

**RESOLUTION # 2011-4**

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

**WHEREAS**, the fee schedule may be amended, and

**THEREFORE, it is hereby resolved** that the Board of Supervisors of Upper Southampton Township hereby amends the Fee Schedule as follows:

**SCHEDULE OF FEES**

<b>ZONING PERMITS</b>	
Residential	\$100.00 per unit - <i>Flat fee, unless otherwise noted</i>
Commercial	\$150.00 per unit - <i>Flat fee, unless otherwise noted</i>
Industrial	\$175.00 per unit - <i>Flat fee, unless otherwise noted</i>
<b>BUILDING PERMITS</b>	
<b>NEW CONSTRUCTION</b>	
Residential - Single Family Detached Dwelling	\$800.00 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	\$800.00 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
<b>ACCESSIBILITY REQUIREMENTS</b>	
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
<b>ACCESSORY BUILDINGS / STRUCTURES / MISCELLANEOUS ZONING ITEMS</b>	
Driveways - New Entrance	Zoning Permit Only
Driveways - Enlargement	Zoning Permit Only <i>*Expansion of parking lot facilities is considered Land Development.</i>
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: \$400.00 - Plus State Fee Above Ground: \$150.00 over 12" 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

<b>ADDITIONS</b>									
Residential	\$300.00 for the first 100 sq. ft. plus \$20.00 for each additional 100 sq. ft. or fraction thereof - Plus State Fee								
Residential - Multi-Family Dwelling	All common space (lobbies, hallways, kitchens, etc.,) \$300.00 per area up to 2,000 sq. ft. \$20.00 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								
<b>ALTERATIONS / RENOVATIONS</b>									
Residential	\$250.00 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.,) \$250.00 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	\$400.00 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	\$75.00 - Plus State Fee - Report of flue inspection and/or repair of flue are required by approved professional inspector.								
<b>DECKS AND PATIOS</b>									
Uncovered Patios and Decks	\$200.00 for the first 300 square feet plus \$15.00 for each additional 100 square feet or fraction thereof - Plus State Fee.								
<b>DEMOLITION</b>									
Demolition - <i>Plan required Rodent Extermination Certificate Is Required and proof that all utilities are properly disconnected and capped.</i>	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								
<b>RE-INSPECTION FEES</b>									
The following will be charged for re-inspections due to failure to complete, comply or non-availability at the time of initial inspection.	<table> <tr> <td>First Follow-Up Inspection</td> <td>\$40.00</td> </tr> <tr> <td>Second Follow-Up Inspection</td> <td>\$60.00</td> </tr> <tr> <td>Third Follow-Up Inspection</td> <td>\$90.00</td> </tr> <tr> <td>Each Additional</td> <td>\$120.00</td> </tr> </table>	First Follow-Up Inspection	\$40.00	Second Follow-Up Inspection	\$60.00	Third Follow-Up Inspection	\$90.00	Each Additional	\$120.00
First Follow-Up Inspection	\$40.00								
Second Follow-Up Inspection	\$60.00								
Third Follow-Up Inspection	\$90.00								
Each Additional	\$120.00								
<b>REPAIRS - OTHER THAN ORDINARY REPAIR</b>									
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.								

<b>CONTRACTOR FEES AND LICENSES</b>	
<b>CONTRACTORS LICENSE</b>	
Contractors License	\$125.00 per calendar year.
<b>ELECTRICAL</b>	
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
Alternative Energy Solar Residential	\$100.00 minimum plus \$0.02 per dollar cost of job
Alternative Energy Solar Non Residential	\$500.00 minimum plus \$0.03 per dollar cost of job
<b>PLUMBING</b>	
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
<b>OTHER PERMIT AND APPLICATION FEES</b>	
<b>MISCELLANEOUS</b>	
Act 287 - Under Street Openings - Utility Companies	\$50.00
Adult Business Permit Application Fee	\$250.00
Fire Alarm Permit - Non- Residential	\$100.00
False or Faulty Fire Alarm (Auto,Manual,Sprinkler)	1st and 2nd offense N/C 3rd offense \$125.00 4th to 6th offense \$250.00 7th to 10th offense \$500.00
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. - \$300.00 per year 20,001 sq. ft. and above - \$400.00 per year <i>There is no charge for the first re-Inspection. Each additional re-inspection is \$100.00 until compliance.</i>
Gaming Licenses	\$100.00 per machine - per calendar year
Inter Municipal Liquor License Transfer Fee	\$1,000.00
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 - \$100.00 per unit - Plus State Fee Non-Residential - \$150.00 per unit - Plus State Fee
Real Estate Certification	\$100.00

