EDGMONT TOWNSHIP
DELWARE COUNTY, PENNSYLVANIA

GENERAL FEE SCHEDULE

RESOLUTION NO. 2017-07

WHEREAS, the Township of Edgmont customarily adopts a Fee Schedule Resolution approving fees for the cost of construction permits, subdivision/land development applications, as well as Zoning Hearing Board application; and

WHEREAS, the Township of Edgmont desires to amend and combine various Fee Schedules previously adopted; and

WHEREAS, the fees as set forth in the following Fee Schedule will be in full force and effect until such time as an updated Fee Schedule is approved by the Township of Edgmont; and

NOW THEREFORE, the Board of Supervisors of the Township of Edgmont hereby resolve and adopt the following permit fees by approval of this Resolution, and in doing so rescind any previously adopted construction fee schedule:

I. Building Application Review Fee — Applications for permits must be submitted to the Township as required by the Uniform Construction Code. An Application is not complete if it is missing information necessary to process the permit and calculate the fees. A building code official shall review all applications for completeness.

   Multi-component building applications containing two or more parts, such as building, electrical, mechanical, plumbing, and fire prevention will be charged a review fee of $50.00.

II. Specialized Building Plan Review and Inspection Fees — The Township may determine that a specialized building plan review and/or inspection is required.

   A. If it is determined that a specialized building plan review and/or inspection is required, the applicant shall execute a reimbursement agreement stating that the applicant agrees to reimburse the Township for any costs incurred for specialized plan reviews and/or inspection.

   B. The fee for specialized building plan reviews and/or inspections, or for technical reviews performed by third party agencies on behalf of the Township (including, but not limited to, structural engineers, electrical inspectors, architects, sewage enforcement officer and fire marshal), shall be equal to the cost to be charged to the Township plus all reasonably related costs.

   C. Fees for specialized plan reviews are not refundable in the event the plans are not approved.

   D. No application will be complete until all fees are paid.
E. Fees for specialized plan reviews and/or inspections are fees in addition to any permit fees or Township review fees required by any other ordinance, approved regulation, or resolution of the Board of Supervisors of the Township of Edgemont.

III. **Building Permit Fees** – The fees charged for building permits for new construction, additions, alterations, demolition or moving structures, repairs, equipment or renovation of buildings and structures shall be determined using the following fee schedule. Except where noted, permit fees include plan review and all necessary inspections. All building permits are required to be closed out with a use and occupancy certificate. **In addition to the below permits fees, in accordance with PA Act 157, a mandatory $4.00 educational fee will be collected for each combined or separate building application.**

* Requires zoning review fee ** May require zoning review fee

A. Residential

1. New construction & additions * 
   
   $0.50 x sq. ft. of living space (including garage, finished attic, and/or finished basement); $250 minimum

2. Alterations, renovations, decks, and patios (over 30” above grade)**
   
   $0.40 x sq. ft. of alteration; $100 minimum for patios; $150 minimum for everything else

B. Non-residential

1. New construction & additions* 

   $0.75 x sq. ft. of building area (include all floors); $500 minimum

2. Alterations & renovations (includes tenant fit-outs)**

   $0.65 x sq. ft. of building area or tenant space; $300 minimum

C. Miscellaneous Building Fees

1. Utility and accessory structures * -

   Including sheds, detached garages, and barns over 300 sq. ft. and not intended for human habitation or any size structure connected to public utilities.

   $0.25 x sq. ft. 

   $50.00 minimum

2. Roofing / Shingling Fee

   a. Residential

   $100.00 per roof

   b. Non-residential

   $50.00 plus $2.50 per square over 10 square (a square is the total square footage divided by 100)

3. Retaining Walls * – (as required by the PA UCC section 403.62(c)(1)(ii) ) -

   Retaining walls over 4 ft in height must be designed by a structural engineer and reviewed by the Township

   $50.00 per wall
Engineer (see Section I, Special Building Plan Reviews). Requires special inspections per the IBC.

4. Structural Demolition - demolition of a structure may require a grading permit.
   a. Residential *
      $50.00 per accessory structure
      $50.00 per interior wall or portion thereof
      $150.00 per dwelling unit
   b. Non-residential *
      $100.00 up to 2000 sq. ft. or per interior wall or portion thereof
      $150.00 from 2001 sq. ft. to 5000 sq. ft.
      $200.00 over 5000 sq. ft.

5. Swimming Pools, Hot Tubs & Spas - includes mechanical equipment & pool barrier but not electrical permit
   a. Above ground *
      i. Permanent
      $150.00
      ii. Seasonal
      $50.00 – permit is good for three years as long as the pool is taken down at the end of the season and reinstalled at the beginning of the next season in the same location.
   b. In ground *
      2% of cost – contract must be submitted with application. Minimum fee $200.00.

