

LOWER FREDERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. 2026R – 06
2026 FEE SCHEDULE

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

- All filing fees and permits fees are non-refundable, except when required by law.
- Where applicable, these fees are based on gross floor area which includes all interior and exterior areas connected to a structure, including, but not limited to, all rooms and living areas, garages, storage areas, corridors, stairs, closets, decks, porches, basements/crawlspaces, and attics. Attics and crawlspaces with a maximum height of five (5) feet or less at their highest point are excluded from square foot calculations. Measurements shall be from the exterior face/edge of the wall/space to the exterior face/edge of the wall/space.
- Residential 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.
- **Ordinary repairs do not require any permit.** Ordinary repairs shall include repairs or installation of down spout & rain gutters, masonry pointing, interior floor coverings, kitchen or bathroom cabinet replacement, replacing existing fencing of the same height and location, private concrete, wood or stone walkways on grade not for use by the public, replacement or repair of existing roof covering, repairs and/or replacement of metal or vinyl siding, installation of interior decorative wall covering on existing walls such as wall papering, wood veneer panels and wood and/or plastic trim moldings. Ordinary repairs **SHALL NOT** include cutting away of any load-bearing wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or re-arrangement of parts of a structure affecting the exit requirements, further, ordinary repairs **SHALL NOT** include additions to structures, or installation of any new electrical wiring or circuits, mechanical equipment, or plumbing drain lines, water line or gas piping.
- Additional plan submissions will be reviewed at a rate of \$150.00/hour (1 hour minimum).
- Phased construction that requires additional inspections shall be charged \$150.00/hour (1 hour minimum) for each additional inspection.
- Additional inspections shall be charged at a rate of \$120.00/hour (1 hour minimum) for each additional inspection.
- \$4.50 will be added to the fee for each permit issued under the PA UCC for remittance to the Department of Labor and Industry, as mandated by Pennsylvania State Law for training fees.

I. RESIDENTIAL (One & Two Family Dwellings) - AGRICULTURAL

A. BUILDING/GENERAL PERMIT FEES

a. New Construction (10 inspections)

1. Plan review per submission	\$275.00
2. One or Two Family Dwelling up to 3,500 gross square feet	\$1,650.00
3. Per 100 gross s.f. or fraction thereof above 3,500 square feet	\$25.00

- Mechanical, Electrical, & Plumbing Permit fees included
- Sprinkler and Fire Alarm Permit fees additional

b. New Additions (5 inspections)

1. Plan review per submission	\$165.00
2. To a Single Family Dwelling; up to 500 gross square feet	\$650.00
3. Enclosed/screen porch or 3 season room; up to 500 gross s.f.	\$410.00
4. Per 100 gross s.f. or fraction thereof above 500 square feet	\$25.00

- Mechanical, Electrical, and Plumbing Permit fees included
- Sprinkler and Fire Alarm Permit fees additional
- Gross square footage shall include the entire project area where an addition includes alterations to the existing structure
- Enclosed/screen porches and three season rooms shall be priced as a new addition

c. Alterations and Renovations (2 inspections)

1. Plan review per submission	\$165.00
2. Up to 1,000 gross square feet	\$330.00
3. Per 100 gross s.f. or fraction thereof above 1,000 square feet	\$25.00

- Mechanical, Electrical, and Plumbing Permit fees additional
- Sprinkler and Fire Alarm Permit fees additional
- Alterations that cannot be calculated by square footage will be calculated per Miscellaneous Construction Fees set forth below.

d. Decks and Porches (3 inspections)

1. Plan review per submission	\$110.00
2. Up to 500 gross square feet	\$275.00
3. Per 100 gross s.f. or fraction thereof above 500 square feet	\$25.00
4. Including a roof over a deck	\$275.00

- Mechanical, Electrical, and Plumbing Permit fees additional
- Enclosed/Screen porches shall be priced as a new addition

e. Accessory Buildings & Detached Garages (4 inspections)

1. Plan review per submission	\$165.00
2. Up to 1,500 gross square feet	\$440.00
3. Per 100 gross s.f. or fraction thereof above 1,500 square feet	\$25.00
4. When the structure contains finished and/or conditioned space	\$165.00 (additional)

- Mechanical, Electrical, and Plumbing Permit fees additional
- * Detached accessory structures that are less than 100 square feet in floor area require a Zoning Permit only

f. Solar Array (2 inspections)

1. Plan review per submission	\$165.00
2. 2% of total cost of construction (materials & labor)	\$330.00 (minimum)

- Electrical Permit fees included
- Building, Mechanical, and Plumbing Permit fees additional
- Covers both roof mount or ground mount arrays

g. Generators (2 inspections)

