

LOWER FREDERICK TOWNSHIP
RESOLUTION 2022R-09
2022 FEE SCHEDULE

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

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.

1. Application/Plan Review fees:

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

a. Residential	\$75.00
b. Non-Residential	\$200.00
c. Revisions to building permit /Renewal Fee	\$100.00

2. Building Permits:

a. Residential (New Buildings and additions):*	
i. New dwelling	\$0.38/sft
1. Minimum permit fee is \$800	
ii. New Additions	\$0.38/sft
1. Minimum permit fee is \$350	
iii. Accessory structures 100 square feet and over	\$0.38/sft
1. Minimum permit fee is \$175	
iv. Decks and porches over 30" high or having a roof	\$0.38/sft
1. Minimum permit fee is \$175	
v. Where none of the above categories apply	\$0.38/sft
1. Minimum permit fee is \$150	
2.	

*Residential detached accessory sheds and detached garages less than 200 square feet require zoning permit only.

b. Non-Residential (New Buildings and additions)	
i. 0-10,000 Square feet	\$0.60/sft
ii. 10,001 Square feet and over	\$0.20/sft
iii. Minimum permit fee is \$250	

- c. Alterations and Renovations (Not increasing square footage):
- i. Residential
 - 1. First \$1,000 of Contract Price \$75.00
 - 2. Each additional \$1,000 \$ 5.00
 - ii. Non-Residential
 - 1. First \$1,000 of Contract Price \$150.00
 - 2. Each additional \$1,000 \$ 20.00
- d. Re-roofing Permit:*
- i. Residential \$ 25.00
 - ii. 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.
- e. Residential Swimming Pool*
- i. Inground Pools \$400.00
 - ii. Above Ground Pools \$200.00
 - iii. Storable Pools, pools 24-42" of water require a Zoning Permit Only
- *Electrical Permit is also required
 *Building Permit is required if you are building any structures
- f. Non Residential Swimming Pool*
- i. First \$1,000 of cost \$500.00
 - ii. Each Additional \$1,000 \$ 20.00
- *Electrical Permit is also required
 *Building Permit is required if you are building any structures
- g. Demolition
- i. Residential \$ 75.00
 - ii. Non Residential \$100 + .03/sft
- h. Fuel storage tank installation fee \$50.00/tank
- i. Re-inspections will be billed to the applicant on a per inspection basis: \$75.00

3. PLUMBING PERMIT FEES

a. RESIDENTIAL

i. Manufactured dwelling with crawl space (includes mobile home on foundation)	\$75.00/unit
ii. Single family dwelling (not over 3 full or partial baths) Each additional full or partial bath	\$135.00 \$ 55.00
iii. Two family dwelling (not over 2 full or partial baths per unit) Each additional full or partial bath per unit	\$230.00 \$ 75.00
iv. Multi family apartment building (not over 2 full or partial baths per unit) First two units Each additional unit Each additional full or partial bath per unit	\$200.00 \$100.00 \$ 50.00
v. Condominium (townhouse, condominium townhouse (not over 2 full or partial baths per unit) First two units Each additional unit Each additional full or partial bath per unit	\$200.00 \$100.00 \$ 50.00

b. NON-RESIDENTIAL and INSTITUTIONAL FEES

- i. For plumbing systems regulated by the UCC, \$0.20 per square foot for work area where plumbing is located, including basement. Minimum permit fee \$300.

c. Miscellaneous Plumbing Fees

i. Sewer lateral	\$ 75.00
ii. Water Lateral	\$ 75.00
iii. Sewer and Water Lateral at Same Time	\$ 90.00
iv. Permit for any Plumbing Work which requires a Permit (Not listed elsewhere)	\$ 75.00
v. Re-inspection Fee	\$ 75.00

