

RESOLUTION #2026-11

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Gross Floor Area (GFA) – In association with the referenced fees, the Gross Floor Area shall be defined as the following; the total square feet of all floors within the perimeter of the outside walls, including basements, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6'-0"). Attics and crawl spaces having minimum headroom of less than six feet (6'-0") are not included within the GFA.

Note: A \$4.50 surcharge per UCC permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 36 of 2017

Re-Inspection fee - \$150

A re-inspection fee is as a result of a previous disapproval or as a result of the applicant scheduling an inspection that is not ready at the time of the scheduled inspection.

Residential – Buildings/occupancies governed by the International Residential Code

Non-residential/Commercial – Buildings/occupancies governed by the International Building Code

ZONING PERMITS	
Residential	\$150 per unit - Flat Fee, unless otherwise noted
Non-Residential	\$200 per unit - Flat Fee, unless otherwise noted
FLOODPLAIN PERMIT	
Residential	\$150
Non-Residential	\$200
BUILDING PERMITS	
NEW CONSTRUCTION, ADDITIONS, ALTERATIONS	
Residential – New Construction	Up to 2,000SF - \$1,650. Each additional 100SF \$50
Residential – Additions, Alterations	2.5% of total project costs. Minimum \$200
Non-Residential – New Construction	3% of total project costs. Minimum \$1,000
Non-Residential – Additions, Alterations	3% of total project costs. Minimum \$475
Manufactured Housing Unit Installation	\$500
Residential Plan Review (New)	\$200/per submission
Residential Plan Review (Other)	\$150/per submission
Non-Residential Plan Review (New)	\$12.00 per 100 GFA. Minimum \$750
Non-Residential Plan Review (Other)	\$12.00 per 100 GFA. Minimum \$500
DEMOLITION - Plan required, rodent extermination certificate is required and proof that all utilities are properly disconnected and capped.	
With Mech/Elec/Plumbing	\$400
WITHOUT Mech/Elec/Plumbing	\$200
ACCESSORY STRUCTURES (Not Associated with Agricultural Uses)	
Uncovered Decks or Patios	\$150 for first 150sqft plus \$50 per 100sqft over 150sqft + Zoning Permit
Sheds, Detached Garages, Pole Barns OVER 500SF	\$150 + Zoning Permit
Sheds, Detached Garages, Pole Barns UNDER 500SF	Zoning Permit Only
Plan Review (when necessary)	\$100 per submission
SOLAR (Separate Electric Required)	

Solar	\$20 per module, minimum \$150
SWIMMING POOLS (Permit cost includes all fees, except electrical, associated with the pool, fencing, plumbing & mechanical)	
Spas and Hot Tubs	\$350
Aboveground (water depth in excess of 24")	\$450
In-ground	\$500
Inflatable ((water depth in excess of 24")	\$100
REROOFING and RESIDING	
Residential	\$125 per unit
Non-Residential	2% of total project costs or \$225, whichever is greater
Siding and Refacing	\$125 or one (1%) of total project costs, whichever is greater
SIGN PERMITS	
Parallel and Projecting Signs	Up to 6sqft. - \$100 6.1 up to 25sqft. - \$125 25.1 up to 50sqft. - \$175 Over 50sqft. - \$5 per sqft.
Free Standing Signs, including Billboards	Up to 6sqft. - \$100 6.1 up to 25sqft. - \$125 25.1 up to 50sqft. - \$175 Over 50sqft. - \$5 per sqft.
MISCELLANEOUS STRUCTURES FEES	
Cellular towers, retaining walls, etc	3% of total project costs, minimum \$150
ACCESSIBILITY	
Non-Residential	\$150 per story
UNDERGROUND/ABOVE GROUND STORAGE TANKS	
Residential	\$175 up to 250 Gallons (\$225 over 250 Gallons)
Non-residential	\$325
PERMIT EXTENSION	
Residential	\$200
Non-Residential	\$500
FIRE PROTECTION	
Plan Review	\$175
FIRE SUPPRESSION SYSTEMS	
Residential	\$155
Non-Residential	\$275 plus \$3 per sprinkler head
Non-residential Kitchen Hood Suppression System	\$250
Sprinkler System Backflow Preventor (BFP)	First BFP included, \$200 per additional BFP
SPINKLER SYSTEM TO POTABLE WATER TIE-IN	
Residential	\$20 per connection
Non-Residential	\$50 per connection
STANDPIPES	
Standpipes not associated w/ suppression system	\$60 per floor
Standpipes not associated w/ suppression system	\$30 per floor
FIRE/SMOKE ALARM/DETECTION SYSTEMS	
New System	\$250 plus \$8 a device
Modifications to Existing Systems	\$8 per new device, minimum of \$100
ALARM DEVICE	
Fire Alarm Permit	\$175 Each additional alarm device \$2

