

RESOLUTION NO. 2020-03

BUILDING, ZONING, 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 Jan 6, 2020.

BUILDING, ZONING, PLUMBING AND SEWAGE ENFORCEMENT
FEE SCHEDULE

I. ***Application Fee** (Non Refundable)(Building, Zoning, & Sign Permits Only).....\$ 100.00

*Application fee is due when a General Permit Application and associated Documents are submitted. This fee will be credited to the permit, plan review, and inspection fees when the application is approved.

II. **Building Permits**

A. New Construction.....\$.75/sq.ft.*

* Up to 100,000 sq. ft. Gross Floor Area, then \$.30/sq. ft. Over 100,000 sq. ft. of gross floor area.

New Structures or Facilities (other than buildings).....\$ 500.00
 Minimum Permit Fee:..... \$ 200.00

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

Residential Uses.....\$75.00 First \$1000.00
 Then \$20.00 per \$1,000.00 or fraction thereof of the total estimated cost.

Commercial, Industrial, Institutional and Multi-Family
 Residential Uses..... \$150.00 First \$1000.00
 Then \$20.00 per \$1,000.00 or fraction thereof of the total estimated cost.

Residential Accessory Buildings over 1,000 SF.....\$75.00 First \$1000.00
 Then \$20.00 per \$1,000.00 or fraction thereof of the total estimated cost.

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

D. Repairs:

New Commercial, Industrial, Institutional and Multi-Family
 Residential Uses.....\$150.00 First \$1000.00
 Then \$20.00 per \$1,000.00 or fraction thereof of the total estimated cost.

Residential and all other uses (Decks and Covered Porches) \$75.00 First \$1,000.00
 Then \$20.00 per \$1,000.00 or fraction thereof of the total estimated cost.

E. Other Commercial Permits

Foundation-Only Permits.....\$ 3,000.00
 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 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 Permit Fees

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.....\$ 100.00

H. Administrative Fee: (Only when 3rd party reviews permit)

New Commercial, Industrial, Institutional and Multi-Family

Residential Uses.....2% of Building Permit Fee

Minimum Fee.....\$ 50.00

I. All Pre-manufactured Residential Units\$ 200.00

J Private Swimming Pools.....See Section B

K. Demolition Permits:

Residential & Agricultural Uses.....\$ 50.00

Commercial Interior only\$ 75.00

Commercial complete building\$ 150.00

L. Fire Code Permits

Operational Permit.....\$ 100.00

Construction Permit.....See IA, IB, and ID above

Fire Safety Inspections.....\$85.00/Hour

Minimum of One hour

M. State Mandated Surcharge.....\$ 4.50
(For all building permits)

N. Building Code Board of Appeals Applications:

*Residential.....\$ 350.00

*Commercial.....\$ 500.00

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

O. Plan Review Fees Residential and Commercial.....\$100.00/ Hour
Minimum 1 hour

P. Inspection Fees Miscellaneous (not otherwise stated).....\$ 85.00/Hour
Minimum 1 hour

Q. Re-inspection fee after 2nd failed inspection\$85.00*

*Due before next inspection will be performed.

R. Construction without a permit:	
1 st Offense.....	\$100.00*
2 nd Offense.....	\$250.00*
3 rd and any successive offenses.....	\$500.00*
*Plus all permit fees doubled	

III. Zoning Ordinance

A. Zoning Permits*	\$ 100.00
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*All decks, patios, porches, storage sheds, fences, above/in-ground swimming pools, and replacements thereof or any new construction or additions, change in the existing use of an existing structure, or change in use/occupancy of a structure or property, any change or expansion of non-conforming uses, and any construction in the Flood Hazard Zone.

B. Sign Permits: (fee applicable for each sign)	
Sign Area	
0- 50 sq. ft.....	\$100.00
51-100 sq. ft.	\$ 150.00
101-200 sq. ft.	\$ 200.00
Over 200 sq. ft.	\$ 250.00
Temporary Signs	\$ 50.00

C. Junkyard License:	
New Application	\$ 250.00
Yearly Renewal	\$ 50.00
Hearing Required (Additional Fee)	\$ 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
All other Uses	\$	500.00

F. Modification of a Planned Residential Development.....\$ 250.00

G. 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

H. 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.....	\$	500.00
Escrow -- greater than 0 - 5 disturbed acres.....	\$	500.00
5 - 10 disturbed acres.....	\$	1,000.00
10 - 50 disturbed acres.....	\$	2,000.00
50 or more disturbed acres.....	\$	5,000.00

Any additional escrow may be assessed as needed.

