

Consolidated Fee Schedule



Resolution No. 2023-24

Adopted by the Board of Supervisors: September 14, 2023

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Building & Codes	
Building Permits	
<i>Application Fee</i>	\$100
<p><i>Non-Refundable fee due when General Permit Application and associated documents are submitted.</i></p> <p><i>Fee will be credited to the permit, plan review, and inspection fees when the application is approved.</i></p> <p><i>*Note: Another application fee will be collected if an application was rejected and not re-submitted within the given amount of time.</i></p>	
Residential	
<i>New construction</i>	\$.75 per ft.²
<i>Minimum permit fee</i> (Includes upgrading electrical service, etc.)	\$200
<i>Additions, alterations, renovations, repairs and all other uses (including electrical)- existing buildings</i> (Including three-season rooms, habitable space in basements, decks, covered porches, and solar panels)	\$200 for first \$1,000 then \$20 per \$1,000 or fraction thereof of total est. cost
<i>Accessory buildings greater than 1,000 ft.²</i>	\$200 for first \$1,000 then \$20 per \$1,000 or fraction thereof of total est. cost
<i>Administrative fee</i> (for third-party review)	2% of building permit fee (min. fee - \$100)
<i>Plan review</i> (applicable when permit is not issued or additional review required)	\$125 per hour (min. 1 hour)
<i>Industrialized housing (mobile home, modular, manufactured) units</i> (Includes electrical)	\$400
<i>Revisions to approved plans</i>	\$100
<p><i>Foundation Only</i></p> <p>Allows for the 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 applicable for the entire building. Foundation-only fees are required prior to Foundation-Only plan review.</p>	\$3,000

Building & Codes

Commercial (Commercial, industrial, & multi-family)

<i>New construction</i>	\$1.00 per ft.² up to 100,000 ft. ² gross floor area (GFA) \$.30 per ft.² subsequent over 100,000 ft. ² GFA
<i>Minimum permit fee</i> (Includes upgrading electrical service, etc.)	\$200
<i>Additions, alterations, renovations, repairs - existing buildings</i> (Includes electrical)	\$200 for first \$1,000 then \$30 per \$1,000 or fraction thereof of total est. cost
<i>Foundation Only</i> Allows for the 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 applicable for the entire building. Foundation-only fees are required prior to Foundation-Only plan review.	\$5,000
<i>Revisions to approved plans</i>	\$500
<i>Administrative fee (for third-party review)</i>	2% of building permit fee (min. fee - \$100)
<i>Plan review</i> (applicable when permit is not issued or additional review required)	\$125 per hour

Building & Codes		
Miscellaneous Permits & Fees		
<i>Child day care, accessibility, or other as required by the UCC</i>		\$100
<i>Miscellaneous inspections (if not otherwise stated)</i>		\$100 per hour (min. 1 hour)
<i>Re-inspection fee after 2nd failed inspection</i>		\$100 (due prior to next inspection)
<i>State Mandated Fee on all Building Permits</i>		See PA Uniform Construction Code Fees
Swimming Pools		
<i>Residential pool permit</i>	Inground	\$500
	Above Ground	\$400
<i>Storable pools</i>		\$200
<i>*All swimming pool permit fees include building, electrical, and zoning</i>		
Demolition		
<i>Residential and agricultural uses</i>		\$100
<i>Commercial interior</i>		\$100
<i>Commercial (complete building)</i>		\$200
Building Code Board of Appeals		
<i>Application - Residential</i>		\$350
<i>Application - Commercial</i>		\$500
<i>Hearing (if requested) surcharge(additional)</i>		\$200
Fire Safety & Prevention		
<i>Operational Permits</i>		\$100
<i>(i.e.carnivals & fairs, open burning, open-flame devices, pyrotech. Special effects material)</i>		
<i>Fire Department Incident Report</i>		\$100
<i>Fireworks Permit</i>		\$100
<i>False Alarm</i> <i>(in a calendar year)</i>	Third false alarm	\$50
	Fourth false alarm	\$100
	Fifth and subsequent false alarms	\$200
Construction without a permit		
<i>1st offense (permit fees will be doubled)</i>		\$100
<i>2nd offense (permit fees will be doubled)</i>		\$250
<i>3rd and any subsequent offenses (permit fees will be doubled)</i>		\$500
Other permits		
<i>Junkyard license</i>	New Application	\$250
	Yearly Renewal	\$50
	Hearing required (surcharge)	\$100
<i>Water well permit</i>	Repair well at existing residence	\$50
	New well at new residents*	\$100
	<i>*(plus \$25 per inspection in excess of 2)</i>	
<i>Peddler's/Solicitors Permit</i>		\$5