1. Plan review per submission	\$165.00
2. Per generator	\$275.00

· *Electrical and Mechanical Permit fees included*

h. Demolition Permit

1. Permit/Documentation review per submission	\$130.00
2. Garage/accessory structures (1 inspection)	\$130.00
3. Single/Double home (2 inspections)	\$275.00

i. Manufactured & Modular Homes

1. Plan review per submission	\$165.00
2. Manufactured home w/basement up to 2,500 gross s.f (7 inspections)	\$980.00
3. Manufactured home w/Pier Foundation up to 2,500 gross s.f. (5	\$870.00
4. Modular home up to 2,500 gross s.f. (7 inspections)	\$1,000.00
5. Per 100 gross s.f. or fraction thereof above 2,500 s.f.	\$25.00

· *Decks, Porches, Garages, and other attachments additional*

· *Utility connections included*

j. Swimming Pools/Spas

1. Plan review per submission	\$165.00
2. Spa or Hot tub (1 inspection)	\$165.00
3. Above ground pool (2 inspections)	\$330.00
4. In-ground (3 inspections)	\$495.00

· *Electrical Permit fees additional*

· *If necessary for any associated structures, Building Permit fees additional*

k. Re-Roofing

1. Residential	\$100.00
----------------	----------

** Re-roofing that involves the repair or replacement of any part of the building structure, will require Building Permits in addition to the Re-roofing Permit. The Code Enforcement may require structural analysis of the building structure by a registered engineer before issuing a Re-roofing Permit.*

l. Agricultural Buildings

1. No fee if building meets UCC definition	
--	--

m. Miscellaneous Construction Fees (# of inspections to be determined)

1. Plan review per submission	\$165.00
2. 2% of total cost of construction (materials & labor)	\$225.00 (minimum)

· *Covers patios, retaining walls, roofs, signs, ramps, decks, swimming pools, etc.*

· *Mechanical, Electrical, and Plumbing Permit fees additional*

· *Sprinkler and Fire Alarm Permit fees are additional*

· *Any building projects not covered elsewhere in this Section I.A of this Fee Schedule shall be priced as miscellaneous construction*

B. PLUMBING PERMIT FEES**a. Plumbing Alterations Only**

1. Plan review per submission	\$130.00	
2. Per fixture (2 inspections - Rough & Final)	\$50.00	\$175 minimum

- Projects with only plumbing inspections shall be priced by the Plumbing Alterations Only schedule
- Alterations that cannot be calculated per fixture will be calculated per Miscellaneous Plumbing Fees set forth below

b. Utility Plumbing Inspections

1. Plan review per submission	\$110.00	
2. Utility sewer connection (1 inspection)	\$165.00	(minimum)
3. Utility water connection (1 inspection)	\$165.00	(minimum)

- This schedule covers service upgrades, repairs, and replacements

c. Miscellaneous Plumbing Fees (2 inspections)

1. Plan review per submission	\$130.00	
2. 2% of total cost of construction (materials & labor)	\$165.00	(minimum)

- Building, Mechanical, and Electrical Permit fees additional
- Sprinkler and Fire Alarm Permit fees additional
- Any plumbing projects not covered elsewhere in this Section I.B of this Fee Schedule shall be priced as miscellaneous plumbing

C. ELECTRICAL PERMIT FEES**a. Electrical Alterations Only (2 inspections each)**

1. Plan review per submission	\$130.00
2. Up to 1,000 gross square feet	\$275.00
3. Per 100 gross s.f. or fraction thereof above 1,000 square feet	\$25.00

- Projects with only electrical inspections shall be priced by the Electrical Alterations Only schedule
- Alterations that cannot be calculated by square footage will be calculated per Miscellaneous Electrical Fees set forth below

b. Services & Feeders (1 inspection each)

1. Not over 100 amps	\$165.00
2. 101 amps to 400 amps	\$275.00
3. Feeders and panel boards not over 400 amps	\$110.00

- Over 400 amps require payment of commercial fees
- This schedule covers service upgrades, repairs, and replacements

c. Miscellaneous Electrical Fees (2 inspections)

1. Plan review per submission	\$130.00	
2. 2% of total cost of construction (materials & labor)	\$165.00	(minimum)

- Building, Mechanical, and Plumbing Permit fees additional
- Any electrical projects not covered elsewhere in Section I.C of this Fee Schedule shall be priced as miscellaneous electrical