6. Pool Barriers *- includes fence, gates, latches, & alarms (when applied for separately from a pool permit)
   $75.00

7. Solar energy permits
   $300.00 – building permit fee only; does not include electrical permit fees

8. Miscellaneous building permit fee **
   $75.00 minimum – as determined by Building Department

9. Use & Occupancy – Residential
   $25.00

10. Use & Occupancy – Non-residential
    a. Initial occupancy or new tenant where a Building Permit is necessary
       $50.00
    b. New tenant where no Building Permit is necessary
       $75.00
11. Temporary Use & Occupancy Escrow Fee – An escrow in the amount of not less than $3,000.00 is required and will be returned to the applicant upon satisfactory completion of the project and issuance of a final certificate of use and occupancy.

12. Reissuance of Permit – fee to reissue a permit when there is a change of contractor $50.00

IV. Zoning Permit Fees – The fees charged for zoning permits for historic buildings, accessory and miscellaneous-use non-habitable structures less than 300 square feet, fences, and signs shall be determined using the following fee schedule. Please note that Zoning Hearing Board application is not included in the fees below.

A. Historic Buildings – per the PA UCC, section 403.24 (2), an historic building or structure has been classified as such by the Federal or local government authority or the Historical and Museum Commission.

1. Residential New Construction/Alterations $50.00
2. Commercial, Light Industrial, Etc. New Construction/Alterations $50.00

B. Miscellaneous Zoning Permit Fees

1. Utility and accessory structures Including sheds, detached garages, and barns under 300 sq. ft., not intended for human habitation and not connected to public utilities. $50.00
2. Fences – permits are required for fences over 4’6” in height $50.00
3. Patios and decks – not over 30” above grade (those over 30” above grade require a building permit). $50.00
4. Antennas (except regular TV and/or AM/FM radio) 3% of the cost of assembly and mounting $60.00 minimum
5. Miscellaneous Zoning Permit Application $50.00
6. Zoning Review Fee $50.00
7. Special Event Fee – required for street fairs, carnivals, flea markets, etc. $100.00 per event
8. Annual Bed and Breakfast Fee $50.00 per year – due January 
9. Peddling Fee
   a. Per Day $25.00
b. Per Week $100.00  
c. Per Month $200.00  

10. Signs (additional costs will be needed if a building permit is necessary)
   a. Wall, Projecting or Concourse Sign $75.00  
      1. Illuminated $75.00 additional  
   b. Freestanding, Circulation or Directory Sign $75.00  
      1. Illuminated $75.00 additional  
   c. Accessory Sign $50.00  
      1. Illuminated $75.00 additional  
   d. Monument Sign – monument signs also require a building permit $100.00 per side  
      1. Illuminated TBD  
   e. Temporary
      1. Signs limited by Ordinance to be erected for no more than 45 days $25.00 
      2. Signs allowed by Ordinance to be erected for more than 45 days, such as real estate development signs $75.00  

V. Subcontracting Fees

All fees include plan review and inspections unless otherwise noted. All stand alone permits (no building permit necessary for the work being performed) are required to be closed out with a use and occupancy permit.

A. Electrical
   1. Residential
      a. Administrative Fee $30.00  
      b. Plan Review $50.00  
      c. Inspection fees to be determined TBD by the Township’s third party inspection agency. Please call the Township office.  
      d. Residential generator (22kW & under) $130 total 
   2. Non-residential
      a. Administrative Fee $50.00  
      b. Plan Review & Inspection fees - will be charged after plan review is complete. Fees to be determined by the Township’s third party inspection agency. Fees due before the permit will be released.
B. Mechanical
1. Residential
   a. New construction 3% of cost $60.00 minimum, $500.00 maximum; contract must be submitted with permit application.
   b. Replacement of existing $200 – all systems except new geothermal
      $300 – geothermal systems with new bore holes.

2. Non-residential
   3% of cost $60.00 minimum, $1000.00 maximum; contract must be submitted with permit application.

C. Plumbing – includes connection to public water
1. Residential $8.00 per fixture unit*; $80 minimum
2. Non-residential $12.00 per fixture unit*; $120 minimum
3. Under slab inspection $75, if required, per inspection
4. Water heater replacement $50
5. Public water line $50
6. Sewer line ** $50

* Fixture units are detailed on the Plumbing Permit Application
** See section XVII.B.2 for connection to public sewer