Building & Codes

Sewage Enforcement (Act 537)

<i>Application fee for new or existing building lot.</i> Application fee covers deep probe evaluations and 2 percolation tests for conventional type systems. Township (DEP) requires primary and replacement area testing on all building lots with marginal soil conditions.	\$600
<i>Application fee for a repair or modification to a permit</i> Application fee covers a site investigation, permit, and final inspection. Fee does not cover any soil testing. Soil testing fees will be based on Township's current rates.	\$275
<i>Application fee for a new or existing building lot utilizing alternate type systems/no perc. test required</i>	\$225
<i>Holding tank application fee</i> Application fee covers a site investigation, permit, and final inspection. Fee does not cover any soil testing	\$275
<i>Permit fee for all single-family residences</i> This includes design review, permit, interim inspection and final inspection.	\$275
<i>Permit fee to transfer or renew expired permit</i> Application fee covers a site investigation and reissuance of expired permit.	\$150
<i>Any additional work</i>	SEO Fee Schedule
<p>Additional Information:</p> <p>Applicant will be responsible to arrange and pay for a backhoe. In addition, the applicant will be responsible to dig and prepare percolation test holes. All costs and liability associated with the excavation and backfill of all test pits/percolation holes shall be the responsibility of the applicant.</p> <p>The sewage enforcement officer (SEO) will provide water for percolation testing providing he/she can directly access the actual percolation test site without causing damage to his/her vehicle.</p> <p>SEO will require the applicant to hire a certified professional soils scientist for all fill site evaluations, any alternate type systems, and for any situation where the SEO feels one is needed. Applicant will be responsible for paying for soil scientist. SEO will site charge his regular rate. SEO is required to verify all soils testing.</p> <p>Chapter 72.41 states that a SEO has the power and duty to issue, deny, and revoke permits, and to take all other actions necessary to administer and enforce Section 7 of the act.</p>	
<i>Deep probe evaluations for conventional type systems</i>	\$150 per lot
<i>Deep probe evaluations for alternate type systems</i>	\$225 per lot
<i>Site investigation</i>	\$100
<i>Percolation test per 6 hole test</i>	\$225
<i>Review design/issue permit - Residential</i>	\$75
<i>Permit denial</i>	\$75
<i>System interim inspection</i>	\$100 per trip
<i>System final inspection</i>	\$100 per trip
<i>Annual inspection of any existing system</i>	\$100
<i>Inspection fee of existing system for subdivision approval</i>	\$100
<i>Prior SEO testing verification/site investigation</i>	\$150
<i>Investigate a complaint</i>	\$100
<i>Review minor planning module</i>	\$40
<i>Review major planning module</i>	\$55
<i>Review non-building declaration</i>	\$40

Building & Codes

<i>Attend Township meeting</i>	\$150
<i>Misc. clerical work</i>	\$40 per hour
<i>Misc. field work</i>	\$65 per hour
<i>Monthly administrative fee (2 hour)</i> Goes to covering phone calls, filing, scheduling, postage, professional liability insurance, medical insurance, vehicle expense, etc.	\$80

Additional inspection fees:

If the Township determines that any permitted work covered by this Fee Schedule 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.

Fees for completed work:

Where an application is submitted and reviews or inspections are conducted, the Township may charge fees based on the work completed regardless of whether a permit is issued or whether the applicant begins or completes the work proposed.