D. MECHANICAL PERMIT FEES

a. Mechanical Appliances Only

1. Plan review per submission	\$130.00
2. Per first individual new appliance (2 inspections)	\$275.00
3. Per each additional individual new appliance	\$80.00
4. Per individual replacement appliance (1 inspection)	\$165.00
5. Oil tank replacement, relocation, installation, removal & closure (1 inspection)	\$165.00
6. Alterations (2 inspections) (gas line, duct work, etc.)	\$275.00

- Includes associated duct work/piping
- Large scale HVAC, refrigeration and process equipment require payment of commercial fees
- Alterations that cannot be calculated per this Mechanical Appliances Only schedule will be calculated per Miscellaneous Mechanical Fees set forth below

b. Miscellaneous Mechanical Fees (2 inspections)

1. Plan review per submission	\$130.00
2. 2% of total cost of construction (materials & labor)	\$165.00 (minimum)

- Building, Plumbing, and Electrical Permit fees additional
- Any mechanical projects not covered elsewhere in this Section I.D of this Fee Schedule shall be priced as miscellaneous mechanical

E. FIRE SUPPRESSION & DETECTION SYSTEMS PERMIT FEES

a. NFPA 13D or IRC P2904 Sprinkler System Installation (2 inspections)

1. Plan review per submission	\$130.00
2. 1 to 75 heads	\$275.00
3. Per each additional head over 75	\$1.25

- Building, Mechanical, Plumbing, and Electrical Permit fees additional
- NFPA 13 sprinkler system, NFPA 13R sprinkler system, NFPA 72 fire alarm system, or any alternative fire suppression system will be priced per the Nonresidential schedule (Article II)

b. NFPA 13D or IRC P2904 Sprinkler System Alterations Only (2 inspections)

1. Plan review per submission	\$130.00
2. 2% of total cost of construction (materials & labor)	\$165.00 (minimum)

- Building, Mechanical, Plumbing, and Electrical Permit fees additional
- Any NFPA 13D or IRC P2904 Sprinkler System projects not covered elsewhere in this Section I.E of this Fee Schedule shall be priced as NFPA 13D or IRC P2904 Sprinkler System Alterations Only

II. NONRESIDENTIAL (commercial/institutional/industrial) & RESIDENTIAL (other than 1 or 2 Family Dwellings)

A. BUILDING/GENERAL PERMIT FEES

a. New Construction (# of inspections to be determined)

1. Plan review per 100 gross square feet or fraction thereof	\$11.00	\$550.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$33.00	\$550.00 Minimum

- Mechanical, Electrical, & Plumbing Permit fees included
- Sprinkler and Fire Alarm Permit fees additional

b. New Additions (# of inspections to be determined)

1. Plan review per 100 gross square feet or fraction thereof	\$11.00	\$275.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$33.00	\$550.00 Minimum

- Mechanical, Electrical, & Plumbing Permit fees included
- Sprinkler and Fire Alarm Permit fees additional
- Gross square footage shall include the entire project area where an addition includes alterations to the existing structure

c. Alterations/Renovations/Change of Use (# of inspections to be determined)

1. Plan review per 100 gross square feet or fraction thereof	\$11.00	\$275.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$33.00	\$396.00 Minimum

- Mechanical, Electrical, & Plumbing Permit fees additional
- Sprinkler and Fire Alarm Permit fees additional
- Alterations that cannot be calculated by square footage will be calculated per Miscellaneous Construction Fees set forth below

d. Demolition Permit (3 inspections maximum)

1. Plan review fee per submission	\$130.00	
2. Buildings up to 5,000 gross	\$330.00	(minimum)
3. Per 100 gross square feet or fraction thereof above 5,000 square feet	\$25.00	

e. Solar Array (# of inspections to be determined)

1. Plan review 1% of total cost of construction (materials & labor)	\$165.00	(minimum)
2. 2% of total cost of construction (materials & labor)	\$330.00	(minimum)

- Electrical Permit fees included
- Building, Mechanical, and Plumbing Permit fees additional
- Covers both roof mount or ground mount arrays

f. Pallet Racking or Conveyers (# of inspections to be determined)

1. Plan review per 100 gross square feet or fraction thereof	\$16.00	\$250.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$9.00	\$400.00 Minimum

g. Re-Roofing

1. Nonresidential	\$250.00	
-------------------	----------	--

* Re-roofing that involves the repair or replacement of any part of the building structure, will require Building Permits in addition to the Re-roofing Permit. The Code Enforcement may require structural analysis of the building structure by a registered engineer before issuing a Re-roofing Permit.

h. Miscellaneous Construction Fees (# of inspections to be determined)

