

**TOWNSHIP OF EAST NANTMEAL  
CHESTER COUNTY, PENNSYLVANIA**

**FEE SCHEDULE  
RESOLUTION 2010- /**

A RESOLUTION ESTABLISHING A SCHEDULE OF FEES AND DEPOSITS TO BE PAID TO EAST NANTMEAL TOWNSHIP FOR APPLICATIONS FILED WITH THE TOWNSHIP, AND FEES AND COSTS FOR AGREEMENTS, SERVICES, MATERIALS AND PERMITS.

BE IT RESOLVED, that the Board of Supervisors of East Nantmeal Township, hereby establishes the following schedule of fees and deposits to be paid to the Township upon submission of an application to the Township, and for agreements, services, materials and permits.

**I. SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS AND DECLARATION PLANS**

The following costs are applicable to applications for subdivision and/or land development and declaration plans under the Uniform Condominium Act. An application fee and review fee are payable at the time of each application. The application fee is non-refundable and reimburses the Township for the administrative expenses that are incurred in the processing of the application and/or plan.

The review fee will be utilized and funds will be withdrawn to pay for engineering, legal and other consultant services necessary to properly examine and provide advice on the proposed subdivision/land development application or declaration plan. The review fee shall be replenished to the original amount within 15 days when the applicant is notified by the Township that the fees are depleted to 25 percent of the original amount.

All unused funds within the review fee account shall be returned to the applicant within 60 days of recording of plans with the Chester County Recorder of Deeds or upon written withdrawal of the project/development, with approval by the Board of Supervisors of the refund.

In accordance with the Municipalities Planning Code ("MPC"), in the event the applicant disputes the amount of any such review fees, the applicant shall, no later than 45 days after the date of transmittal of the bill to the applicant, notify the Township and the relevant consultant in writing that such fees are disputed and shall explain the basis of the objections to the fees charged. Failure of the applicant to dispute a bill within 45 days shall be a waiver of the applicant's right to arbitration of that bill under the MPC, §§ 503(1) and 510(g).

There is no application fee associated with a sketch plan application; however the potential applicant is still responsible for any costs incurred for engineering and legal fees incidental to the review of a sketch plan application. An review fee deposit of \$1,000.00 shall be payable upon submission of the sketch plan.

**A. Residential Subdivision**

	Preliminary Plan Application Fee	PLUS Review Fee	Final Plan Application Fee
Major Subdivision (5 or more lots)	\$1,000 plus \$50 per lot	\$5,000	\$500
Minor Subdivision (2 lots or less)	\$500	\$1,000	NA
Minor Subdivision ( 3 or 4 lots)	\$1,000	\$2,000	NA
Lot-Line Revision	\$500	\$1,000	NA

**B. Non-Residential Subdivision**

	Preliminary Plan Application Fee	PLUS Review Fee	Final Plan Application Fee
Non-Residential Subdivision (Commercial/ Industrial/ Institutional)	\$1,000 plus \$.05 per sq. ft. of gross floor area if land development is proposed or \$50 per lot if no land development is proposed.	\$15,000	\$500

**C. Land Development Fees**

	Preliminary Plan Application Fee	PLUS Review Fee	Final Plan Application Fee
Land Development	\$1,000 plus \$.05 per sq. ft. of gross floor area.	\$15,000	\$500
Lot-Line Revision (non-residential)	\$500	\$1,000	NA

**D. Declaration Plan: (Filed pursuant to the Uniform Condominium Act)**

	Application Fee	PLUS Review Fee
Residential	\$500 plus \$75 per lot	\$3,000
Non-Residential	\$500 plus \$200 per acre	\$3,000

**E. Additional Fees and Costs for Plan Reviews:**

1. Actual cost of engineering, planning, consultant and legal fees in the plan review shall be reimbursed to the Township from the review fee.
2. Actual costs of legal, engineering, consulting, inspection and material tests (incurred during construction and up to acceptance by the Township) of improvements shall be reimbursed to the Township. These costs shall be included in the financial security required by MPC § 509. If financial security is not required as part of the development, an escrow fund of 10% of the estimated cost of the construction of the improvements shall be deposited with the Township for the foregoing costs.