D. Fire Protection –

1. General – Includes sprinkler systems & fire alarm systems
   a. Sprinklers – Residential & Non-Residential New construction, additions and alterations; includes Plan Review and Inspections
      Number of Sprinklers
      1-20 $150.00
      21-100 $300.00
      101-200 $600.00
      Over 200 TBD

   b. Restaurant Wet Chemical Systems & any Dry Chemical Systems Includes Plan Review and Inspections
      Number of Nozzles
      1-15 $250.00
      16-30 $350.00
      Over 30 $500.00

   c. Alarm systems – Non-Residential Only New construction, additions and alterations; includes Plan Review and Inspections
      Number of Alarm Devices
      1-10 $200.00
      11-25 $300.00
      26-50 $400.00
Over 51  

2. Blasting monitoring  $50.00 per day plus cost of and/or inspection of the blast site

3. Fire drill - or other requested fire official services such as training or certifying of a fire drill  $50.00 minimum

VI. Additional and/or Failed Inspections

A. Additional and/or Failed Inspections

1. Building permit - this fee will be charged to the contractor when a Township inspector has been called for an inspection and the work to be inspected is not complete, deficiencies are found during the inspection that result in the inspector performing additional inspections, or the building permit and/or approved plans are not on site. $60.00 each

2. Life Safety – this fee will be charged if a property is found non-compliant on the third or subsequent Life Safety inspection in a twelve month period. $60.00 each

VII. Penalty For Failure To Obtain Permit

A. Failure to obtain a permit - any person who fails to obtain a permit as required herein shall be required to pay a fee for said permit that is double the amount of the fees set forth in this schedule plus the costs to the Township for securing compliance.

VIII. Registration Fees

All contractor registrations expire at the end of the calendar year that they were issued

A. Contractor – New Registration $75.00

B. Contractor – Renewal $50.00

IX. Wireless Communication Facilities and Related Accessory Structures (Including Antennas on Towers)

A. Application Fee $75.00 for the first $1,000.00 of construction costs*, plus;

$15.00 for each additional $1,000.00 of construction costs* up to $10,000, plus;
$10.00 for each additional $1,000 of construction costs* up to $100,000.00, plus;

$1.00 for each additional $1,000.00 of construction costs* over $100,000.00

*Applicant shall submit all construction contracts at the time of application; minimum fee $300.00

X. Grading Permits and Stormwater Management

A. Application Fees

1. Small projects qualifying for the Simplified Approach for Stormwater Management $100.00*

2. Projects not qualifying for the Simplified Approach $250.00

B. Inspections – to be completed periodically for ten years

(See SLDO, Appendix P, Section 708) up to $500.00

C. Escrow Fees – The escrow will be returned to the applicant upon satisfactory completion of the project**

1. Small projects qualifying for the Simplified Approach for Stormwater Management $375.00

2. Projects not qualified for the Simplified Approach $1,250.00

*An additional $75.00 review fee may be charged in the event the initial plans submitted are deemed inadequate by the Township or its professionals and require resubmission by the Applicant

**For professional fees, all escrow is returned if bills are paid at conclusion of project

XI. Highway Occupancy Permit

A. Application Fee $250.00

B. Escrow Fee – The escrow will be returned to the applicant upon satisfactory completion of the project. $1,250.00
XII. **Zoning Hearing Board and/or Board of Supervisors**: Application fees for Variances, Appeals, Amendments, and/or Challenges

A. Application Fee for a variance, an appeal, special exception, amendment, or other challenge $950.00

B. The applicant shall also be responsible for the reimbursement of charges paid to Township Consultants for the review and verification of technical information required under Section 2112A of the Zoning Ordinance.

C. When the applicant requests a Continued Hearing for the purpose of presenting additional information and/or testimony, **an additional fee of $250.00 shall be required.**

XIII. **Building Code Appeal**

A. Application fee for an appeal from the Edgmont Township Building Code. $700.00

B. The applicant shall also be responsible for the reimbursement of charges paid to Township Consultants for the review and verification of technical information required under Section 2112A of the Zoning Ordinance.

C. When the applicant requests a Continued Hearing for the purpose of presenting additional information and/or testimony, **an additional fee of $250.00 shall be required.**

XIV. **Conditional Use & Miscellaneous Public Hearings**: Includes Liquor License Transfers

A. Application fee $350.00

B. The applicant shall also be responsible for the reimbursement of charges paid to Township Consultants for the review and verification of technical information required under Section 2112A of the Zoning Ordinance.

C. When the applicant requests a Continued Hearing for the purpose of presenting additional information and/or testimony, **an additional fee of $250.00 shall be required.**

XV. **Minor Subdivision & Land Development Application**

A. Application fee $500.00
   Minor Lot Line Adjustment $300.00

B. Escrow Fee – To be replenished at half of the total escrow amount. Any remaining escrow will be returned to the applicant upon satisfactory completion of the project. $2,000.00

C. Plan review fees - as billed by municipal professionals, e.g. attorney, engineer, land planner, sewage enforcement officer, fire marshal,
zoning officer.