Zoning	
<i>Application Fee</i>	\$100
<p>Non-Refundable fee due when Zoning Permit Application and associated documents are submitted.</p> <p>Fee will be credited to the permit, plan review, and inspection fees when the application is approved.</p> <p>*Note: Another application fee will be collected if an application was rejected and not re-submitted within the given amount of time.</p>	
<i>Zoning permits</i>	\$100
<p>Includes, but not limited to: decks, patios, porches, storage sheds, fences, above/in-ground swimming pools, storable swimming pools, and replacements thereof or any new construction or additions, changes in the existing use of an existing structure or expansion of non-conforming uses, and any construction in the Flood Hazard Zones</p>	
Sign Permits	
Sign area: (fees applicable to all signs)	
0-50 ft.²	\$100
51-100 ft.²	\$150
101-200 ft.²	\$200
greater than 200 ft.²	\$250
Temporary signs	\$100
Electrical Review & Inspection	\$200
Zoning Hearing Board Applications	
Variances:	
Residential & Agricultural Uses	\$350
All Other Uses	\$500
Special Exceptions:	
Residential & Agricultural Uses	\$350
All Other Uses	\$500
Appeals from orders or determinations of the Zoning Officer:	
Residential & Agricultural Uses	\$350
All Other Uses	\$500
Conditional Use & Master Plan Applications:	
Conditional Use requirements from the Zoning Ordinance before the Planning Commission and Board of Supervisors	
Residential	\$350
Commercial/Industrial (includes multi-family residential and institutional)	\$500
Plus, a refundable deposit with the Township to be held in escrow to offset costs incurred:	
Greater than 0-5 disturbed acres	\$500
6-10 disturbed acres	\$1,000
11-50 disturbed acres	\$2,000
greater than 50 disturbed acres	\$5,000
*Additional costs will be itemized and charged	
Professional Consultation Fees	Actual Cost

Zoning	
<i>Modification of Planned Residential Development</i>	\$2,500
<i>Challenges and amendments:</i> All amendment requests, including Curative Amendments or Substantive Challenges of the Zoning Ordinance and/or Zoning Map before the Planning Commission and Board of Supervisors.	\$3,500
<i>Conservation Plan for Transfer of Development Rights review fee</i>	\$200
Zoning determinations, verifications, or preliminary opinion	
Renewal	\$100
New	\$200
Floodplain	
Floodplain Development Permit	\$100

Subdivision & Land Development	
Subdivision Plans	
<i>Sketch plans (Section 401)</i>	No fee
<i>Minor plans (Section 305)</i> Includes Lot Alteration/Lot Addition	\$250 plus \$25 for each lot
<i>Preliminary plans (Section 501)</i>	\$450 Plus \$35 per each lot
<i>Final plans (Section 601)</i>	\$250 plus \$25 per each lot
<i>Combined Preliminary/Final Plan</i>	Preliminary & Final Fees will be charged
Land Development Plans	
<i>Sketch plans (Section 401)</i>	No Fee
<i>Minor plans (Section 305)/Final PRD</i>	\$350
Residential Use	Plus \$25 per each unit
All Other Uses	Plus \$35 per each acre
<i>Preliminary plans/Tentative PRD</i>	\$450
Residential Use	Plus \$35 per each unit
All Other Uses	Plus \$50 per each acre
<i>Final plans *Only if preceded by Preliminary Plan</i>	\$250
Residential Use	Plus \$25 per each unit
All Other Uses	Plus \$35 per each acre
<i>Combined Preliminary/Final Plan</i>	Preliminary & Final Fees will be charged
Request for Waiver of Land Development	
<i>Without stormwater or public improvements</i>	\$100
<i>With stormwater or public improvements</i>	\$500
Other Fees	
<i>Recording fees</i>	Fees determined by Recorder of Deeds - Appendix A
<i>Traffic impact study (Section 713)</i>	Actual cost*
<i>Environmental Impact Assessment (Section 714)</i>	Actual cost*
<i>Professional Consultation Fees (Section 308)</i>	Actual cost*
<p>* Applicants for subdivision and/or land development shall reimburse the Township 100% of the actual cost for engineering and professional consultation reasonable and necessary to the review, processing, revision, inspection, testing, and preparation of required security and improvement documentation. Professional consultation fees shall include, but not be limited to, engineering review fees and costs, legal fees for preparation, and/or review of security and improvement guaranty documents and any other necessary documentation, cost of required site inspection and field checks, sewage module review and transmittal, and any necessary review, testing, or reported by the SEO. Professional consultation fees shall be based upon the actual rate or cost charged to the Township by such consultants or personnel.</p>	

Subdivision & Land Development

Escrow Fees

<i>Professional consultation escrow</i>	As determined**
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*Applicants for subdivision and/or land development shall deposit with the Township a specified sum, payable in advance, to cover and secure payment of the actual of reasonable and necessary professional consultation and review fees.

The amount of the escrow fund shall be the one set forth in Schedule A, attached hereto, or as otherwise determined by the Township Engineer. In the event actual costs exceed the sum determined, then the escrow shall be increased upon further determination and noticed of the Township Engineer.