3. The applicant shall pay all County Planning Commission, County Health Department, Department of Environmental Protection, PennDOT, recording fees, and any other regulatory agency's fees having jurisdiction. These costs and fees shall be paid to the Township in advance.
4. Inspections
  - a. Engineer and other inspectors and consultants: Actual cost to the Township in accordance with the annual fee and cost schedule of the Township Engineer or consultant approved and accepted by the Board of Supervisors and in effect at the time the services are rendered.

**F. Inspections and Tests – Costs as incurred (those not covered above):**

1. Inspections: Actual cost to the Township at the time the services are rendered.
2. Material Tests: Actual cost to the Township at the time the services are rendered.

**II. BUILDING CODE PERMITS.**

Applicants for permits to be issued under the Township Building Code shall pay the fee or fees prescribed below. Where the fee is based upon usable floor area, the square foot floor area shall be computed from the plan submitted at the time application is made by adding the area determined from the outside dimensions at 10-foot intervals from basement floor to the ceiling of the uppermost story; each 10-foot increment, or fraction thereof, shall be computed as a separate story. Where the fee is based upon estimated costs, the valuation of the proposed construction or work shall include the entire value of such construction or work. The Building Code Official shall have the right to verify or correct the estimated cost of such construction or work, and shall be furnished with a copy of an executed contract or other document, which confirms or validates the estimated cost or value. When a permit shall have expired in accordance with the Township Building Code, and no work has been done thereunder, the applicant, after returning the expired permit for cancellation, shall be entitled to receive a refund of an amount equal to one-half of the total permit fee paid, provided that no refund shall be allowed where the total permit fee paid was less than \$25.00, nor will any refund be made after 90 days following the expiration of the permit.

All fees referenced within this section shall be doubled if the project is started without the applicable permits and/or approvals.

- A. Building and Miscellaneous Permits – Fees are payable when application for the permit is made. Additional permit fees may be due when the permit is issued if the Code Official determines an improper amount was paid.**

Definition of Usable Floor Area – includes all floor areas (measured from the exterior side of the outside perimeter of the structure) intended for occupancy and porches, decks, patios, attics, basements, garages and crawl spaces over six (6) feet in height.

1. Residential Construction (One and Two Family Dwellings):
  - a. New Construction for private residential dwellings – Thirty-five cents (\$.35) for each square foot of usable floor area. Minimum permit fee is \$400.00.
  - b. Residential Additions and Attached Garages – Thirty-five cents (\$.35) for each square foot of usable floor area. Minimum permit fee of \$300.00.

- c. Detached garages not exempt by the Township Building Code – Thirty-five cents (\$.35) per square foot of usable floor area (total of all levels). Minimum building permit fee of \$300.00.
  - d. Manufactured Residential Dwellings (includes mobile homes on foundation) requires zoning, electrical and plumbing permits. See applicable sections of Fee Schedule.
  - e. Alterations, Renovations or Modifications: Thirty-five cents (\$.35) per square foot of usable floor area (total of all levels). Minimum building permit fee of \$300.00.
2. Non-Residential and Multi-Family Residential Construction (includes commercial, industrial, institutional, educational, etc.)
- a. Project Fund. Upon submission of an application for a permit to the Township by an applicant for a multi-family residential, commercial, industrial, educational or institutional building permit, the Building Code Official shall require the applicant to submit construction plans to enable the Building Code Official to make a good faith estimate of the total cost to inspect the building during the construction of the building. The Building Code Official shall itemize the various inspection stages including a description of each stage and the estimated number of inspections in each stage. The applicant shall pay the estimated amount into a Project Fund to be held by the Township. The applicant shall have a right to request the Board of Supervisors to review any estimate in excess of \$2,000.00 and the Supervisors shall have the right to confirm, increase or decrease the Project Fund.
  - b. Actual Permit Fee. The building permit fee for multi-family residential, commercial, industrial, educational or institutional building shall be equal to 125% of the Building Code Official's monthly billing invoice including the hourly rate plus mileage and other expenses which the Building Code Official shall be required to expend in reviewing and inspecting various stages of construction to assure compliance with the requirements of all the laws, codes, ordinances, and regulations applicable in the Township.
  - c. Additions to or Refunds from Project Fund. The applicant for a building permit shall pay to the Township any amount by which the actual inspection fee as calculated in paragraph 2.b. exceeds the Project Fund. The Township shall refund to the applicant any amount by which the actual inspection fee as calculated in paragraph 2.b. is less than the Project Fund.
3. Demolitions, i.e. removal of a structure: Fee - \$25.00 for each \$1,000.00 of demolition costs. Minimum permit fee of \$200.00.
4. Temporary Buildings: Same as new buildings.
5. Permanent Signs: Initial permit fee of \$50.00, plus \$20.00 for each one thousand dollars (\$1,000.00) of estimated cost of the sign, or fraction thereof.
6. Swimming Pools:
- a. In-ground pools: Thirty cents (\$.30) per square foot. Minimum permit fee of \$250.00
  - b. Above-ground Pools - falls under Accessory Structure. See Section II. A. 8. below.
  - c. Swimming pools requiring electrical connection also required to have an electrical permit (see Section II.C. below).