4. ELECTRICAL PERMIT FEES

a. RESIDENTIAL Service inspections

i. Service not over 200 amp	\$ 75.00
ii. over 200 but not over 400 amp	\$100.00
iii. over 400 amp	\$150.00
iv. Additional meters	\$ 20.00

b. Electrical Wiring	
i. New Single Family Dwelling	
1. 200 amp or less Rough or Service (Each)	\$ 75.00
2. 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	
i. bonding inspection	\$ 75.00
ii. electrical inspection	\$ 75.00
g. Permit for any Electrical Work which requires a Permit	
i. (Not listed elsewhere)	\$110.00
h. Extra inspection fees	
i. Special appointments	\$ 95.00
ii. Duplicate final certificate	\$ 10.00
i. NON-RESIDENTIAL and RESIDENTIAL other than ONE and TWO FAMILY USES	
i. The minimum permit fee is	\$360.00
ii. Electric systems regulated by the UCC per sq. foot of work area where electric is located	\$ 0.20
iii. Electrical Plan Review	\$ 85.00/Hour
iv. Annual permit fee for inhouse maintenance projects by qualified individuals that do not require individual inspections	\$ 100.00
j. Miscellaneous Electircal Fees	
i. Fee for each written verification of a residential permit or approval	\$ 100.00
ii. Fee for each written verification of a commercial (or other) permit or approval	\$ 500.00
iii. Re-inspection	\$ 75.00

5. MECHANICAL PERMIT FEES

a. Residential	
i. First \$1,000 of estimate construction value	\$ 50.00
ii. Each additional \$1,000 up to \$25,000	\$ 20.00
iii. Each additional \$1,000 over \$25,000	\$ 15.00
b. Non-Residential:	
i. First \$1,000 of contract cost	\$100.00
ii. Each additional \$1,000 up to \$25,000	\$ 30.00
iii. Each additional \$1,000 over \$25,000	\$ 25.00
c. Miscellaneous Mechanical Fees	
i. Re-inspection	\$ 75.00

6. Sprinkler System Permits:

- a. Residential \$50.00 + \$10.00/ head
- b. Non-Residential \$150.00 + \$10.00/ head

7. Use and Occupancy Permit:

- a. New Construction, Additions and Alterations
 - i. Residential \$ 50.00
 - ii. Non-Residential \$100.00
- b. Existing Buildings, (Health Safety, Transfer Inspection)
 - i. Residential resale, Single family & two unit dwellings \$ 25.00
 - 1. Require a signed affidavit
 - ii. Residential resale, Multi Family w/ inspection (Re-sale) \$ 75.00
 - iii. Non-Residential (Re-sale, Change of Use or Tennant) \$150.00/unit

8. Zoning Permits:

- a. Accessory structures \$75.00
- b. A zoning permit is required in conjunction with every material change in the use of land. \$75.00
- c. Home Occupation
 - i. Home Occupation Zoning Permit Fee - \$ 30.00
 - ii. Annual Renewal Zoning Permit Fee - \$ 10.00
- d. Sign*
 - i. (6 square feet up to 20 square feet) \$ 50.00
 - ii. (over 20 square feet) \$ 50.00 + 1.25/sft
 - iii. Temporary Signs* \$ 25.00
- e. Off Premise Signs and Billboards*
 - i. First 20 Square Feet \$150.00
 - ii. Each additional Square foot over 20 SF \$1.50/SF

*Signs/Billboards over 20 square feet also require a building permit.
- f. Agricultural Buildings \$ 50.00
- g. Sheds (non-modular, one piece prefabricated)
(detached residential, less than 250 SF) \$ 50.00
- h. Residential \$ 50.00
- i. Non-residential \$100.00
- j. Decks under 30 inches in height, Patio, and Porches with no roof \$ 50.00
- k. Preliminary opinion from the Zoning Officer \$750.00
- l. Re-inspection: \$75.00

9. Contractor Registration:*

\$50.00/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.

10. Stormwater Management:*

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

*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.

11. Grading Permit:

- a. New Residential and Commercial Land Developments and Non-Residential
 - i. Review of application \$1,000.00
 - ii. Escrow \$1,500.00
- b. All other
 - i. Review of application \$100.00
 - ii. 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.