1. Plan review 1% of total cost of construction (materials & labor)	\$130.00 (minimum)
2. 2% of total cost of construction (materials & labor)	\$275.00 (minimum)

- Covers cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools, etc.
- Mechanical, Electrical, and Plumbing Permit fees additional
- Sprinkler and Fire Alarm Permit fees additional
- Any building projects not covered elsewhere in this Section II.A of this Fee Schedule shall be priced as miscellaneous construction

B. PLUMBING PERMIT FEES

a. Plumbing Only New Construction (5 inspections maximum)

1. Plan review per 100 gross square feet or fraction thereof	\$5.50	\$225.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$13.00	\$550.00 Minimum

- Electrical, Mechanical, and Building Permit fees additional

b. Plumbing Only Additions (5 inspections maximum)

1. Plan review per 100 gross square feet or fraction thereof	\$5.50	\$200.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$13.00	\$550.00 Minimum

- Electrical, Mechanical, and Building Permit fees additional

c. Plumbing Only Alterations (# of inspections to be determined)

1. Plan review per 100 gross square feet or fraction thereof	\$5.50	\$150.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$13.00	\$275.00 Minimum

- Electrical, Mechanical, and Building Permit fees additional
- Alterations that cannot be calculated by square footage will be calculated per Miscellaneous Plumbing Fees set forth below

d. Miscellaneous Plumbing Fees (# of inspections to be determined)

1. Plan review 1% of total cost of construction (materials & labor)	\$130.00 (minimum)
2. 2% of total cost of construction (materials & labor)	\$275.00 (minimum)

- Electrical, Mechanical, and Building Permit fees additional
- Any plumbing projects not covered elsewhere in this Section II.B of this Fee Schedule shall be priced as miscellaneous plumbing

C. ELECTRICAL PERMIT FEES

a. Electrical Only New Construction (5 inspections maximum)

1. Plan review per 100 gross square feet or fraction thereof	\$5.50	\$225.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$13.00	\$550.00 Minimum

- Plumbing, Mechanical, and Building Permit fees additional

b. Electric Only Additions (5 inspections maximum)

1. Plan review per 100 gross square feet or fraction thereof	\$5.50	\$225.00 Minimum
--	--------	------------------

2. Inspections per 100 gross square feet or fraction thereof	\$13.00	\$550.00 Minimum
--	---------	------------------

· Plumbing, Mechanical, and Building Permit fees additional

c. Electrical Only Alterations (# of inspections to be determined)

1. Plan review per 100 gross square feet or fraction thereof	\$5.50	\$125.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$13.00	\$275.00 Minimum

- Covers electric services, feeders, panel boards, signs, motors, generators, transformers, vaults, enclosures, HVAC electrical connections, etc.
- Plumbing, Mechanical, and Building Permit fees additional
- Alterations that cannot be calculated by square footage will be calculated per Miscellaneous Electrical Fees set forth below

d. Swimming Pools, Spas

1. Three (3) year State Certification	Quote Required
---------------------------------------	----------------

e. Miscellaneous Electrical Fees (# of inspections to be determined)

1. Plan review 1% of total cost of construction (materials & labor)	\$130.00	(minimum)
2. 2% of total cost of construction (materials & labor)	\$275.00	(minimum)

- Plumbing, Mechanical, and Building Permit fees additional
- Any electrical projects not covered elsewhere in this Section II.C of this Fee Schedule shall be priced as miscellaneous electrical

D. MECHANICAL PERMIT FEES

a. Mechanical Only New Construction (5 inspections maximum)

1. Plan review per 100 gross square feet or fraction thereof	\$5.50	\$225.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$13.00	\$550.00 Minimum

- Plumbing, Electrical, and Building Permit fees additional

b. Mechanical Only Additions (5 inspections maximum)

1. Plan review per 100 gross square feet or fraction thereof	\$5.50	\$225.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$13.00	\$550.00 Minimum

- Plumbing, Electrical, and Building Permit fees additional

c. Mechanical Only Alterations

1. Plan review per 100 gross square feet or fraction thereof	\$5.50	\$125.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$13.00	\$275.00 Minimum

- Includes associated duct work/piping
- Plumbing, Electrical, and Building Permit fees additional
- Alterations that cannot be calculated by square footage will be calculated per Miscellaneous Mechanical Fees set forth below

d. Commercial Hood & Duct Systems & Process Equipment Exhausts

1. Plan review 1% of total cost of construction (materials & labor)	\$165.00	(minimum)
2. 2% of total cost of construction (materials & labor)	\$330.00	(minimum)

