RESOLUTION #2006-11

WHEREAS, The Board of Supervisors of Upper Southampton Township has established a fee schedule, and

WHEREAS, the fee schedule is routinely revised from time to time to adjust fees and establish new fees, and

WHEREAS, in an effort to fully review all fees and appropriate requirements, the Board of Supervisors of Upper Southampton Township hereby amends the Fee Schedule as follows:

SCHEDULE OF FEES

ZONING PERMITS	
Residential	$85.00 per unit - *Flat fee, unless otherwise noted*
Commercial	$125.00 per unit - *Flat fee, unless otherwise noted*
Industrial	$150.00 per unit - *Flat fee, unless otherwise noted*
BUILDING PERMITS	
NEW CONSTRUCTION	
Residential - Single Family Detached Dwelling	$700.00 per dwelling unit to 2,000 sq. ft., plus $15.00 per each additional 100 sq. ft. or fraction thereof in excess of 2,000 sq. ft. Plus State Fee - Manufactured dwellings require Zoning Permit Only.
Residential - Multi Family Dwelling	$700.00 per dwelling to 2,000 sq. ft. plus $10.00 per each additional 100 sq. ft or fraction thereof in excess of 2,000 sq. ft. - Plus State Fee
Non-Residential	Two percent (2%) of the total construction cost. Plus State Fee
ACCESSIBILITY REQUIREMENTS	
Accessibility Permit	Residential - $120.00 Non-Residential - $200.00
Accessibility Permit Re-Inspection	There is no charge for the first re-inspection Each additional re-inspection until compliance is: Residential - $60.00 Non-Residential - $100.00
ACCESSORY BUILDINGS / STRUCTURES / MISCELLANEOUS ZONING ITEMS	
Driveways - New Entrance	Zoning Permit Only
Driveways - Enlargement	Zoning Permit Only **Expansion of parking lot facilities is considered Land Development.*
Fences and Walls	Zoning Permit only (Except retaining walls with surcharges and/or walls over 4' in height which requires a building permit.)
Storage Sheds / Detached Garage (500 sq. ft. max)	Zoning Permit Only

Swimming Pools	In Ground: $300 00 - Plus State Fee Above Ground: $125 00 over 24" Deep and 5000 Gallons or less - Plus State Fee
Underground / Above Ground Storage Tanks	Residential: $150 00 up to 250 Gallons $200 over 250 Gallons Non-Residential: $300.00
ADDITIONS	
Residential	$200.00 for the first 100 sq. ft plus $15.00 for each additional 100 sq. ft. or fraction thereof - Plus State Fee
Residential - Multi-Family Dwelling	All common space (lobbies, hallways, kitchens, etc ,) $200.00 per area up to 2,000 sq. ft. $10 00 per 100 sq. ft in excess of 2,000 sq. ft. Plus State Fee
Non-Residential	Two percent (2%) of the total construction cost. Plus State Fee
ALTERATIONS / RENOVATIONS	
Residential	$200.00 for the first $2,000 in construction cost, plus $25.00 for each additional $1,000 of construction cost or fraction thereof. Plus State Fee
Residential Multi-Family Dwelling	All common space (lobbies, hallways, kitchens, etc.,) $200.00 per area up to 2,000 sq. ft. $15.00 per 100 sq. ft. in excess of 2,000 sq. ft. Plus State Fee
Non-Residential	$350.00 for the first $3,000 in construction cost, plus $25.00 for each additional $1,000 of construction cost or fraction thereof - Plus State Fee - Includes free-standing sign structures and billboards)
Roofing - Residential	$100.00 per unit - Plus State Fee
Roofing - Commercial	Two percent (2%) of construction cost or $200.00, whichever is greater - Plus State Fee
Siding and Refacing	$85.00 or one (1%) of construction cost, whichever is greater - Plus State Fee
Solid Fuel Burning Stoves	$50.00 - Plus State Fee - Report of flue inspection and/or repair of flue are required by approved professional inspector.
DECKS AND PATIOS	
Uncovered Patios and Decks	$150.00 for the first 300 square feet plus $12.00 for each additional 100 square feet or fraction thereof - Plus State Fee.
DEMOLITION	
Demolition - *Plan required* *Rodent Extermination Certificate Is Required and proof that all utilities are properly disconnected and capped.*	Structures up to 500 sq. ft. - $150 - Plus state Fee Over 500 sq ft. to 1,000 sq. ft - $200 - Plus State Fee Over 1,000 sq ft. to 2,000 sq. ft. - $300 - Plus State Fee Over 2,000 sq. ft. - $500 - Plus State Fee

