter 27]	500.00
Vegetation Cutting Exemption Hearing (Res 10-2007) [Chapter 10, section 106]	
Informal Review at a Regular Township Meeting	0.00
Formal Exemption Hearing	3,000.00
State Building Code Joint Appeals Board (Res 6-2004)	
Applicant Fee	1,000.00
Pay each Board Member and the Secretary	\$50.00 for first two (2) hours & \$20.00/hour after that
Township Building Fee	100.00
Township Administrative Fee	100.00
Advertising Fees	Actual charges

FEE SCHEDULE

**OTHER SERVICES (continued)**

Conditional Use Hearing (Res 3-2008)  
 [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 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 is based upon the Township's current estimate of the anticipated costs for that particular Conditional Use Hearing Type.

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, <i>except</i> club, fraternal institution or non-profit swimming pool; commercial greenhouse; printing or publishing establishment; electric or water public utility operating facility.	1000.00
2.b. Commercial Uses permitted in the Institutional District.	1000.00
3. All other Conditional Uses, including the exceptions in the Commercial District listed in 2.a. above	1000.00

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