- Includes associated duct work/piping

· Plumbing, Electrical, and Building Permit fees additional

e. Miscellaneous Mechanical Only (# of inspections to be determined)

1. Plan review 1% of total cost of construction (materials & labor)	\$110.00	(minimum)
2. 2% of total cost of construction (materials & labor)	\$220.00	(minimum)

· Includes associated duct work/piping

· Plumbing, Electrical, and Building Permit fees additional

· Any mechanical projects not covered elsewhere in this Section II.D of this Fee Schedule shall be priced as miscellaneous mechanical

E. FIRE SUPPRESSION & DETECTION SYSTEMS PERMIT FEES

a. Fire Sprinkler Systems (# of inspections to be determined)

1. Plan review per 100 gross square feet or fraction thereof	\$1.65	\$275.00 Minimum
2. Inspection for 1 to 75 heads	\$385.00	
3. Inspection for each additional head over 75	\$1.10	
4. Fire Line Inspection per linear foot	\$0.16	\$400.00 Minimum
5. Fire Pump Inspection	\$500.00	
6. Fire Loop Inspection per linear foot	\$0.16	\$400.00 Minimum

· Building, Plumbing, Electrical, and Mechanical Permit fees additional

b. Fire Detection/Alarm Systems (# of inspections to be determined)

1. Plan review per 100 gross square feet or fraction thereof	\$1.65	\$275.00 Minimum
2. Inspections per 100 gross square feet or fraction thereof	\$11.00	\$275.00 Minimum

· Building, Plumbing, Electrical, and Mechanical Permit fees additional

c. ANSUL or Alternate Fire Suppression System (# of inspections to be determined)

1. Plan review 1% of total cost of construction (materials & labor)	\$165.00	(minimum)
2. 2% of total cost of construction (materials & labor)	\$330.00	(minimum)

· Building, Plumbing, Electrical, and Mechanical Permit fees additional

d. Sprinkler System Alterations Only (2 inspections)

1. Plan review 1% of total cost of construction (materials & labor)	\$165.00	(minimum)
2. 2% of total cost of construction (materials & labor)	\$330.00	(minimum)

· Building, Plumbing, Electrical, and Mechanical Permit fees additional

· Any Sprinkler or Alarm System projects not covered elsewhere in this Section II.E of this Fee Schedule shall be priced as Sprinkler System Alterations Only

III. ZONING PERMIT FEES

Such permits are required to show compliance with Chapter 170 of the Township Zoning Ordinance, which includes, amongst other things, the establishment/expansion/change of a use; the construction/installation/erection of any building or structure, addition, accessory building or structure, deck or porch, sign, or paving or similar work that creates an impervious surface (walkways, patios, concrete pads, driveways, etc.); alteration of any building or structure (exterior only); fence location & height; and/or the moving a building or structure.

1. Zoning Permit - Residential	\$125.00
2. Zoning Permit - Non-Residential	\$250.00

3. Agricultural buildings	\$125.00	
4. Home Occupation		
a. Home Occupation zoning permit fee	\$50.00	
b. Annual Home Occupation renewal permit fee	\$10.00	
5. Change of use/Establishment of new use	\$125.00	
6. Sign*		
a. On-premise - Residential	\$125.00	
b. On-premise - Non-Residential	\$250.00	
c. Off-premise & Billboards	\$125.00	
d. Off-premise & billboards (each additional foot over 20 square feet)	\$1.50	
7. Temporary uses, events, trailers	\$125.00	
8. Portable storage units/dumpsters	\$35.00	(per 3-month period)
9. Resale Use and Occupancy Permit Fees (health safety & transfer inspection)		
a. Residential	\$25.00	
b. Residential (multi-family)	\$75.00	per dwelling
c. Non-residential (change of use or tenant)	\$200.00	
10. Preliminary opinion from Zoning Officer	\$750.00	
11. Zoning decision - any formal written zoning decision by Zoning Officer	\$250.00	

**May require a building permit*

VI. STORMWATER MANAGEMENT FEES*

Projects which add 1,000 square feet or more of impervious surface or cause earth disturbances of 5,000 square feet or more must submit an application and escrow with plans (including electronic) for review by the Township Engineer

1. Residential (new 1 or 2 family dwellings on existing lots)		
a. Application fee	\$100.00	
b. Escrow (non-exempt projects)	\$2,000.00	
2. Residential (additions, accessory buildings, structures & uses)		
a. Application fee	\$75.00	
b. Escrow**	\$2,000.00	
3. Non-Residential (all)		
a. Application fee	\$1,000.00	
b. Escrow**	\$3,000.00	

** As required by Chapter 134 of the Township Code.*

*** 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.*

V. GRADING PERMIT FEES*

Projects which cause earth disturbances of 5,000 square feet or more and/or for individual lots in a large subdivision.