12. Driveway Permits:

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

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

13. Road opening permits:

- a. Working in the legal right of way \$50.00
 - i. Escrow* \$1,000.00

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

14. Security Alarm System Registration:

- a. Within 21 days of installation \$No Fee
- b. After 21 days of installation \$ 50.00
- c. After false alarm \$100.00

15. Outdoor Wood Burning Heating Appliance:

- a. Application \$ 25.00
- b. Permit \$ 75.00

16. Blasting Fees:

- a. Application Fee \$150.00
- b. Fee per each day of blasting \$ 50.00

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

- a. Residential \$600
- b. Commercial or Industrial Use \$1,200.00
- c. Subdivision or Land Development \$1,500.00

18. Building Code Appeals Board:

- a. Application \$100.00
- b. Escrow \$500.00

19. Board of Supervisors Appeals and Hearings:

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

20. Subdivision fees, legal, engineering, and escrows - The following amounts must be posted by check for the application to be considered complete:

- a. Residential –
 - i. 10 lots or less: Application Fee of \$500.00 plus an escrow of \$5000.00
 - ii. 11-25 lots: Application fee of \$1,000.00 plus an escrow of \$7,500.00
 - iii. 26-49 lots: Application fee of \$2,000.00 plus as escrow of \$10,000.00
 - iv. 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.

- b. Planned Commercial Development & Land Development:
 - i. Filing Fee for application for tentative approval \$1,500.00
 - ii. Escrow \$3,500.00
 - iii. 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.
- c. *Montgomery County Planning Commission fee as per their schedule.

21. Sewers

- | | |
|--|------------------------|
| a. Sewer Tap in Fee (Residential) | \$7,405.26 |
| i. (1 EDU = 249 Gallons per day) | |
| b. Sewer Tap In Fee (Non-Residential and Institutional) | \$29.74 per gallon/day |
| c. Rental Charges – per EDU | \$800 per annum |
| i. \$200.00 quarterly. | |
| d. Sewer Certifications | \$25 each |
| e. Spray Irrigation and Stream Discharge - | |
| \$500.00. | |
| f. Holding Tanks – As required by the County Health Department. | |
| g. Individual Sewage Disposal Systems – as required by the County Health Department. | |

22. Other Fees

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|---|-----------------------|
| a. Sidewalks | |
| i. Permit Fee | \$ 50.00 |
| ii. Escrow deposit | \$1,000.00 |
| b. Vehicles, abandoned or junked – registration for repairable vehicles | \$15.00 for 120 days. |
| c. Fire Insurance Escrow - \$1,000.00 for every \$20,000.00 damage or part of | |
| d. Junkyards and Junk Dealers | |
| i. License | \$500.00 / year |
| ii. Transfer | \$250.00 |
| e. Peddling and Soliciting | |
| i. Issuance of permit - | \$ 75.00 |
| ii. Renewal every 6 months - | \$ 75.00 |
| f. Public Gatherings – Application for permit and fees | |
| i. 200 – 500 | \$300.00 |
| ii. 501 – 2,000 | \$500.00 |
| iii. 2,001 – 3,500 | \$800.00 |
| iv. 3,501 – 5,000 | \$800.00 |
| v. 5,001 – 10,000 | \$1,000.00 |
| vi. Over 10,000 | \$1,200.00 |
| g. Vendor permits | \$ 50.00 |

23. Miscellaneous Fees

- | | |
|---|--------------|
| a. Copy of Zoning Ordinance, including map | \$30.00 |
| b. Copy of SALDO, Storm water, and Grading Ordinances | \$40.00 |
| c. Zoning Map | \$2.00 |
| d. Photocopies | \$0.25/page |
| e. Returned Check/insufficient funds fee | \$25.00 |
| f. Interest penalty for unpaid taxes | 10% per year |

24. Police Department Fees

- a. Accident Reports (State sets charge) \$15
- b. Local Check concealed weapons permit \$15
- c. Fingerprinting \$15

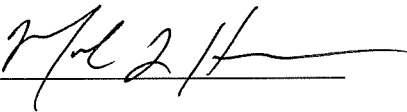
Note: Additions over existing structures will require the submission of building plans by a registered engineer; all other residential construction shall require engineered signed and sealed plans upon determination of the Code Enforcement Officer.

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.

RESOLVED AND ADOPTED THIS 3rd DAY OF JANUARY 2022

ATTEST:

BY:



A handwritten signature in cursive, appearing to read 'R/L 2/H', written over a horizontal line.



A handwritten signature in cursive, appearing to read 'Marla J. Hester', written over a horizontal line.

Secretary

Chairman