



Lower Frederick Township  
Resolution 2020-2  
2020 Fee Schedule

**BE IT RESOLVED**, that the Lower Frederick Township’s Board of Supervisors hereby establish the following fee schedule;

*Note: Additions over existing structures will require the submission of building plans by a registered engineer; all other residential construction shall require engineered signed and sealed plans upon determination of the Code Enforcement Officer.*

*Note: Permit fees for work requiring permits that commences prior to the issuance of a permit will be double the permit fee or \$250.00, whichever is greater.*

Note: \$4.50 will be added to each building permit for remittance to the Department of Labor and Industry, as mandated by Pennsylvania State Law for training fees.

**Application Fees for Building, Plumbing, Electrical, and Mechanical Permits: (non-refundable, due at time of submission)**

Residential	\$75.00
Non-Residential	\$200.00
Revisions to building permit /Renewal Fee	\$100.00

**Zoning Permit Fees:**

1. All accessory structures 200 square feet or less and without a utility connection are required to have only a zoning permit. The permit fee shall be \$75.00
2. A zoning permit is required in conjunction with every material change in the use of land. The Zoning Permit is \$70.00
3. Home Occupation Zoning Permit Fee - \$30.00
4. Home Occupation Annual Renewal Zoning Permit Fee - \$10.00

**Building Permits:**

<b>Residential</b> (New Buildings and additions):*	\$0.38/sft**
**Dwelling unit minimum permit fee	\$800.00/unit
**Minimum permit fee	\$100.00

*Residential Construction*

1. New construction, including porches, patios, attics, basements, garages and living areas. Crawl spaces and dead area spaces (areas with less than minimum height ceilings such as kneewalls) are excluded. The minimum building permit fee is \$320.00
2. For residential additions including attached garages, the minimum building permit fee is \$275.00. Any useable space, including porches, patios, attics, basements, garages, and living areas will be calculated at \$0.38 per square foot.
3. For detached garages 1000 square feet and over, accessory structures 1000 square feet and over, and decks, \$0.38 per square foot of building or structure area (total area, each level) is charged. There is a minimum permit fee of \$175.00.
4. Where none of the above categories apply, \$0.38 per square foot of building or structure area (areas with at least minimum height ceilings). There is a minimum building permit fee of \$150.00 costs.
5. Fuel storage tank fee - \$50.00 for installation of each tank

6. Additional or re-inspections will be billed to the applicant on a per inspection basis. The fee for inspection will be \$75.00

**Non-Residential** (New Buildings and additions): The minimum building permit fee is \$250.00 plus \$0.60 /sq.ft. per square foot of building area on each floor including the basement for the first 10,000 square feet and \$0.20 per square foot for the remaining area.

*Alterations and Renovations (Not increasing square footage):*

Residential	
First \$1,000 of Contract price	\$75.00
Each additional \$1,000	\$5.00
Non-Residential	
1. First \$1,000 of contract price	\$150.00
2. Each additional \$1,000	\$20.00

Re-roofing Permit:\*

Residential	\$25.00
Non-Residential	\$100.00

\*Reroofing that involves the repair or replacement of any part of the building structure, will require building permits. The Code Enforcement Officer may require structural analysis of the building structure by a registered engineer.

Residential Swimming Pool:\*

In ground Pools	\$400
Aboveground Pools	\$200

Storable Pools, pools with 24-42" of water Require Zoning Permit Only. A fee of \$0.38 per square foot of building or structure area will also apply.

**\*Electrical permit is also required.**

Non Residential Public Swimming Pool:\*

First \$1,000 of cost	\$500.00
Each Additional \$1,000	\$20.00

A fee of \$0.38 per square foot of building or structure area will also apply.

**\*Electrical permit is also required.**

Demolition:

Residential	\$75.00
Non-Residential	\$100.00 + .03/sft.

**PLUMBING PERMIT FEES**

1. RESIDENTIAL

A. Manufactured dwelling with crawl space (includes mobile home on foundation)	\$75.00 per unit
B. Single family dwelling (not over 3 full or partial baths)	\$ 135.00
Each additional full or partial bath	\$ 55.00

- C. Two family dwelling (not over 2 full or partial baths per unit)
  - \$ 230.00
  - Each additional full or partial bath per unit \$ 75.00
- D. Multi family apartment building (not over 2 full or partial baths per unit)
  - First two units \$ 200.00
  - Each additional unit \$ 100.00
  - Each additional full or partial bath per unit \$ 50.00
- E. Condominium (townhouse, condominium townhouse (not over 2 full or partial baths per unit))
  - First two units \$ 200.00
  - Each additional unit \$ 100.00
  - Each additional full or partial bath per unit \$ 50.00
- F. Additional or re-inspections will be billed to the applicant on a per inspection basis of \$75.00 per inspection.