RE-INSPECTION FEES	
The following will be charged for re-inspections due to failure to complete, comply or non-availability at the time of initial inspection.	First Follow-Up Inspection $40.00 Second Follow-Up Inspection $60.00 Third Follow-Up Inspection $90.00 Each Additional $120.00
REPAIRS - OTHER THAN ORDINARY REPAIR	
One and Two Family Residential	$150.00 - Plus State Fee
Multi-Family and Non-Residential	Two percent (2%) of total construction cost - Plus State Fee.
CONTRACTOR FEES AND LICENSES	
CONTRACTORS LICENSE	
Contractors License	$100.00 per calendar year.
ELECTRICAL	
Electrical Permit - Residential	$100.00 for the first $1,000 or fraction thereof of the job. $12.00 for each additional $1,000 or fraction thereof of cost of job. $45.00 plan review, plus cost of engineer's services - Plus State Fee
Electrical Permit - Non-Residential	$150.00 for the first $1,000 or fraction thereof of the job. $30.00 for each additional $1,000 or fraction thereof. $100.00 plan review plus cost of engineer's review - Plus State Fee.
Electrician Registration Fees	Electrical Contractor - $100.00 per calendar year Chief Plan Electrician - $100.00 per calendar year Journeyman Electrician - $60.00 per calendar year Apprentice Electrician - $50.00 per calendar year
Electrical Underwriter License	$100.00 per calendar year
PLUMBING	
Plumbing Permit - Residential	$100.00 plus $10.00 Per Fixture - Plus State Fee
Plumbing Permit - Non-Residential	$200.00 plus $15.00 Per Fixture - Plus State Fee
Plumber Registration Fees	Master Plumber - $100.00 per calendar year Journeyman - $75.00 per calendar year Apprentice $50.00 per calendar year
OTHER PERMIT AND APPLICATION FEES	
MISCELLANEOUS	
Act 287 - Under Street Openings - Utility Companies	$50.00
Adult Business Permit Application Fee	$250.00
Fire Alarm Permit - Non- Residential	$100.00
Fire Safety Inspection	Less than 2,000 sq. ft. - $40.00 per year 2,000 sq. ft. to 4,000 sq. ft. - $60.00 per year 4,001 sq. ft. to 12,000 sq. ft. - $150.00 per year 12,001 sq. ft. to 20,000 sq. ft. - $250.00 per year 20,001 sq. ft. and above - $300.00 per year *There is no charge for the first re-inspection. Each additional re-inspection is $35.00 until compliance.*
Gaming Licenses	$100.00 per machine - per calendar year

HVAC/HARV Permits	Residential - $150.00 - Plus State Fee Non-Residential $250.00 - Plus State Fee
Non-Conforming Use Certificate	$100.00
Occupancy Permits	Residential - $85.00 per unit - Plus State Fee Non-Residential - $125 00 per unit - Plus State Fee
Real Estate Certification	$85.00
Sign Permits	*See separate section below*
Soliciting Permits	$50 00 per day $75.00 per week $150.00 per month $350.00 per year
Sprinkler Systems - New Construction	$250.00 plus $1.00 per sprinkler head - Plus State Fee
Sprinkler Systems - Existing Buildings	$125.00 for the first 3,000 sq. ft. plus $10.00 for each additional sq. ft. or fraction thereof - Plus State Fee
Street Opening Permits	Non-Refundable Filing Fee - $3000.00 Refundable Escrow Deposit - $2,000.00

An escrow deposit shall be submitted with all street openings to guarantee the satisfactory restoration of the roadway, and other disturbed areas within the public right-of-way. The escrow deposit will be fully refundable only after an inspection had been conducted by an authorized township official to determine that the proper restoration has been accomplished. In the event that an inspection yields deficiencies in restoration of the roadway or other public improvements within the legal right-of -way, the township reserves the right to complete said restoration in a satisfactory manner. The applicant shall be responsible for any charges in excess of the original escrow amount. A 15% administrative charge will be added to all fees and costs. Any unused portion of the escrow deposit will be refunded to the applicant.

Temporary Structures Permit	Commercial Trailer Use (63a) - $100.00 per 3 month period Construction Trailer Use (61) - $100.00 for the first 6 month period, $50.00 for each 3 month period thereafter. Accessory Use Structure - $100.00 for 3 month period
Transient Retail License	1 week - $50.00 1 Month (renewable to 3 months) - $75.00/month
Uniform Construction Code Appeal Hearing	Residential - $250.00 Commercial - $350.00
Zoning Hearing Board Applications	Residential - $600 00 Non- Residential $900.00 *Each additional hearing date is $300.00 for the same application, which needs to be paid prior to the scheduled hearing date.*
APPLICATIONS BEFORE THE BOARD OF SUPERVISORS	
Change of Non-Conforming Use Application	$900.00
Curative Amendment Application	$1,000.00
Conditional Use Application	$900.00 *Each additional hearing date is $300.00 for the same application, which needs to be paid prior to the scheduled hearing date.*
Request for Change of Zoning	Application Fee - $1,000.00 Refundable Escrow Deposit $2,500.00
SIGN PERMITS	
Parallel and Projecting Signs	Up to 6 sq. ft - $75.00 6 to 25 sq. ft. - $100.00 25 to 50 sq ft. - $150 00 Over 50 sq. ft. - $5.00 per sq. ft.