<i>Pre-submittal consultation or any other Engineer Consultant Fees</i>	\$1,000 plus any additional fees plus actual costs submitted by consultant
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<i>All other consultant review fees</i>	Actual cost as submitted by consultant
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Subdivision Plans

<i>Preliminary Plan</i>	One Lot: \$1,500 plus \$150 per each additional lot
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<i>Final Plan</i>	One Lot: \$4,000 plus \$150 per additional lot
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<i>Final/Minor Plan</i>	Without public improvements - \$1,500 With public improvements - \$4,000
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Land Development Plans

<i>Number of Disturbed Acres</i>	1-2: \$2,000
	2-5: \$2,500
	5-10: \$3,500
	10-25: \$5,000
	25-50: \$8,000
	50-100: \$12,000
	> 100: \$20,000

Subdivision & Land Development

Fees in-lieu-of land dedication (Section 606)

Residential

All applicants or developers:

- (1) Shall pay 90% of the after-development fair market value of the amount of land which must be dedicated pursuant to the to the formula set forth in Section 606(c)(3) of the SALDO. The after-development fair market value shall be the value of all lands included in the land development application. Said value shall be determined by a land appraisal from a certified appraiser. Said appraisal shall be at the expense of the applicant or developer and submitted as requirement of preliminary plan approval. The Board of Supervisors shall have the right to reject said appraisal and select another appraiser who shall then submit an appraisal determining the after- development fair market value and the fee to be paid. The cost of this appraisal shall be paid by the applicant or developer; or
- (2) May, at their option, elect not to submit an appraisal as set forth in the preceding paragraph. In such event, the fee to be paid in- lieu-of land dedication shall be determined on the basis of the number of dwelling units proposed in the application. The fee shall be
in the amount of \$1,000 per dwelling unit.

Non-Residential

The fee to be paid by applicants or developers of non-residential lands shall be set at \$1,000 per acre of disturbed land or a minimum of \$1,000 for subdivision or land development less than one acre.

All fees shall be due and payable upon approval of the land development or subdivision plan and as a condition thereof. No building, construction, transfer, or subdivision shall be permitted or done until the required fees are paid in full.

Parks, Recreation, & Facilities	
Parks	
<i>General use pavilion rental</i>	
<i>Spring Meadows Park</i>	\$75 per day
<i>South Middleton Township Park</i>	\$75 per day
<i>Gazebo at Children's Lake</i>	\$75 per day
<i>Camp Field Rental</i>	
<i>Less than 4 hours</i>	\$100
<i>4 hours or more</i>	\$150
<i>Special Event</i>	
<i>Includes one pavilion</i>	\$100 per day
<i>Each additional pavilion</i>	\$75
<i>All three pavilions</i>	Add \$100
<i>For each food truck</i>	\$25
Athletics and Special Events	
<i>Youth sports organizations</i>	
<i>South Middleton Youth Baseball, Softball, Soccer & Midget Football</i>	\$5 per participant
<i>All other sports</i>	\$10 per participant
<i>Tournaments</i>	
<i>Baseball & Softball</i>	\$150 per day per field
<i>Football, Soccer, Field Hockey, etc.</i>	\$500 per day per field

Roads & Highways		
Permits and Inspections		
*Fee schedule applies to any work within Township street right of ways		
Total cost includes permit and inspection fees. These fees are applied to the costs incurred in reviewing the location covered by the permit, and/or inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with Township specifications and permit provisions.		
<i>Driveways</i>	Minimum use (e.g. single family dwellings, apartments less than 5 units)	\$50
	Low volume (e.g. office buildings, car washes)	\$75
	Medium volume (e.g. motels, fast food restaurants, service stations, small shopping plaza)	\$100
	High volume (e.g. large shopping centers, multi-building apartment or office complexes)	\$125
<i>Road Cuts</i>	Opening within R.O.W. outside of pavement & shoulder	\$75
	Opening in shoulder	\$100
	Opening in pavement (cartway)	\$125
<i>Small Wireless Facilities</i>		\$270
<i>Utility</i> Including above ground facilities (e.g. poles, guys and/or anchors if installed independently of poles)	Underground utilities (other than above)	\$75
	Above ground facilities	\$50
<i>Crossing (e.g. "overhead tipples, conveyors, or pedestrian walkways & "undergrade" subways or mines)</i>		\$100
<i>Boring Under Street</i>		\$100
<i>Non-emergency test holes in pavement or shoulder (per hole)</i>		\$25
<i>Stormwater management facilities (e.g. swales, grading, etc.)</i>		\$50
<i>Other (e.g. bank removal, sidewalk, & curb, etc.)</i>		\$100
<i>Seismograph - vibroseis method (e.g. prospecting for oil, gas)</i>	1st mile	\$50
	each additional mile or fraction thereof	\$10
ADDITIONAL ROAD INSPECTION FEES		
If the Township determines that the permitted work 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.		
PARKING PERMITS		
<i>45 Logistics Drive</i>	\$300,000 (Three annual payments of \$100,000)	
MISCELLANEOUS FEES		
Minimum of 2 hours/Billed in 2 hour increments		
<i>Sign Installation/Replacement</i>	\$625 per two hours	
<i>Snow Plowing</i>	\$775 per two hours	
<i>Hazardous Tree Removal</i>	\$700 per two hours	