1. All other (including residential)		
a. Application fee	\$100.00	

b. Escrow**	\$750.00
2. Non-Residential (all)	
a. Application fee	\$1,000.00
b. Escrow**	\$1,500.00

***As required by Chapter 77 of the Township Code.**

**** 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.**

VI. DRIVEWAY PERMIT FEES*

1. New Driveways	
a. Residential	\$100.00
b. Commercial	\$250.00
c. Escrow**	\$1,000.00
2. Resurfacing or alteration of existing driveways	
a. Fee	\$25.00
b. Escrow**	\$1,000.00

***As required by Chapter 138 of the Township Code**

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

VII. ROAD OPENING PERMIT FEES (Township Roads)*

1. Work in legal right of way	\$250.00	plus \$10.00/sq yd of excavation within ROW
a. Work in road paved within last 5 years	\$10.00	additional per sq yd
b. Escrow**	\$3,000.00	plus \$15.00/sq yd pavement opening
2. Above-ground facilities (poles, guy wires, etc.)	\$50.00	
3. Below-ground facilities (pipes, wires, etc.)	\$75.00	
a. Escrow**	\$3,000.00	plus \$15.00/sq yd pavement opening

***As required by Chapter 101 of the Township Code**

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

VIII. OPEN BURNING PERMIT FEES*

1. Burning Permit	None
2. Outdoor Wood Burning Heating Appliance	\$100.00

***As required by Chapter 50 of the Township Code**

IX. BLASTING PERMIT FEES*

1. Application Fee	\$150.00
2. Fee per each day of blasting	\$50.00

***As required by Chapter 43 of the Township Code. Must show proof of insurance & PA blaster's license**

X. SECURITY ALARM SYSTEM REGISTRATION FEES*

1. Within 21 days of installation	None
2. After 21 days of installation	\$50.00

**As required by Chapter 34 of the Township Code.*

XI. TOWNSHIP HEARING FEES

1. ZONING HEARING APPLICATION		
a. Residential use/property	\$850.00	
b. Non-residential use/property	\$1,300.00	
c. In conjunction with a subdivision/land development	\$1,500.00	
d. Substantive Challenge	\$7,500.00	
e. Additional hearing dates	\$200.00	per date
f. Applicant-requested continuance	\$200.00	per request
2. UCC BOARD OF APPEALS APPLICATION		
a. Application	\$100.00	
b. Residential	\$850.00	
c. Non-residential	\$1,300.00	
d. Additional hearing date - Residential	\$200.00	per date
e. Additional hearing date - Non-residential	\$200.00	per date
f. Applicant-requested continuance	\$200.00	per request
3. BOARD OF SUPERVISORS HEARINGS		
a. Conditional Use	\$850.00	
b. Conditional Use - in conjunction with subdivision/land development	\$1,600.00	
c. Constitutional challenge or Curative Amendment	\$7,500.00	
d. Appeals to decision of Sewage Enforcement Officer	\$600.00	
e. Liquor license transfer	\$800.00	
f. Zoning amendment/rezoning		
i. Application fee	\$500.00	
ii. Escrow	\$2,000.00	
g. Petition to vacate public road/right-of-way/paper street		
i. Application fee	\$500.00	
ii. Escrow	\$2,000.00	
h. All other hearings	\$500.00	
i. Additional hearing dates	\$200.00	per date
j. Applicant-requested continuance	\$200.00	per request