Free Standing Signs, including Billboards *Building Permit Required*	Up to 6 sq ft - $75.00 - Plus State Fee 6 to 25 sq ft. - $100.00 - Plus State Fee 25 to 50 sq. ft. - $150.00 - Plus State Fee Over 50 sq. ft. - $5.00 per sq. ft. - Plus State Fee
Vehicular signs (as the only free-standing sign)	$200.00
SUBDIVISIONS AND LAND DEVELOPMENTS	
SKETCH PLAN	
1 to 9 lots	Non-Refundable Filing Fee - $500.00 Refundable Escrow Deposit - No Fee
10 or more lots	Non-Refundable Filing Fee - $750.00 Refundable Escrow Deposit - No Fee
PRELIMINARY AND FINAL PLAN	
RESIDENTIAL	
1 to 2 Lots / Units	Non-Refundable Filing Fee - $500.00 Refundable Escrow Deposit - $4,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - $1,000.00 Refundable Escrow Deposit - $8,000 00
11 to 25 Lots / Units	Non-Refundable Filing Fee - $1,500.00 Refundable Escrow Deposit - $9,000.00
26 to 50 Lots / Units	Non-Refundable Filing Fee - $2,000.00 Refundable Escrow Deposit - $10,000.00
51 to 75 Lots / Units	Non-Refundable Filing Fee - $2,500.00 Refundable Escrow Deposit - $10,000.00
76 to 100 Lots / Units	Non-Refundable Filing Fee - $3,000.00 Refundable Escrow Deposit - $10,000.00
Over 100 Lots / Units	Non-Refundable Filing Fee - $3,000.00 Refundable Escrow Deposit - $12,000.00
COMMERCIAL	
1 to 2 Lots / Units	Non-Refundable Filing Fee - $1,000.00 Refundable Escrow Deposit - $8,000 00
3 to 10 Lots / Units	Non-Refundable Filing Fee - $1,500.00 Refundable Escrow Deposit - $10,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - $2,000.00 Refundable Escrow Deposit - $12,000.00
26 to 50 Lots / Units	Non-Refundable Filing Fee - $2,500.00 Refundable Escrow Deposit - $12,000.00
51 to 75 Lots / Units	Non-Refundable Filing Fee - $3,000.00 Refundable Escrow Deposit - $12,000.00
76 to 100 Lots / Units	Non-Refundable Filing Fee - $3,500.00 Refundable Escrow Deposit -$12,000.00
Over 100 Lots / Units	Non-Refundable Filing Fee - $4,000.00 Refundable Escrow Deposit - $12,000.00
INDUSTRIAL	
1 to 2 Lots / Units	Non-Refundable Filing Fee - $1,500.00 Refundable Escrow Deposit - $8,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - $2,000.00 Refundable Escrow Deposit - $10,000.00

11 to 25 Lots / Units	Non-Refundable Filing Fee - $2,500.00 Refundable Escrow Deposit - $12,000 00
Over 25 Lots / Units	Non-Refundable Filing Fee - $3,000.00 Refundable Escrow Deposit - $12,000.00
SHOPPING CENTER	
1 to 2 Lots / Units	Non-Refundable Filing Fee - $1,500 00 Refundable Escrow Deposit - $8,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - $2,000.00 Refundable Escrow Deposit - $10,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - $2,500.00 Refundable Escrow Deposit - $12,000 00
OTHER LAND DEVELOPMENT ADDITIONS TO NON-RESIDENTIAL STRUCTURES	
Up to 2000 sq ft.	Non-Refundable Filing Fee - $750.00 Refundable Escrow Deposit - $8,000.00
2001 - 5000 sq. ft.	Non-Refundable Filing Fee - $1,000.00 Refundable Escrow Deposit - $8,000 00
Over 5000 sq. ft.	Non-Refundable Filing Fee - $1,500.00 Refundable Escrow Deposit - $8,000.00

REFUNDABLE ESCROW AMOUNT FOR PRELIMINARY AND FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS

The Upper Southampton Township Board of Supervisors, in the exercise of its responsibilities, may call upon the services of consultants for engineering, legal service, site design, traffic design, landscape architecture and such other consultants as may be necessary for the review of subdivision and/or land development. A 15% administrative charge shall be added to all applicable fees and deducted from the refundable escrow deposit. Any unused portion of the refundable escrow deposit shall be returned to the applicant. Applicant is required to enter into a Professional Service Agreement.