FIRE INSPECTOR FEES	
Nuisance Fire Alarm (Auto, Manual, Sprinkler)	1 st and 2 nd offence N/C 3 rd offence \$125 4 th to 6 th offence \$250 Each offence over 6 \$500
Nuisance Burglar Alarm	1st and 3rd offence N/C 4 th to 8 th offence \$35 9th to 12th offence \$70 Each offence over 12 \$100
FIRE INSPECTIONS	
Annual Fire Prevention	999sqft or less \$105 1,000 to 3,499sqft \$125 3,500 to 12,499sqft \$175 12,500 to 24,499sqft \$225 24,500 to 49,999sqft \$325 50,000 to 99,999sqft \$475 100,000sqft or more \$1,100 High Hazard \$1,350
Re-inspections for corrections of deficiencies. Re-inspections for failure to show for inspection. Re-inspections for Commercial U&O	\$105/hr (1 hour minimum)
Late Fees	60 days past due - \$50 Every 30 days thereafter - \$50
MECHANICAL PERMITS	
REPLACEMENT OF EXISTING EQUIPMENT	
Residential	\$150 per unit
Non-Residential	\$200 for 1 st \$5,000 of costs \$25 per \$1,000 of costs in excess
NEW CONSTRUCTION & ADDITIONS	
Residential	\$300
Non-Residential	\$500 per unit
ALTERATIONS TO EXISTING HVAC SYSTEMS	
Residential	\$150
Non-Residential	\$300
EXHAUST SYSTEMS	
H1, H2, H3, or H4 Use	\$500 Per System
All Other Non-Residential Uses	\$200
GENERATOR	
Residential	\$150
Non-Residential	\$350
FUEL GAS LINE	
Residential	\$125
Non-Residential	1.5% of total project costs; Minimum \$360
MISCELLANEOUS MECHANICAL	
Commercial Kitchen Exhaust System	\$250
Commercial Paint/Spray Booth	\$500
Solid Fuel Burning Stoves	\$125 – Report to flue inspection and/or repair of flue are required by approved professional inspector.
PLUMBING PERMITS	
NEW CONSTRUCTION	
Residential	\$150 for first five (5) fixtures, \$20 for each additional

	\$150 minimum
Non-Residential	\$175 for first five (5) fixtures, \$20 for each additional \$175 minimum
ADDITIONS & ALTERATIONS	
Residential	\$150 for first five (5) fixtures, \$15 for each additional \$150 minimum
Non-Residential	\$175 for first five (5) fixtures, \$20 for each additional \$175 minimum
HOT WATER GENERATOR/DOMESTIC WATER HEATER OR COIL (NEW OR REPLACEMENT)	
Residential	\$100 per unit
Non-Residential	\$150 per unit
ELECTRICAL PERMITS	
(Third Party Plan Review Required)	
Residential	\$150 for the first \$1,000 or fraction thereof the job. \$15 for each additional \$1,000 or fraction thereof cost of the job
Non-Residential	\$175 for the first \$1,000 or fraction thereof the job. \$30 for each additional \$1,000 or fraction thereof cost of the job
OTHER PERMIT AND APPLICATION FEES	
CONTRACTOR REGISTRATION	
Contractor's License	\$125 per calendar year
MISCELLANEOUS	
Adult Business Permit Application Fees	\$250
Gaming Licenses	\$150 per machine – per calendar year Additional \$100 per machine if not paid by 12/31 of the calendar year
Inter Municipal Liquor License Transfer Fee	\$1,000
Massage Establishment License	\$100 per calendar year, annual renewal required
Alternative Therapy Establishment License	\$100 per calendar year, annual renewal required
Alternative Therapy Technician License	\$50 per calendar year, annual renewal required
Occupancy Permits	Residential - \$150 per unit – Plus State Fee Non-Residential - \$175 per unit = Plus State Fee
Pawnbrokers Dealers in Precious Metals	Annual Registration Fee - \$400
Real Estate Certification	\$150
Soliciting Permits	\$50 per day \$75 per week \$150 per month \$350 per year
Street Opening Permits	Non-Refundable Filling Fee - \$500 Escrow Deposit - \$2,500
<p>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.</p>	
Street Opening Permits for Utilities Regulated by the	First Opening - \$250