7. Tennis Courts: falls under Accessory Structure. See Section II. A. 8 below.
8. Accessory Structures not excluded or exempted under the Uniform Construction Code (includes, but is not limited to, garden sheds, tennis courts, green houses, barns and stables)  
  
Thirty-five cents (\$.35) per square foot of building or structure area measured from the exterior side of the outside perimeter of the building or structure (total area, each level). Minimum permit fee of \$150.00
9. Fuel Storage Tanks: Fee - \$100.00 for removal or installation of a fuel tank.
10. Decks greater then 30 inches above finished grade: Thirty-five cents (\$.35) per square foot of usable floor area. Minimum permit fee of \$150.
11. Building Permit Renewal: Fee of \$30.00 for each six month period.
12. Mandated Fees under the Pennsylvania Construction Code for Municipal Code Official Training Account. Fee required by the Pennsylvania Construction Code Act for education and training programs - \$4.00 on each permit issued under the Township Building Code (in addition to the permit fee prescribed by this Fee Schedule).

**B. Plumbing Permit Fees**

1. Residential Construction (One and Two Family Dwellings) – fee covers one inspection.
  - a. Manufactured dwelling with crawl space (includes mobile home on foundation) \$ 60.00 per unit
  - b. Single-family dwelling (not over 3 full or partial baths) \$ 150.00  
Each additional full or partial bath \$ 50.00
  - c. Two-family dwelling (not over 2 full or partial baths per unit) \$ 210.00  
Each additional full or partial bath per unit \$ 50.00
  - d. Additional or re-inspections will be billed to the applicant on a per inspection basis of \$50.00 per inspection.

2. Non-Residential and Residential Construction Other Than One and Two-Family Dwellings, Plumbing Plan Review, Permit, and Inspection Fees

a. Project Fund. Upon submission of an application for a plumbing permit to the Township by an applicant for Non-Residential and Residential Construction other than one and two-family dwelling construction, the Building Code Official shall require the applicant to submit construction plans to enable the Building Code Official to make a good faith estimate of the total cost to review the plans and inspect the plumbing during the construction. The applicant shall pay the estimated amount into a Project Fund to be held by the Township. The applicant shall have a right to request the Board of Supervisors to review any estimate in excess of \$ 1,000.00 and the Board shall have the right to confirm, increase or decrease the Project Fund.

b. Plumbing Plan Review and Inspection Fees. The plumbing permit fee for Non-Residential and Residential other than one and two-family dwelling construction shall be equal to 125% of the Building Code Official's monthly billing invoice including the hourly rate plus mileage and other expenses which the Building Code Official expends in reviewing and inspecting the various stages of construction to assure compliance with the requirements of all the laws, ordinances codes and regulations applicable in the Township.

c. Additions to or Refunds from Project Fund. The applicant for a plumbing permit shall pay to the Township any amount by which the actual fee as calculated in paragraph B.2.b. exceeds the Project Fund. The Township shall refund to the applicant any amount by which the actual fee as calculated in paragraph B.2.b. is less than the Project Fund.