Environmental Protection

Stormwater Fees	
<i>Westgate</i>	\$100 per developed lot
<i>Storm water delinquent charges</i>	.5% monthly, beginning the 1st month after 2nd "overdue" notice, and applied on the full outstanding balance from the previous month
<i>Filing of lien</i>	Attorney Fee - \$150
	Filing Fee - actual cost
<i>Writ of scire facias (for delinquent accounts)</i>	Attorney Fee - \$150
	Filing Fee - actual cost
<i>Entering of judgment (for delinquent accounts)</i>	Attorney Fee - \$150
	Filing Fee - actual cost
<i>Sheriff sale</i>	Actual Cost

Aviation	
Monthly Tenant Rentals	
<i>T-Hangar</i>	\$335
<i>Hangar 11-14, 18, & 19</i>	\$745
<i>Community Hangar 16</i>	
Single	\$390
Twin	\$445
<i>Community Hangar 17</i>	\$305
<i>Community Hangar 20 & 21</i>	\$390
<i>Grass Tiedown</i>	\$70
<i>Macadam Tiedown</i>	\$90
Late Payment of Rent	
<p>If Tenant fails to make any payment of Rent on or before the fifth business day after the date such payment is due and payable, Tenant shall pay to Landlord an administrative late charge of five percent (5%) of the amount of such payment. Such late charge shall constitute Additional Rent and shall be due and payable with the next installment of Rent due hereunder.</p>	
Visitor Fees	
Single	
<i>Overnight Fee</i>	\$20
<i>Hangar Price</i>	\$50 per night
Twin	
<i>Overnight Fee</i>	\$50
<i>Hangar Price</i>	\$100 per night
Turbo Prop/Jet	
<i>Day Fee</i>	\$50
<i>Overnight Fee</i>	\$100
<i>Hangar Price</i>	\$300 per night
For Visitors Only:	
<p><i>For multiple nights: One day's fee is waived with purchase of fuel. Hangars are only offered based on availability.</i></p>	

Note: All fuel sales are at market price

Administrative & Finance Department Fees

<i>Returned checks</i>	\$45
<i>Postage</i>	Actual cost
<i>Public document copy charges</i> (Right-to-Know requests)	\$.25 per one-sided page
<i>Public document electronic file</i> (flash drive) (Right-to-Know requests)	\$5 each
<i>Certification of record</i> (Right-to-Know requests)	\$1

Staff/Consultant/Professional Fees

<i>Township staff</i> (including in-house Township Engineer)	Determined by current salary, benefits, & overhead
<i>Township Solicitor</i>	\$150 per hour
<i>Pre-submittal consultation or any other engineer consultant fees</i>	\$1,000 plus any actual cost submitted by consultant
<i>SEO planning module review</i>	See SEO Review Fees
<i>Any and all fees not addressed in this fee schedule, including but not limited to, consultant fees, contractor fees, and/or costs incurred through damage of public property.</i>	Actual costs as submitted by consultant

Appendix A

RECORDER OF DEEDS

Fees paid to South Middleton Township

Subdivision Plan	\$42.00 (includes a \$15 UPI fee)
extra pages	\$10.00 per each
Additional Parcels	\$15.00

**Prices throughout the entire fee schedule are subject to change without notice. Please call the Township Office for the most recent fee schedule.*