2. NON-RESIDENTIAL and INSTITUTIONAL FEES

For plumbing systems regulated by the UCC, \$0.20 per square foot for work area where plumbing is located, including basement. Minimum permit fee \$200.00

Sewer Tap In Fee: \$29.74 per gallon per day

3. Miscellaneous Plumbing Fees

- A. Sewer lateral \$ 75.00
- Sewer Tap In Fee (Residential) \$ 7,405.26
- (1 EDU =249 gallons per day)
- B. Water Lateral \$ 75.00
- C. Sewer and Water Lateral at Same Time \$ 90.00
- D. Re-inspection Fee \$ 75.00
- E. Permit for any Plumbing Work which requires a Permit \$ 75.00
- (Not listed elsewhere)

**ELECTRICAL PERMIT FEES**

1. RESIDENTIAL

- A. Service inspections
- Service not over 200 amp \$ 75.00

	over 200 but not over 400 amp	\$100.00
	over 400 amp	\$150.00
	Additional meters	\$ 20.00
B.	Electrical Wiring	
	New Single Family Dwelling	
	200 amp or less	
	Rough or Service (Each)	\$ 75.00
	Over 200 amp but not over 600	
	Rough or Service (Each)	\$ 95.00
C.	Dwelling additions and rewiring	\$ 95.00
D.	Mobile Homes	\$ 75.00
E.	Final Inspections	\$ 75.00
F.	Private pools - bonding inspection	\$ 75.00
	electrical inspection	\$ 75.00
G.	Permit for any Electrical Work which requires a Permit (Not listed elsewhere)	\$110.00
H.	Extra inspection fees	
	Special appointments	\$ 95.00
	Return trip due to re-inspection	\$ 75.00
	Duplicate final certificate	\$ 10.00

2. NON-RESIDENTIAL and RESIDENTIAL other than ONE and TWO FAMILY USES

The minimum permit fee is \$ 360.00

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|----|---|---------------|
| A. | Electric systems regulated by the UCC per sq. foot<br>of work area where electric is located                              | \$ 0.20       |
| B. | Electrical Plan Review  | \$ 85.00/Hour |
| C. | Annual permit fee for inhouse maintenance projects by qualified individuals that do<br>not require individual inspections | \$ 100.00     |

3. MISCELLANEOUS FEES

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|----|--|-----------|
| A. | Re-inspection Fee (for Non-Residential and Residential other than One and Two<br>Family Dwellings) | \$ 85.00  |
| B. | Fee for each written verification of a residential permit or approval                              | \$ 100.00 |

- C. Fee for each written verification of a commercial (or other) permit or approval  
\$ 500.00

**MECHANICAL PERMIT FEES**

Residential	
First \$1000 of estimate construction value	\$50.00
Each additional \$1000 up to \$25000	\$20.00
Each additional \$1000 over \$25000	\$15.00
Non-Residential:	
First \$1000 of contract cost	\$100.00
Each additional \$1000 up to \$25000	\$30.00
Each additional \$1000 over \$25000	\$25.00

**Sprinkler System Permits:**

Residential	\$50.00 + \$10.00/ head
Non-Residential	\$150.00 + \$10.00/ head

**Use and Occupancy Permit:**

New Construction, Additions and Alterations:	
Residential	\$50.00
Non-Residential	\$100.00

Existing Buildings, (Health Safety, Transfer Inspection)	
Residential SFD only (Re-sale) Signed Affidavit	\$25.00
Residential Multi Family w/ inspection (Re-sale)	\$75.00
Non-Residential (Re-sale, Change of Use or Tennant)	\$150.00

**Zoning Permits:\***

Sign* (6 square feet up to 20 square feet)	\$50.00
Sign* (over 20 square feet)	\$50.00 + 1.25/sft
Temporary Signs*	\$25.00
Off Premise Signs and Billboards*	
First 20 Square Feet	\$150.00
Each additional Square foot over 20 SF	\$1.50/SF
Agricultural Buildings	\$50.00
Sheds (detached residential, less than 250 SF)	\$50.00
Residential	\$50.00
Non-residential	\$100.00
Decks, Patio, and Porches with no roof	\$50.00
Preliminary opinion from the Zoning Officer	\$750.00

**\*Signs over 20 square feet also require a building permit.**

**Re-inspection:** \$50.00

**Contractor Registration:\*** \$50.00 for each trade

**\*Only applies to new residential construction and all commercial construction.**

***All contractors including doing contract work such as  
General type –Building/Carpentry – Plumbing – Electrical – HVAC/Mechanical***

(Heating/Ventilating/Air Conditioning) must register with township annually and provide proof of Business Liability insurance and where required Workers Compensation insurance.