3. Miscellaneous Plumbing Fees – Fee covers one inspection.

a. Sewer Lateral	\$ 65.00
b. Water Lateral	\$ 65.00
c. Sewer and Water Lateral at Same Time	\$ 70.00
d. Re-inspection Fee	\$ 55.00
e. Permit for any plumbing work not listed elsewhere which requires a Permit	\$ 75.00

**C. Electrical Permit Fees**

1. Residential Construction (One and Two Family Dwellings) – Fee covers one inspection.

a. Service inspections	
Temporary Services	\$ 60.00
Service not over 200 amp	\$ 65.00
over 200 but not over 400 amp	\$ 85.00
over 400 amp	\$ 100.00
Additional meters	\$ 15.00
b. Electrical Wiring - New Single Family Dwelling	
200 amp or less	
Rough or Service (Each)	\$ 60.00
Rough & Service at same time	\$ 95.00
Over 200 amp	
Rough or Service (Each)	\$ 85.00
Rough & Service at same time	\$125.00
c. Dwelling additions and rewiring	\$ 85.00
d. Mobile Homes	\$ 60.00
e. Final Inspections	\$ 30.00
f. Private pools - bonding inspection	\$ 60.00
- electrical inspection	\$ 60.00
g. Extra inspection fees	
Special appointments	\$ 55.00
Return trip due to re-inspection	\$ 55.00
Duplicate final certificate	\$ 8.50

h. Townhouses and Condominiums - each unit

Service	\$ 60.00
Rough	\$ 45.00
Final	\$ 30.00

2. Non-Residential Construction, Including Signs And Billboards that Require Electrical Permits, Residential Construction Other Than One And Two-Family Dwelling Construction And Non-Residential Structures Including Wind Turbines And Communication Towers- Electrical Plan Review, Permit, And Inspection Fees.

a. Project Fund. Upon submission of an application for a permit to the Township by an applicant for Non-Residential Construction, including signs and billboards that require electrical permits, and Residential Construction other than one and two-family dwelling construction electrical permits, the electrical inspector of the Township shall require the applicant to submit construction plans to enable the electrical inspector to make a good faith estimate of the total cost to review the plans and inspect the electrical installations during the construction of the building. The applicant shall pay the estimated amount into a Project Fund to be held by the Township. The applicant shall have a right to request the Board of Supervisors to review any estimate in excess of \$1,000.00 and the Board shall have the right to confirm, increase or decrease the Project Fund.

b. Electrical Plan Review and Inspection Fees. The electrical permit fee for Non-Residential Construction, including signs and billboards that require electrical permits, and Residential Construction other than one and two-family dwelling construction, shall be equal to 125% of the electrical inspector's monthly billing invoice including the hourly rate plus mileage and other expenses which the electrical inspector expends in inspecting the various stages of construction to assure compliance with the requirements of all the laws, ordinances codes and regulations applicable in the Township.

c. Additions to or Refunds from Project Fund. The applicant for an electrical permit shall pay to the Township any amount by which the actual fee as calculated in paragraph C.2.b exceeds the Project Fund. The Township shall refund to the applicant any amount by which the actual fee as calculated in paragraph C.2.b is less than the Project Fund.

3. Miscellaneous Electrical Fees

a. Re-inspection Fee	\$ 75.00
b. Permits for any electrical work not listed elsewhere which requires a Permit	\$ 75.00
c. Final Inspection for any electrical work not listed elsewhere which requires a permit	\$ 30.00

D. Mechanical Permit Fees

1. Non-Residential and Residential Other Than One and Two-Family Dwelling Construction Mechanical Plan Review, Permit, and Inspection Fees.

a. Project Fund. Upon submission of an application for a permit to the Township by an applicant for Non-Residential and Residential other than one and two-family dwelling construction mechanical permits, the Building Code Official of the Township shall require the applicant to submit construction plans to enable the Building Code Official to make a good faith estimate of the total cost to review the plans and inspect the mechanical components during the construction. The applicant shall pay the estimated amount into a

Project Fund to be held by the Township. The applicant shall have a right to request the Board of Supervisors to review any estimate in excess of \$1,000.00 and the Board shall have the right to confirm, increase or decrease the Project Fund.

b. Mechanical Plan Review and Inspection Fees. The mechanical permit fee for Non-Residential and Residential other than one and two family dwelling construction shall be equal to 125% of the Building Code Official's monthly billing invoice including the hourly rate plus mileage and other expenses which the Code Official expends in reviewing and inspecting the various stages of construction to assure compliance with the requirements of all the laws, ordinances, codes and regulations applicable in the Township.

c. Additions to or Refunds from Project Fund. The applicant for a mechanical permit shall pay to the Township any amount by which the actual fee as calculated in paragraph D.1.b exceeds the Project Fund. The Township shall refund to the applicant any amount by which the actual fee as calculated in paragraph D.1.b is less than the Project Fund.