Sign Permits	<i>See separate section below</i>
Soliciting Permits	\$50.00 per day \$75.00 per week \$150.00 per month \$350.00 per year
Sprinkler Systems - Residential	\$75.00 minimum plus \$1.00 per Sprinkler Head - Plus State Fee
Sprinkler Systems - New Construction - Other	\$250.00 plus \$1.00 per sprinkler head - Plus State Fee
Sprinkler Systems - Existing Buildings - Other	\$125.00 for the first 3,000 sq. ft. plus \$10.00 for each additional 2000 sq. ft. or fraction thereof - Plus State Fee
Street Opening Permits	Non-Refundable Filing Fee - \$300.00 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	<u>Commercial Trailer Use</u> (63a) - \$100.00 per 3 month period <u>Construction Trailer Use</u> (61) - \$100.00 for the first 6 month period, \$50.00 for each 3 month period thereafter. <u>Accessory Use Structure</u> - \$100.00 for 2 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 \$1000.00 <i>Each additional hearing date is \$300.00 for the same application, which needs to be paid prior to the scheduled hearing date.</i>
<b>SPECIAL INSPECTIONS</b>	
Stormwater Management System Inspection	Annual - \$50.00 Annual first 5 years, every 2 years thereafter
Variance/Conditional Use/Special Exceptions conditions	Annual - \$40.00
<b>APPLICATIONS BEFORE THE BOARD OF SUPERVISORS</b>	
Change of Non-Conforming Use Application	\$1,000.00
Curative Amendment Application	\$5,000.00
Conditional Use Application or Special Exception App	\$1,000.00 <i>Each additional hearing date is \$300.00 for the same application, which needs to be paid prior to the scheduled hearing date.</i>
Request for Change of Zoning	Application Fee - \$1,000.00 Refundable Escrow Deposit \$2,500.00
<b>SIGN PERMITS</b>	
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 <i>Building Permit Required</i>	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.
Vehicular signs (as the only free-standing sign)	\$200.00

**SUBDIVISIONS AND LAND DEVELOPMENTS****SKETCH PLAN (PLANNING COMMISSION REVIEW ONLY)**

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 - \$750.00 Refundable Escrow Deposit - \$6,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - \$1,000.00 Refundable Escrow Deposit - \$12,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$14,000.00
26 to 50 Lots / Units	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$20,000.00
51 to 75 Lots / Units	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$20,000.00
76 to 100 Lots / Units	Non-Refundable Filing Fee - \$3,000.00 Refundable Escrow Deposit - \$20,000.00
Over 100 Lots / Units	Non-Refundable Filing Fee - \$3,000.00 Refundable Escrow Deposit - \$22,000.00

**COMMERCIAL**

1 to 2 Lots / Units	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$12,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$15,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$18,000.00
26 to 50 Lots / Units	Non-Refundable Filing Fee - \$3,000.00 Refundable Escrow Deposit - \$18,000.00
51 to 75 Lots / Units	Non-Refundable Filing Fee - \$3,500.00 Refundable Escrow Deposit - \$18,000.00
76 to 100 Lots / Units	Non-Refundable Filing Fee - \$4,000.00 Refundable Escrow Deposit - \$18,000.00
Over 100 Lots / Units	Non-Refundable Filing Fee - \$4,500.00 Refundable Escrow Deposit - \$18,000.00

**INDUSTRIAL**

1 to 2 Lots / Units	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$12,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$15,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$18,000.00
Over 25 Lots / Units	Non-Refundable Filing Fee - \$3,000.00 Refundable Escrow Deposit - \$18,000.00

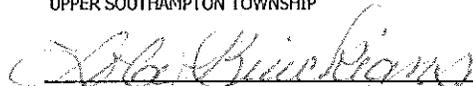
<b>SHOPPING CENTER</b>	
1 to 2 Lots / Units	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$12,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$15,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$18,000.00
<b>OTHER LAND DEVELOPMENT ADDITIONS TO NON-RESIDENTIAL STRUCTURES</b>	
Up to 2000 sq. ft.	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$12,000.00
2001 - 5000 sq. ft.	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$12,000.00
Over 5000 sq. ft.	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$12,000.00
<b>REFUNDABLE ESCROW AMOUNT FOR PRELIMINARY AND FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS</b>	
<p>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. Fee for the preparation of Development Agreements and Financial security Agreements is \$2,500 to be deducted from Escrow. 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.</p> <p>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.</p>	
<b>SITE DEVELOPMENT PLAN AND/OR DRAINAGE REVIEW PLAN (NON-SLD)</b>	
Residential	Refundable Escrow Deposit - \$2,000.00
Non-Residential	Refundable Escrow Deposit - \$4,000.00
<p>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.</p> <p>Drainage review plans are required in accordance with Ordinance #376, as amended.</p> <p>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 the original escrow amount. This escrow deposit shall be paid when requested before further review of the proposed development. Any unused portion of the refundable escrow shall be returned to the applicant.</p>	
<b>PROFESSIONAL SERVICE FEE</b>	
Refundable Escrow Deposit	\$1,000.00
<p><i>Note:</i> 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.</p>	

**MISCELLANEOUS FEES AND CHARGES**

<b>FEES AND CHARGES</b>	
Code of Ordinances	\$250.00
Zoning Ordinance Booklet	\$0.25 PER PAGE
Subdivision & Land Development Ordinance Booklet	\$0.25 PER PAGE
Storm Water & Earth Disturbance Ordinance Booklet	\$0.25 PER PAGE
Comprehensive Plan	\$0.25 PER PAGE
Police Incident Reports	\$10.00
Reportable Traffic Accident Reports	\$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 18th day of January, 2011.

BOARD OF SUPERVISORS  
UPPER SOUTHAMPTON TOWNSHIP

  
Lola G. Bucklans, Chairman

ATTEST:

  
Walter C. Stevens, Secretary/Treasurer