PUC	Additional Openings per Project - \$100 (No escrow required)
Temporary Structures Permit	Non-residential Trailer Use(63a) - \$25 per 3 month period Construction Trailer Use(61) - \$125 for the first 6 month period, \$50 for each 3 month period thereafter Accessory Use Structures - \$125 for 2 month period
Transient Retail License	1 Week - \$50 1 Month (renewable to 3 months) - \$75/Month
APPLICATIONS IN FRONT OF THE BOARD	
Uniform Construction Code, Property Maintenance Code, Fire Code Appeal Hearings	Residential - \$500 Non-residential - \$1,000
Zoning Hearing Board Applications	Residential - \$1,000 plus 50% escrow – see below Non-residential - \$2,000 plus 50% escrow – see below
SPECIAL INSPECTIONS	
Stormwater Management System Inspection	Single Family Dwelling - \$75 (Annual first 5 years, every 2 years thereafter) Residential Development - \$150 (Annual first 5 years, every 2 years thereafter) Non-residential - \$150 (Annual first 5 years, every 2 years thereafter)
APPLICATIONS BEFORE THE BOARD OF SUPERVISORS	
Change of Non-conforming Use Application	\$1,000
Curative Amendment Application	\$5,000
Request for Change of Zoning	Application Fee - \$2,000 Escrow Deposit \$5,000
SUBDIVISIONS AND LAND DEVELOPMENTS	
SKETCH PLAN (PLANNING COMMISSION REVIEW ONLY)	
1 to 9 lots	Non-Refundable Filling Fee – \$525 Escrow Deposit – \$2,500
10 or more lots	Non-Refundable Filling Fee – \$775 Escrow Deposit – \$2,500
PRELIMINARY AND FINAL PLAN	
RESIDENTIAL	
1 to 2 Lots / Units	Non-Refundable Filling Fee – \$750 Escrow Deposit – \$6,000
3 to 10 Lots / Units	Non-Refundable Filling Fee – \$1,000 Escrow Deposit – \$12,000
11 to 25 Lots / Units	Non-Refundable Filling Fee – \$1,500 Escrow Deposit – \$14,000
26 to 50 Lots / Units	Non-Refundable Filling Fee – \$2,000 Escrow Deposit – \$20,000
51 to 75 Lots / Units	Non-Refundable Filling Fee – \$2,500 Escrow Deposit – \$20,000
76 to 100 Lots / Units	Non-Refundable Filling Fee – \$3,000 Escrow Deposit – \$20,000
Over 100 Lots / Units	Non-Refundable Filling Fee – \$3,000 Escrow Deposit – \$22,000
COMMERCIAL	

1 to 2 Lots / Units	Non-Refundable Filling Fee – \$1,500 Escrow Deposit – \$12,000
3 to 10 Lots / Units	Non-Refundable Filling Fee – \$2,000 Escrow Deposit – \$15,000
11 to 25 Lots / Units	Non-Refundable Filling Fee – \$2,500 Escrow Deposit – \$18,000
26 to 50 Lots / Units	Non-Refundable Filling Fee – \$3,000 Escrow Deposit – \$18,000
51 to 75 Lots / Units	Non-Refundable Filling Fee – \$3,500 Escrow Deposit – \$18,000
76 to 100 Lots / Units	Non-Refundable Filling Fee – \$4,000 Escrow Deposit – \$18,000
Over 100 Lots / Units	Non-Refundable Filling Fee – \$4,500 Escrow Deposit – \$18,000
INDUSTRIAL	
1 to 2 Lots / Units	Non-Refundable Filling Fee – \$1,500 Escrow Deposit – \$12,000
3 to 10 Lots / Units	Non-Refundable Filling Fee – \$2,000 Escrow Deposit – \$15,000
11 to 25 Lots / Units	Non-Refundable Filling Fee – \$2,500 Escrow Deposit – \$18,000
Over 25 Lots / Units	Non-Refundable Filling Fee – \$3,000 Escrow Deposit – \$18,000
SHOPPING CENTER	
1 to 2 Lots / Units	Non-Refundable Filling Fee – \$1,500 Escrow Deposit – \$12,000
3 to 10 Lots / Units	Non-Refundable Filling Fee – \$2,000 Escrow Deposit – \$15,000
11 to 25 Lots / Units	Non-Refundable Filling Fee – \$2,500 Escrow Deposit – \$18,000
OTHER LAND DEVELOPMENT ADDITIONS TO NON-RESIDENTIAL STRUCTURES	
Up to 2000sqft	Non-Refundable Filling Fee – \$1,500 Escrow Deposit – 12,000
2001 – 5000sqft	Non-Refundable Filling Fee – \$ 2,000 Escrow Deposit – \$12,000
Over 5000sqft	Non-Refundable Filling Fee – \$2,500 Escrow Deposit – \$12,000
WAIVER OF SUBDIVISION AND LAND DEVELOPMENT	
Waiver of Subdivision and Land Development Request	Non-Refundable Filling Fee – \$275 Escrow Deposit – \$4,520
<p>The Upper Southampton Township Board of Supervisors, in the exercise of its responsibilities, may call upon the services of consultants for engineering, legal services, 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 \$3,000 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 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 filling, applicant's planner, architect and/or engineer shall certify that the</p>	