**Storm water Management:\***

New Residential and Commercial Land Developments and Non-Residential	
Application fee	\$1,000.00
Escrow	\$1,500.00
Residential new one and two family dwellings on existing lots	
Application fee	\$100.00
Escrow	\$500.00
Residential additions, detached residential buildings, and other	
Application fee	\$75.00
Escrow	\$500.00

**\*As required by Ordinance 07-03**

**\*Escrows include the coverage of engineering reviews and inspections as required. If costs exceed escrow amount, applicant will be billed the remaining balance and any unused funds will be returned.**

**Driveway Permits:**

New Driveways	\$100.00
Escrow for new driveways*	\$1,500.00
Resurfacing or alteration of existing Driveways	\$25.00
Escrow of driveway alterations*	\$1000.00

\*Escrow may be waived in whole or part at the recommendation of the Township's Road Master

**Road opening permits:**

Working in the legal right of way	\$50.00
Escrow*	\$1,000.00

\*Escrow may be waived in whole or part at the recommendation of the Township's Road Master

**Grading Permit:**

New Residential and Commercial Land Developments and Non-Residential	
Review of application	\$1,000.00
Escrow	\$1,500.00
All other	
Application review	\$100.00
Escrow	\$500.00

**\*As required by Ordinance #04-03**

**\*Escrows include the coverage of engineering reviews and inspections as required. If costs exceed escrow amount, applicant will be billed the remaining balance and any unused funds will be returned.**

**Security Alarm System Registration:**

Within 21 days of installation	\$No Fee
After 21 days of installation	\$50.00
After false alarm	\$100.00

**Outdoor Wood Burning Heating Appliance:**

Application	\$25.00
Permit	\$75.00

**Home Occupation Permit:**

Home occupation permit from zoning officer	\$30.00
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**Blasting Fees:**

Application Fee	\$150.00
Fee per each day of blasting	\$50.00

**Zoning Hearing Applications (special exception, variance or interpretation):**

Residential	\$600
Commercial or Industrial Use	\$1,200.00
Subdivision or Land Development	\$1,500.00

**Building Code Appeals Board:**

Application	\$100.00
Escrow	\$500.00

**Board of Supervisors Appeals and Hearings:**

Conditional Use Hearings	\$500.00
Constitutional challenge or curative amendment	\$2,500.00
Appeals to the decision of the SEO	\$600.00
Appeals pertaining to abandoned motor vehicles	\$600.00
Applications or request for a change of or amendment to the Zoning Ordinance, and petitions for rezoning	\$2,500.00
All other Hearings	\$200.00
Challenge to Validity of Zoning Ordinance	\$5,000.00

**Subdivision fees, legal, engineering, and escrows**

The following amounts must be posted by check for the application to be considered complete:

Residential –		
10 lots or less: Application Fee of \$500.00 plus an escrow of		\$5000.00
11-25 lots: Application fee of \$1,000.00 plus an escrow of		\$7,500.00
26-49 lots: Application fee of \$2,000.00 plus as escrow of		\$10,000.00
50 lots or more: Application Fee of \$3,000.00 plus an escrow of		\$15,000.00

The escrow shall be held on deposit by the Township. Monthly billings shall be made to the landowner/developer for the staff costs properly allocated to the subdivision. A 10% administrative fee may be added to the bill as per the MPC. The escrow will be reduced in an amount equal to any billings remaining unpaid thirty (30) days after being billed. Any monies remaining in the escrow at the conclusion of the staff work will be returned to the developer. If

the funds are exhausted prior to the completion of the review, the developer will replenish the fund. Nonpayment of fees will result in an extension of the review process.

**Planned Commercial Development & Land Development:**

Filing Fee for application for tentative approval	\$1,500.00
Escrow	\$3,500.00

Before review of final plans for subdivision and/or land development, money must be placed in escrow the amount to be determined by the Board of Supervisors. The Developer will be responsible for all legal and engineering fees incurred by the Township.

**Montgomery County Planning Commission fee as per their schedule.**

**Sewers**

Tapping Fees -	\$7405.26
Spray Irrigation and Stream Discharge -	\$500.00.
Holding Tanks – As required by the County Health Department.	
Individual Sewage Disposal Systems – as required by the County Health Department.	
Rental Charges – Residential	\$700 per annum, \$175.00quarterly.

**Other Fees**

Sidewalks	
Escrow deposit	\$1,000.00
Permit Fee	\$50.00

**Vehicles, abandoned or junked – registration for repairable vehicles** \$15.00 for 120 days.

**Fire Insurance Escrow** - \$1,000.00 for every \$20,000.00 damage or part of.

**Junkyards and Junk Dealers**

License -	\$500.00 / year
Transfer -	\$250.00

**Peddling and Soliciting**

Issuance of permit -	\$75.00
Renewal every 6 months -	\$75.00

**Public Gatherings – Application for permit and fees**

200 – 500	\$300.00
501 – 2,000	\$500.00
2,001 – 3,500	\$800.00
3,501 – 5,000	\$800.00
5,001 – 10,000	\$1,000.00
Over 10,000	\$1,200.00



**Vendor permits - \$50.00**

Tax Certifications (sewer, etc)	\$25 each
3 year certification	\$25 each
Duplicate bill	\$5

**Miscellaneous Fees**

Copy of Zoning Ordinance, including map	\$30
Copy of SALDO, Storm water, and Grading Ordinances	\$40
Zoning Map	\$2.00
Photocopies	\$0.25/page
Returned Check/insufficient funds fee	\$25
Interest penalty for unpaid taxes	10% per year

**Police Department Fees**

Accident Reports (State sets charge)	\$15
Local Check concealed weapons permit	\$15
Fingerprinting	\$15

**RESOLVED AND ADOPTED THIS 6th DAY OF JANUARY 2020**

**ATTEST:**

**BY:**

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Secretary

Chairman