Professional Consultation Fees..... Actual Cost

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

J. Zoning Determinations, Verifications or Preliminary Opinions.....\$ 100.00

IV. **Other Permits**

A. Outdoor Furnaces (Woodfired) Boilers.....\$ 50.00

B. Fireworks Permit.....\$ 50.00

V. **Sewage Enforcement PA. Act #537**

A. Application fee for a new or existing building lot.....\$ 530.00

Application fee covers deep probe evaluations, and perform two (2) percolation tests for conventional type systems. Township (DEP) requires primary and replacement area testing on all building lots with marginal soil conditions.

B. Application fee for a repair / modification permit.....\$ 250.00

Application fee covers a site investigation, permit, and final inspection Fee does not cover any soil testing. Soils testing fees will be based on Township's current rate.

C. Application fee for a new or existing building lot utilizing alternate type systems / no perc test required.....\$ 200.00

D. Application fee for a holding tank.....\$ 250.00

Application fee covers a site investigation, permit, and final inspection. Fee does not cover any soil testing.

E. Permit fee for all single family residents.....\$ 250.00

This includes design review, permit, and final inspection.

F. Permit fee to transfer or renew expired permit.....\$ 150.00

Application fee covers a site investigation and reissuance of expired permit.

*Any additional work performed will be charges based on the Township's current SEO fee schedule.

ADDITIONAL INFORMATION

Applicant will be responsible to arrange and pay for back hoe. In addition, applicant will be responsible to dig and prepare percolation test holes. All cost and liability associated with the excavation and backfill of all test pits / percolation holes shall be the responsibility of the Applicant.

SEO will provide water for percolation testing providing he can drive his truck directly to the actual percolation test site without causing damage to vehicle. SEO will do 24 hour presoak of perc holes.

SEO will require applicant to hire a certified professional soil 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 still charge his regular rate. SEO is required to verify all soils testing.

Chapter 72.41 states that a sewage enforcement officer 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.

SEO FEES

DEEP PROBE EVALUATIONS FOR CONVENTIONAL TYPE SYSTEMS / LOT \$130.00
DEEP PROBE EVALUATIONS FOR ALTERNATE TYPE SYSTEMS / LOT \$200.00

SITE INVESTIGATION	\$100.00
PERCOLATION TEST PER SIX (6) HOLE TEST	\$200.00
REVIEW DESIGN / ISSUE PERMIT RESIDENTIAL	\$ 50.00
PERMIT DENIAL	\$ 50.00
SYSTEM INTERIM INSPECTION (PER TRIP)	\$100.00
SYSTEM FINAL INSPECTION (PER TRIP)	\$100.00
ANNUAL INSPECTION OF ANY EXISTING SYSTEM	\$100.00
INSPECTION FEE OF EXISTING SYSTEM FOR SUBDIVISION APPROVAL	\$100.00
PRIOR SEO TESTING VERIFICATION / SITE INVESTIGATION	\$150.00
INVESTIGATE A COMPLAINT	\$100.00
REVIEW MINOR PLANNING MODULE	\$ 35.00
REVIEW MAJOR PLANNING MODULE	\$ 50.00
REVIEW NON BUILDING DECLARATION	\$ 35.00
ATTEND TOWNSHIP MEETING	\$150.00
MISC. CLERICAL HOURLY RATE	\$ 35.00
MISC. FIELD WORK HOURLY RATE	\$ 60.00
*MONTHLY ADMINISTRATIVE FEE (2 HOUR)	\$ 70.00

*(monthly administrative fee helps cover phone calls, filing, scheduling, postage, professional liability insurance, medical insurance, vehicle expense, etc.)

V. 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.

VI. 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.

ENACTED this 6th day of January, 2020 by and in accordance with law.

SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:

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BRYAN A. GEMBUSIA, Chairman

Walter G. Reichard
WALTER G. REICHARD, Vice Chairman

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R. Duff Manweiler
R. DUFF MANWEILER

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SHELLY L. CAPOZZI

ATTEST:

Sandra A. Quickel
SANDRA A. QUICKEL, Secretary