submission is complete and in a form acceptable for review.

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

Residential	Non-Refundable Filling Fee – \$125 Escrow Deposit – \$2,500
Non-Residential	Non-Refundable Filling Fee – \$125 Escrow Deposit – \$4,000

Upper Southampton Township, may require the submission of a site plan, per section 185-75 of the Zoning Ordinance, 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 plan may be required include, but are limited to, the construction of a new dwelling, the expansion of an existing dwelling, or the construction of stormwater management facilities. A 15% administrative charge shall be added to all applicable fee and deducted from a 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.

Stormwater management plans are required in accordance with Chapter 153 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 the original escrow amount. This escrow deposit shall be paid when requested before further review of the proposed plan. Any unused portion of the refundable escrow shall be returned to the applicant.

PROFESSIONAL SERVICE FEE

Escrow Deposit	\$3,250
Stormwater Maintenance and Monitoring Agreement (Single Residence Only) - \$430	

This fee is applicable whenever engineering, legal, or other professional review of a plan and/or application is deemed necessary by the Township, or requested by the applicant, and the fee for such review is not covered under any other section of this resolution. 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.

MISCELLANEOUS FEES AND CHARGES

FEES AND CHARGES	
Police Incident Reports	\$10
Reportable Traffic Accident Reports	\$15
Fingerprinting	\$20
LIENS	
Legal Fee for Preparation of Lien	\$100
Filling Fee	Fees assessed by Bucks County Prothonotary
Satisfaction Fee	\$50 fee plus Fees assessed by Bucks County Prothonotary
Suggestion of Nonpayment (Lien Refilling)	Fees assessed by Bucks County Prothonotary
Suggestion of Nonpayment (Lien Refilling Legal Fee)	\$50 fee plus Fees assessed by Bucks County Prothonotary
Interest Rate	10.00%

Certification of Lien or Claim	\$30 fee plus Fees assessed by Bucks County Prothonotary
TRASH SANITATION	
Trash/Sanitation Certification	\$50
Trash/Sanitation Certification (Recertification Fee)	\$50
Trash/Sanitation Lien Filling Fee	Fees assessed by Bucks County Prothonotary
Trash/Sanitation Lien Legal Fee	\$100
Trash/Sanitation Lien Satisfaction Filling Fee	Fees assessed by Bucks County Prothonotary
Trash/Sanitation Lien Satisfaction Legal Fee	\$100
Trash/Sanitation Notice of Municipal Claim/Lien Legal Fee	\$50
Trash/Sanitation Interest Rate	6.00% per annum
Trash/Sanitation Suggestion Nonpayment (Lien Refilling)	Fees assessed by Bucks County Prothonotary
Trash/Sanitation Suggestion Nonpayment (Lien Refilling Legal Fee)	\$100
Penalty for Nonpayment by Due Date	10.00%

BE IT Resolved this 9th day of June 2026.

ATTEST:

BOARD OF SUPERVISORS

UPPER SOUTHAMPTON TOWNSHIP

By: 

Keith E. Froggatt, Sr., Secretary/Treasurer

By: 

Raymond Grossmuller, Chairman