

RESOLUTION NO. 11-07

BUILDING, ZONING, PLUMBING AND SEWAGE
ENFORCEMENT FEE SCHEDULE

WHEREAS, the Board of Supervisors is authorized and empowered to set reasonable and necessary fees to reimburse the Township for the costs and expenses of processing, issuing and performing inspections related to applications for building permits, zoning permits, and applications, plumbing and administration of the Sewage Facilities Act, and

WHEREAS, the Board has considered and reviewed the actual costs associated with the foregoing;

NOW THEREFORE, it is resolved that the following fee schedule be and hereby is adopted effective May 26, 2011.

BUILDING, ZONING, PLUMBING AND SEWAGE ENFORCEMENT
FEE SCHEDULE

I. Building Permits

A. New Construction and Additions:

1 & 2 Family Residential Use Group Classifications (including Pre-Manufactured Units on Lots)	\$.50/sq. ft.
New Commercial, Industrial, Institutional and Multi-Family Residential Uses.....	\$.50/sq. ft.
	Up to 100,000 sq. ft. Gross Floor Area
	\$.20/sq. ft.
	Over 100,000 sq. ft. Gross Floor Area
New Structures or Facilities (other than buildings).....	\$ 500.00
Minimum Permit Fee:.....	\$ 150.00

B. Alterations and Renovations to Existing Buildings (including Three
Season Rooms and Habitable Space in Basement)

Residential Uses.....	\$.50/sq. ft.
New Commercial, Industrial, Institutional and Multi-Family Residential Uses.....	\$ 20.00 per \$1,000.00 of fraction thereof of the total estimated cost
Minimum Permit Fee:	
Residential Uses.....	\$ 50.00
All Other Uses.....	\$ 150.00
Residential Accessory Buildings over 1,000 SF.....	\$.20/sq. ft.

C. All Electrical Inspections:.....As per MDIA Fee
Schedule (attached)

D. Repairs:

New Commercial, Industrial, Institutional and Multi-Family Residential Uses.....	\$ 10.00 per \$1,000.00 or fraction thereof of the total estimated cost
All other uses (including Decks and Covered Porches).....	\$ 5.00 per \$1,000.00 or fraction thereof of the total estimated cost
Minimum Permit Fee:	
Residential Uses.....	\$ 50.00

All other uses	\$	150.00
E. Other Commercial Permits		
Foundation-Only Permits.....	\$	1,000.00
Allows for construction of a foundation prior to approval of overall building permit. No construction shall be permitted beyond the foundation construction until a building permit is issued for the entire building. Foundation Only Permit certification form shall accompany all foundation permit application packages.		
Cost of this permit is in addition to the building permit fees that are applicable for the entire building. Foundation-Only fees are required prior to (Foundation Only) plan review. This permit is limited to commercial construction.		
Revisions to Approved Plans.....	\$	500.00
F. Plumbing Registration and Permit Fees		
Registration Fees.....	\$	15.00
Note: Plumbing permit fees for all Commercial and Residential Construction are included in the building permit fee.		
G. Miscellaneous Permits:		
Child Day Care, Accessibility, or other as required by the UCC.....	\$	50.00
H. Administrative Fee:		
New Commercial, Industrial, Institutional and Multi-Family Residential Uses.....	\$	50.00
I. All Pre-manufactured Residential Units	\$	100.00
J Private Swimming Pools:		
Above Ground	\$	30.00
In-Ground	\$	90.00
Storable (Combination Building and Zoning Permit).....	\$	50.00
K. Demolition Permits:		
Residential & Agricultural Uses.....	\$	25.00
All other uses	\$	50.00
L. Fire Code Permits		
Operational Permit.....	\$	50.00
Construction Permit.....	See IA, IB, and ID above	
Fire Safety Inspections.....	\$	50.00
M. State Mandated Surcharge.....	\$	4.00
(for all building permits)		
N. Building Code Board of Appeals Applications:		
*Residential.....	\$	250.00

*Commercial.....	\$	350.00
*Public Hearing requested.....additional.....	\$	150.00

II. Zoning Ordinance

A. Zoning Permits:

All occupancy and use of new construction/additions (including all decks, patios, porches, storage sheds, fences, above/in-ground swimming pools, and replacements thereof) change in existing use of existing structure, occupancy or change in use of the land, any change or expansion of non-conforming uses, and any construction in the Flood Hazard Zone..... \$ 50.00

B. Sign Permits: (fee applicable for each sign)

Sign Area	1- 20 sq. ft.....	\$	20.00
	21- 50 sq. ft.....	\$	50.00
	51-100 sq. ft.	\$	80.00
	101-200 sq. ft.	\$	120.00
	Over 200 sq. ft.	\$	180.00
Temporary Signs		\$	20.00

C. Junkyard License:

New Application	\$	250.00
Yearly renewal	\$	50.00
Hearing required	\$	100.00

D. Water Well Permit:

Replacement well at existing residence.....	\$	20.00
New well at new residence.....	\$	50.00
plus \$25.00 per inspection in excess of two (2)		

E. Zoning Hearing Board Applications:

1. Variances from the requirements of the Zoning Ordinance, Zoning Hearing Board - Notice of Appeal application required.

Residential and Agricultural Uses.....	\$	350.00
All other Uses.....	\$	500.00

2. Special Exceptions - Zoning Hearing Board - Notice of Appeal application required.

Residential and Agricultural Uses	\$	350.00
All other Uses	\$	500.00

3. Appeals from Orders and Decisions of the Zoning Officer - Zoning Hearing Board - Notice of Appeal application required.