XII. SUBDIVISION/LAND DEVELOPMENT FEES & ESCROWS*

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

1. Sketch Plan	
a. Application fee	\$250.00
b. Escrow	\$1,000.00
2. Minor Plan	
a. Application fee	\$500.00

b. Escrow	\$2,500.00
3. Residential Subdivision/Land Development	
a. Preliminary Plan Application (10 lots/units or less)	
i. Application fee	\$500.00
ii. Escrow	\$5,000.00
b. Preliminary Plan Application (11-25 lots/units)	
i. Application fee	\$1,000.00
ii. Escrow	\$10,000.00
c. Preliminary Plan Application (26-49 lots/units)	
i. Application fee	\$2,000.00
ii. Escrow	\$15,000.00
d. Preliminary Plan Application (50 lots/units or more)	
i. Application fee	\$3,000.00
ii. Escrow	\$20,000.00
e. Final Plan Application	
i. Application fee	\$800.00
ii. Escrow (Rollover remainder from Preliminary Plan)	
iii. Minimum Escrow	\$5,000.00
4. Non-residential Subdivision/Land Development	
a. Preliminary Plan Application (equal to or less than 10 lots/units or 25,000 sq ft of floor area)	
i. Application fee	\$1,000.00
ii. Escrow	\$7,500.00
b. Preliminary Plan Application (greater than 10 lots/units or 25,000 sq ft of floor area)	
i. Application fee	\$3,000.00
ii. Escrow	\$10,000.00
c. Final Plan Application	
i. Application fee	\$800.00
ii. Escrow (Rollover remainder from Preliminary Plan)	
iii. Minimum Escrow	\$5,000.00
5. Waiver of Land Development	
i. Application fee	\$500.00
ii. Escrow	\$2,500.00
6. Act 537 Applications	
a. Planning Module Review (1 - 2 lots or EDU's)	\$400.00
b. Planning Module Review (3 - 9 lots or EDU's)	\$800.00
c. Planning Module Review (More than 9 lots or EDU's)	\$1,500.00
d. Act 537 Amendment/Revision	\$800.00
e. Escrow (if not part of a subdivision/land development)	\$1,000.00

**As required by Chapter 145 of the Township Code.*

XIII. SEWER FEES

1. Sewer Tap-In Fee (Residential)	\$7,405.26
-----------------------------------	------------

a. (1 EDU = 249 gallons per day)		
2. Sewer Tap-In Fee (Non-residential)	\$29.74	per gallon/day
3. Rental Charges (per EDU)	\$880.00	per annum
a. Per quarter	\$220.00	
4. Dormant EDU charge*	\$220.00	per annum
a. Per quarter	\$55.00	
5. EDU Reservation Fee (60% of rental charge)*	\$572.00	per annum
a. Per quarter	\$143.00	
5. Sewer Grinder Pumps	\$200.00	
a. Residential	\$100.00	
b. Non-residential	\$200.00	
6. Sewer Connection	\$250.00	
7. Sewer Certifications	\$25.00	each
8. Sewer Management Fee	\$500.00	
9. Escrow (plan review & document preparation)	\$1,000.00	
10. Sewer Billing		
a. Late penalty after the of end of month sewer bill is due	10%	
b. Lien fee - after outstanding sewer bill a/c balance of \$500	\$59.00	
c. Shutoff Fee	\$50.00	

**As required by the Reserved/Dormant EDUs Policy*

XIV. WIRELESS COMMUNICATION FACILITIES FEES*

1. New Tower Based WTF	
a. Application fee	\$1,500.00
b. Escrow	\$2,000.00
2. Alteration of Existing Tower Based WTF	
a. Application fee	\$800.00
b. Escrow	\$1,000.00
3. New Non-Tower Based WTF	
a. Application fee	\$700.00
b. Escrow	\$1,000.00
4. Alteration of Existing Non-Tower Based WTF	
a. Application fee	\$500.00
b. Escrow	\$500.00
5. SWF (collocated)	
a. For up to 5 SWF's in single application plus \$100 for each additional SWF in same application	\$500.00
6. SWF (requiring new/replacement wireless support structure)	\$1,000.00
7. Annual ROW use fee (per WTF)	\$270.00

** \$4,000 total permit fee maximum for new & existing tower-based facilities*

** \$1,000 total permit fee maximum for new & existing non-tower based facilities*

XV. POLICE DEPARTMENT FEES

1. Accident Reports (state sets charge)	\$15.00
2. Local check concealed weapons permit	\$15.00
3. Fingerprinting	\$15.00

XVI. OTHER FEES

1. Sidewalks		
a. Permit fee	\$50.00	
b. Escrow	\$1,000.00	
2. Vehicles (abandoned or junked) registration for repairable vehicles	\$15.00	for 120 days
3. Fire insurance escrow	\$500.00	
4. Junkyards & junk dealers		
a. License	\$500.00	per year
b. Transfer	\$25.00	
5. Peddling & Soliciting		
a. Issuance of permit	\$75.00	
b. Renewal every 6 months	\$75.00	
6. Public Gatherings - Application for permit & fees		
a. 200 - 500	\$300.00	
b. 501 - 2,000	\$500.00	
c. 2,001 - 3,500	\$800.00	
d. 3,501 - 5,000	\$800.00	
e. 5,001 - 10,000	\$1,000.00	
f. Over 10,000	\$1,200.00	
7. Vendor permits (for Public Gatherings)	\$50.00	
8. Use of Township Building (non-profit organizations only)	\$25.00	
9. Pavilion Rental		
a. Resident	\$50.00	
b. Non-resident	\$75.00	
10. Miscellaneous fees		
a. Copy of Zoning Ordinance, including map	\$30.00	
b. Copy of SALDO, Stormwater, or Grading Ordinances	\$40.00	each
c. Zoning Map	\$2.00	
d. Codified Codes		
i. Printed	\$500.00	
e. Photocopies*		
i. Black & White (up to 8.5" x 11")	\$0.25	per page
ii. Color (up to 8.5" x 11")	\$0.35	per page
iii. Copying by outside vendor	actual service cost	
f. Certification of record	\$25.00	
g. Returned check/insufficient funds fee	\$30.00	plus bank charges
h. Requests for Fire reports (from Fire Marshal)	\$15.00	