2. Miscellaneous Mechanical Fees –

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|--|----------|
| a. Re-inspection Fee   | \$ 75.00 |
| b. Permits for any mechanical work not listed elsewhere which requires a Permit          | \$ 75.00 |
| c. Final Inspection for any mechanical work not listed elsewhere which requires a permit | \$ 30.00 |

**III. OTHER PERMITS, FEES AND CHARGES**

**A. Grading, Driveway and Street Openings**

1. Permits required by Township - Grading, Erosion Control & Stormwater Management Ordinance

Application fee - \$100.00

Review Fee Escrow - \$500.00 (review fee will be actual cost charged by Township consultants based on their approved rates – the escrow will be administered in accordance with Section I herein above.)

2. Driveway Permit Fee: \$50.00

3. Road Occupancy Permit (based on PennDOT publication No. RR-459):

- Utilities - \$50 issuance fee, plus \$15.00 inspection fee per opening.

4. Sidewalk or curb cut - \$50.00

**B. Zoning Permits**

Zoning and other Permits Required by the Township Zoning Ordinance - \$200.00.

**C. Certificate of Occupancy (to be paid with Building Permit fee)**

Residential - \$100.00 per dwelling unit

Non-Residential – \$100.00 per one thousand (1,000) square feet of usable floor area

**D. Stop Work Orders; Notices of Violations; Orders to Show Cause or Vacate; unsafe building, structure or equipment determinations - \$300.00 per incident/occurrence**

**E. On-Lot Sewage Management Agreements –**

Application Fee - \$200.00.

Review Fee Escrow - \$500.00. (review fee will be actual cost charged by Township consultants based on their approved rates – the escrow will be administered in accordance with Section I herein above.)



**F. Sales of Publications/Maps and other Misc. fees:**

1. Subdivision/Land Development Ordinance: \$50.00 per copy (\$55.00 prepaid when requested by mail).
2. Zoning Ordinance: \$50.00 per copy (\$55.00 prepaid when requested by mail).
3. Comprehensive Plan Book: \$50.00 per copy (\$55.00 prepaid when requested by mail.)
4. Act 537 Plan: \$50.00 per copy (\$55.00 prepaid when requested by mail.)
5. Open Space Plan: \$35 per copy (\$40 prepaid when requested by mail)
6. Zoning Maps: \$5.00 per map or copy
7. Documents on computer diskette are \$10.00 per disk (if available).
8. Copies (by page) of Ordinances, Resolutions, Public Records, etc: \$.20 per page/ side.
9. Facsimile transmissions - \$1.00 per outgoing page.
10. Floodplain verifications, Use & Occupancy Letters, and other requests not specifically covered elsewhere: \$25.00 per request.

**G. Animal Fees:** Pick-up Fee: \$35.00; Shelter Fee: \$35.00 per day

**H. Returned Check Fee:** \$50.00

**I. Zoning Officer's Preliminary Opinion under MPC Section 916.2 or other written Determination/Certification not specifically provided for elsewhere:** \$300.00  
Request must be submitted in writing and be accompanied by the fee.

**IV. BOARD OF SUPERVISORS HEARINGS**

**A. Amendments to the Zoning Ordinance or Zoning Map:**

1. Residential:

Application Fee - \$1,000.00 plus \$25.00 for each dwelling unit permitted under the proposed district classification.  
Review Fee - \$1,000.00

2. Non-Residential:           Application Fee - \$1,000.00 plus \$125.00 per acre of lot area.  
Review Fee - \$1,000.00

**B. Conditional Use Hearing:**

1. Residential:           Application Fee - \$750.00  
Review Fee - \$2,500.00

2. Non-Residential:       Application Fee - \$750.00  
Review Fee - \$5,000.00

**C. Curative Amendments:**   Application Fee - \$1,000.00 plus \$25.00 per acre of lot area.  
Review Fee - \$2,000.00 plus \$125.00 per acre of lot area.

**D. Amendments to the Subdivision and Land Development Ordinance:**  
Application Fee - \$1,000.00  
Review Fee - \$1,000.00

**E. Miscellaneous Applications and Hearings not otherwise provided for:**  
Application Fee - \$1,000.00  
Review Fee - \$1,000.00

**F. Postponements:**

Fee - \$250.00 for each postponement less than five (5) business days prior to the scheduled hearing date requested by the Applicant or necessitated by the failure of the Applicant to appear at a scheduled hearing.