Residential and Agricultural Uses	\$	350.00
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All other Uses\$ 500.00

F. Challenges and Amendments:

All amendment requests including Curative Amendments or Substantive Challenges to the Zoning Ordinance and/or Map Planning Commission and Board of Supervisors. In addition to the application fee, a non-refundable deposit of \$2,500.00 shall be deposited with the Township to be held in escrow to offset costs incurred. Upon occurring additional costs, such costs will be itemized and charged.

All applications\$. 1,000.00

G. Conditional Use Application:

Conditional Use Requirements from the Zoning Ordinance - Planning Commission and Board of Supervisors - Conditional Use application required.

Agricultural, Residential, and Village Districts.....	\$	350.00
All other Districts (including Neighborhood District).....	\$	500.00
Escrow -- 0 - 5 disturbed acres.....	\$	100.00
5 - 10 disturbed acres.....	\$	200.00
10 - 50 disturbed acres.....	\$	500.00
50 or more disturbed acres.....	\$	1,000.00
Professional Consultation Fees.....	Actual Cost	

H. Conservation Plan for Transfer of Development Rights Review Fee.... \$ 200.00

III. Sewage Enforcement PA Act #537

A. Site Investigation.....	\$	80.00
Deep Probe Evaluations.....	\$	80.00
Percolation Test.....	\$	170.00
Review Design/Issue Permit.....	\$	50.00
Permit Denial.....	\$	50.00
System Final Inspection.....	\$	60.00
Inspect Existing System.....	\$	60.00
Review Minor Planning Module.....	\$	30.00
Review Major Planning Module.....	\$	35.00
Review Form B.....	\$	30.00
Review Ten (10) Acre Permit Exemption.....	\$	30.00
Investigate Complaint.....	\$	60.00
Misc. Hourly Rate.....	\$	25.00

B. New Application:

Application Fee (Township).....	\$	5.00
Probe Evaluations.....	\$	80.00
Perc Test.....	\$	170.00
Issue or Deny Permit.....	\$	25.00
Final Inspection.....	\$	30.00

New Application Fee.....	\$	310.00
Percolation Test for primary and replacement area, an Additional \$170.00 will be required for second perc test		
Total Application Fee would then be.....	\$	480.00
C. Repair Application:		
Application Fee (Township).....	\$	5.00
Site Investigations and/or Probe Evaluations	\$	40.00
Issue Permit.....	\$	25.00
Final Inspection.....	\$	30.00
Repair Application Fee.....	\$	100.00
If a Perc Test is required for Repair, an additional fee will be charged to Applicant.....		
	\$	85.00
D. Permit Renewal Application:		
Application Fee (Township).....	\$	5.00
Re-investigate Site, verify prior testing.....	\$	40.00
Re-Issue New Permit.....	\$	25.00
Renewal Application Fee.....	\$	70.00
E. Privy Application:		
Application Fee (Township).....	\$	5.00
Site Investigation.....	\$	40.00
Issue Permit.....	\$	25.00
Final Inspection.....	\$	30.00
Privy Application Fee.....	\$	100.00
F. Holding Tank Application:		
Application Fee (Township).....	\$	5.00
Site Investigation.....	\$	40.00
Issue Permit.....	\$	25.00
Final Inspection.....	\$	30.00
Holding Tank Application Fee.....	\$	100.00

IV. Additional Inspection Fees

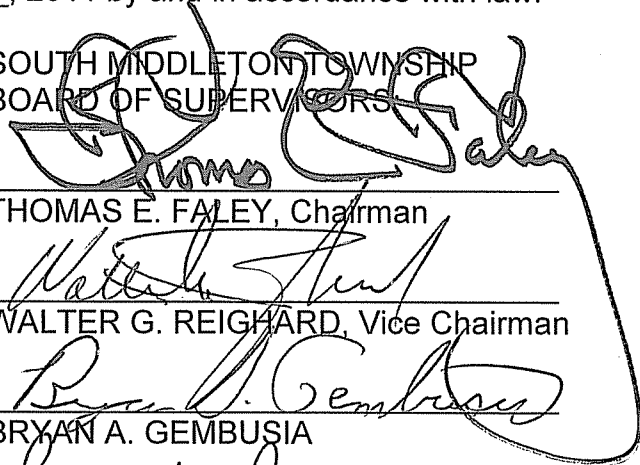
If the Township determines that any permitted work covered by this resolution is of sufficient magnitude or importance to warrant assignment of one or more persons to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permittee shall be charged for additional salary, overhead, and expenses incurred by each assigned inspector and the Township.

V. Fees for Completed Work

Where an application is submitted for review or inspections are conducted prior to the issuance of any permit, the Township may charge fees based on the work completed regardless of whether a permit is issued.

ENACTED this 26th day of May, 2011 by and in accordance with law.

SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS

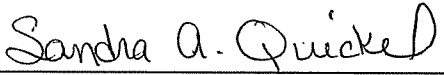


THOMAS E. FALEY, Chairman


ATTEST:



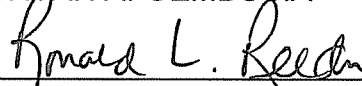
WALTER G. REIGHARD, Vice Chairman



SANDRA A. QUICKEL, Secretary



BRYAN A. GEMBUSIA



RONALD L. REEDER



R. DUFF MANWEILER