* **Additional Right-to-Know fees may apply.**

** Applicant must supply flash drive for electronic copies*

XVII. FAILURE TO COMPLY FEES	
1. Work without permit (applies to permits issued after work has started)	
a. Fee	Double the standard fee
b. Minimum fee	\$250.00
2. Occupancy without certificate (applies to U&O certificates issued after occupancy)	
a. Fee	Double the standard fee
b. Minimum fee	\$250.00
3. Where special tests and/or agencies are required to determine compliance due to	

XVIII. ESCROWS

The Board of Supervisors and Staff of Lower Frederick Township may call upon the services of consultants for engineering, legal, site design, traffic design, landscape architecture, environmental, and other professional services as may be deemed necessary incidental to the review, examination, and approval of permit applications and plans; review, examination, and approval of subdivision and land development applications and plans; the inspection of the work completed pursuant to the approval of such applications and plans; securing compliance with the approval of such application or plans; and the review and/or preparation of such legal and engineering documents concerning the same which may be necessary to implement the approval of such applications and plans. In addition, the Township may incur other costs and expenses as result of certain submissions to the Township which the Township is permitted to pass onto the applicant. As such and as required above, an Escrow may be established to reimburse the Township for all such fees, costs, and expenses so incurred and shall be used in accordance with the Pennsylvania Municipalities Planning Code, the Second-Class Township Code, and Township Ordinances & Fee Schedules. In addition, a Professional Services Agreement (PSA) is required as part of the submission process involving an Escrow.

Prior to acceptance by the Township of an application and/or plan, the applicant shall pay to the Township the amount specified above for the Escrow for that particular type of application or plan. Any balances remaining after the review and approval of a prior phase of a project may be applied by the applicant toward the Escrow required for a subsequent phase of review. The Escrow shall be held and maintained in a non-interest-bearing account by the Township as security for the payment of all the reasonable and necessary fees, costs, and expenses incurred by the Township for the purposes above stated and for the payment of a Township administrative fee as set forth herein.

As the Township receives invoices for the fees, costs, and expenses provided herein, it shall forward them to the applicant on a monthly basis and shall withdraw from the Escrow the amount required for the Township to pay such bills. Moreover, Township administrative expenses shall be reimbursed at 10% per billing and with minimum of \$10.00 per bill.

It is the responsibility of the applicant to maintain the Escrow at all times in the amount provided in this Fee Schedule. When funds in the Escrow fall below 50% of the original required amount of the Escrow, the Township shall forward notice to the Applicant to replenish the Escrow within thirty (30) days. If the Township does not receive payment in full from the applicant to replenish the Escrow, the Township reserves the right to charge the applicant an additional administrative fee of 10% of the amount of the replenishment not so paid. Additionally, if the Escrow is completely depleted and the applicant fails to replenish it in a timely fashion upon notice from the Township, the Township may withhold all future action, consideration, and approval on the applicant's plan and application, and the Township may deny the issuance of any permit or other approval related thereto until all of the outstanding fees, costs, and expenses (plus the administrative fees) incurred by the Township are paid in full, and the Escrow is fully funded as provided herein.

The balance of the Escrow may be refunded to the applicant upon the issuance of an occupancy certificate and/or certificate of completion, less any unpaid fees, costs, and expenses incurred by the Township concerning the application and plan. To obtain this refund of the balance, the applicant shall forward to the Township a written request for such refund stating that the subject project has been granted final occupancy, is fully complete, has been denied, or is officially withdrawn. Such request for a refund must be made within twelve (12) months of the completion, denial, or withdrawal of the project/application. **In addition, if any property, building, or structure is used or occupied prior to the issuance of any occupancy certificate and/or certificate of completion, the funds in the Escrow shall be automatically forfeited.**