**G. Payments:**

The Application Fees specified in Section IV are non-refundable. The Review Fees are deposits and the Applicant shall pay the actual costs incurred by the Township in reviewing and deciding the Application. If the Review Fee deposited by the Applicant is insufficient to insure payment of all costs incurred in the disposition of the pending application, the Township Secretary shall require additional deposits in increments of \$250.00. Failure of the Secretary to demand additional deposits from time to time shall not relieve the applicant from liability for all costs, charges, fees and expenses in excess of deposits. Amounts deposited, which are in excess of the actual cost of the application disposition, shall be refunded to the applicant.

**V. HEARINGS BEFORE THE ZONING HEARING BOARD - The Application Fee is non-refundable.**

- A. Residential and Agricultural Uses:** Application Fee - \$500.00 plus administrative and hearing fees (see G below).
- B. Commercial, Industrial, Professional Uses:** Application Fee - \$500.00, plus administrative and hearing fees (see G below).
- C. Institutional Uses:** Application Fee - \$500.00, plus administrative and hearing fees (see G below).
- D. Challenges to Validity of Zoning Ordinance:** Application Fee - \$1,000.00, plus administrative and hearing fees (see G below).
- E. Appeal of Actions by the Board of Supervisors/Zoning Officer and miscellaneous applications and hearings not otherwise provided for:** Application Fee - \$1,000.00, plus administrative and hearing fees (see G below).
- F. Postponements:**  
Fee: \$250.00 for each postponement less than five (5) business days prior to the scheduled hearing date requested by the Applicant or necessitated by the failure of the Applicant to appear at a scheduled hearing.
- G. Administrative and Hearing Fees (which apply to all Zoning Hearing Applications) - \$1,000.00 deposit.** The fee deposited by the applicant shall be used to defray the applicant's cost of the following:
  - 1. The cost of preparation and mailing of hearing and decision notices.
  - 2. Cost of preparation and mailing of lists of residents and certifications for the applicant as required.
  - 3. Cost of publication of notice of public hearings and other legal publication charges.
  - 4. Fifty percent (50%) of the appearance fee of the stenographer for the hearing.
  - 5. Other miscellaneous administrative charges.

**VI. HEARINGS BEFORE THE BOARD OF APPEALS (Township Building Code)**

- A. Application and Administrative Fee - \$500.00 (non-refundable) to cover the following expenses:**
  - 1. Board of Appeals appearance fee
  - 2. Court Reporter fee
  - 3. Cost of publication of notice of public hearing and other legal publication charges.
  - 4. Other miscellaneous administrative charges.

**VII. PROFESSIONAL SERVICES AGREEMENT**

At the time of the filing of any application referred to in this Sections I, III.E., IV.A., IV.B., IV.D., and IV.E., the applicant shall execute a Professional Services Agreement with the Township, the form of which is attached hereto and adopted as part of this Resolution.

Additionally, the Professional Services Agreement will also apply if a potential applicant submits a voluntary sketch plan for review or wishes to hold informal workshop meetings prior to the submission of any application.

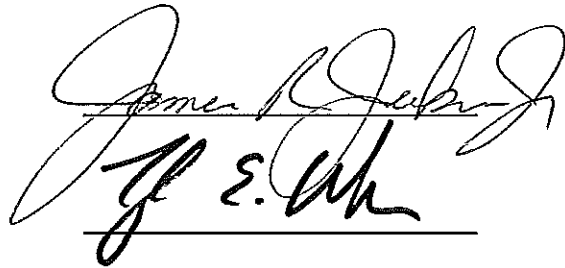
The escrow deposit required by the Professional Services Agreement covers the expenses of the Board of Supervisors and/or its designees for professional consultant review services. These services may include: engineering, legal, site design, traffic design, landscaping, street lighting, and any other consultant necessary, in the opinion of the Board of Supervisors, to properly examine and provide advice on the application.

**VIII. REPEALER**

All prior Fee Schedules or Fee Resolutions previously adopted by the Board of Supervisors of East Nantmeal Township are herewith repealed.

ADOPTED and EFFECTIVE this 4 day of JANUARY, 2010.

EAST NANTMEAL TOWNSHIP  
BOARD OF SUPERVISORS



James R. DeLong  
J. E. White

William J. Cochran

ATTEST:   
Kathleen Brumfield, Secretary