In the event these costs deplete the escrow fund in excess of 80% of the original refundable escrow deposit, and it seems likely that costs will run in excess of the unused portion, the township reserves the right to require an additional escrow deposit up to the original refundable escrow amount. This escrow amount shall be paid when requested before further review of the proposed development plan. At the time of each filing, applicant's planner, architect and/or engineer shall certify that the submission is complete and in a form acceptable for review.

SITE DEVELOPMENT PLAN AND/OR DRAINAGE REVIEW PLAN (NON-SLD)

Residential	Refundable Escrow Deposit - $1,000.00
Non-Residential	Refundable Escrow Deposit - $4,000 00

The Upper Southampton Township Zoning Officer, in the exercise of his responsibilities, may require the submission of a site development plan in addition to a zoning permit application when it is determined that the services of engineering, legal, and other consultants are necessary for adequate and thorough review and inspection of a development plan. Examples of when a Site Development Plan may be required includes, but is not limited to, the construction of a new dwelling and the construction of storm water management facilities. A 15% administrative charge shall be added to all applicable fees and deducted from the refundable escrow deposit. Any unused portion of the refundable escrow deposit shall be returned to the applicant. Applicant is required to enter into a Professional Service Agreement

Drainage review plans are required in accordance with Ordinance #376, as amended

In the event these costs deplete the escrow fund in excess of 80% of the original escrow deposit, and it seems likely that costs will run in excess of the unused portion, the township reserves the right to require an additional escrow deposit up to development. Any unused portion of the refundable escrow will be returned to the applicant.

PROFESSIONAL SERVICE FEE	
Refundable Escrow Deposit	$500 00
Note: This fee is applicable whenever engineering, legal or other professional review of an application is necessary, and the cost for such review is not covered under any other section of this resolution Requires entering into a Professional Service Agreement.	

MISCELLANEOUS FEES AND CHARGES	
FEES AND CHARGES	
Code of Ordinances	$250.00
Zoning Ordinance Booklet	$30.00
Subdivision & Land Development Ordinance Booklet	$30.00
Storm Water & Earth Disturbance Ordinance Booklet	$30.00
Comprehensive Plan	$25.00
Police Incident Reports	$10.00
Reportable Traffic Accidents	$15.00
Fingerprinting	$20.00
Street Map	$3.00
Zoning Map	$3.00
Flood Plain Map	$3.00
Copies	$0.25 per page
Fire Reports (Investigative)	$35.00
Photographic Copies	$1.00 each

BE IT RESOLVED AND ENACTED, this 15th day of August, 2006.

BOARD OF SUPERVISORS
UPPER SOUTHAMPTON TOWNSHIP

Stephen W. Ullrich, Chairman

ATTEST:

Lola G. Biuckians, Secretary/Treasurer

Construction Charges & Form Requirements

Documentation Key:

✓	**Needed**
X	**Needed, If Applicable**
	Not Needed

TYPE OF CONSTRUCTION	Building	Zoning	U & O	Plumbing	Electric	HVAC	NOTES
New Home	✓	✓	✓	✓	✓	✓	Plan required
Addition	✓	✓	✓	X	X	X	Plan required
Alteration	✓		✓	X	X	X	Plan required
DECKS & PATIOS							
Deck/Patio	✓	✓					
Roof Over Existing Deck/Patio	✓	✓					
Enclose Deck/Patio	✓	✓	✓	X	X	X	
Screen-In Existing Covered Deck/Patio							No Permits Needed
OTHER							
Swimming Pools		✓	✓		X	X	
Fences & Walls		✓					
Roofing & Siding	✓						Use R&S Short Form
Solid Fuel Stoves	✓						
U/G & A/G Storage Tanks		✓					
Demolition	✓						Requires Exterminating Certification on Homes/Businesses & Proof of Utility Capping
Driveways		✓					
HVAC (Heating, Ventilation & Air Conditioning					X	✓	
Sprinkler Systems				✓			
Fire Alarm System							Fire Alarm Permit Application
Signs (for EACH sign)	X	✓					Sign Permit is Required
Trailers		✓					
Change in Use Occupancy		✓	✓				Sign Permit May Be Required
Commercial Kitchen Hood & Suppression						✓	
Storage Sheds / Detached Garages		✓					Under 500 sq. ft.