XVI. **Major Subdivision & Land Development and Planned Residential Development (PRD) Applications**

A. Sketch Plan (optional)
   1. Application fee $250.00
   2. Escrow fee (will returned if the project does not move forward) $1,000.00

B. Major Application fee $2,000.00 + $40 per lot

C. PRD Plans
   1. Tentative Application fee $2,000.00 + $40 per lot
   2. Final Application fee $2,000.00 + $40 per lot

D. Escrow Fee – To be replenished at half of the total escrow amount. Any remaining escrow will be returned to the applicant upon satisfactory completion of the project.
   1. Parcels of 10 acres or less $5,000.00 + $300.00 per lot (if more than one lot)
   2. Parcels of more than 10 acres $10,000.00 + $300.00 per lot (if more than one lot)

E. Plan review fees - as billed by municipal professionals, e.g. attorney, engineer, land planner, sewage enforcement officer, fire marshal, zoning officer.

XVII. **Sewage Fees**

A. Septic Permits
   1. Single Family Dwelling
      a. Conventional System $600.00
      b. Pressure Dose System $700.00
      c. Septic tank replacement only $350.00
   2. Commercial and Residential Community
      a. Conventional System (repair, replacement, etc.) $800.00
      b. Pressure Dose System (repair, replacement, etc.) $900.00
      c. Each additional E.D.U. over one $300.00
3. Residential Relocation and Redesign
   a. Residential Relocation requiring additional testing $400.00
   b. Residential Redesign without additional testing $200.00

4. Commercial Relocation and Redesign
   a. Commercial Relocation requiring additional testing $600.00
   b. Commercial Redesign without additional testing $300.00
   c. Each additional E.D.U. over one $300.00

5. Permit Transfer $50.00
6. Holding Tank $700.00

7. Other specialized professional retained by the Township, as required, will be billed at the rates charged to Edgmont Township.

B. Public Sewer Permits

1. Televising and Cross Connection Application $250.00

2. Sewer Connection Plumbing Permit
   a. Residential $250.00
      *Fee is waived if repair of house connection line is required as a result of televising inspection.
   b. Non-residential $75.00 administration fee, plus plan review and inspection fees TBD based on the current year Professional Fee Schedule

3. Waste Water Treatment Facility Decommissioning Permit $400.00

4. Duplicate Certificate of Compliance $25.00 per parcel

C. Public Sewer Use, Connection, and Other Fees: The Township adopts the fees and other charges established by DELCORA, including without limitation fees for: service, construction, collection and conveyance (including CDCA), tapping, capacity purchase and reservation, all as set forth by Official Resolution of DELCORA, from time to time.

D. Reviews
1. Subdivision Reviews – Minor Land Development / The applicant shall execute a Reimbursement Agreement for Township SEO and such other charges as may be assessed by
2. Subdivision Reviews – Major Land Development

DELCOR in connection to and use of the public sewer system. The applicant will be billed monthly at rates charged to the Township.

The applicant shall execute a Reimbursement Agreement for Township SEO and such other charges as may be assessed by DELCOR in connection to and use of the public sewer system. The applicant will be billed monthly at rates charged to the Township.

XVIII. Miscellaneous

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Zoning and/or SLDO Ordinance Purchase</td>
<td>$70.00</td>
</tr>
<tr>
<td>B</td>
<td>Copies per Page B/W 8 x 11</td>
<td>$0.25</td>
</tr>
<tr>
<td></td>
<td>Color 8 x 11</td>
<td>$0.50</td>
</tr>
<tr>
<td></td>
<td>B/W Engineer</td>
<td>$8.00</td>
</tr>
<tr>
<td></td>
<td>Color Engineer</td>
<td>$10.00</td>
</tr>
<tr>
<td>C</td>
<td>Mileage for Copies Outside of Office</td>
<td>$10.00</td>
</tr>
<tr>
<td>D</td>
<td>Returned Check Fee</td>
<td>$50.00</td>
</tr>
<tr>
<td>E</td>
<td>Delinquent Notice Service &amp; Administration Fees</td>
<td>$25 - fee for each Delinquent Notice for unpaid professional fees over 60 days</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$25 – administrative fee for each Delinquent Notice for unpaid professional fees over 60 days</td>
</tr>
<tr>
<td>F</td>
<td>Monthly interest to be charged on delinquent reimbursable professional fees over 30 days</td>
<td>1.5%</td>
</tr>
<tr>
<td>G</td>
<td>Except as specifically stated otherwise in this Resolution, all fees shall be non-refundable.</td>
<td></td>
</tr>
</tbody>
</table>

RESOLVED this 3rd day of January 2017, effective immediately.

TOWNSHIP OF EDGMONT

Ronald Gravina, Chairman

Randolph Bates, Vice-Chairman

Henry Winchester III, Supervisor

ATTTEST

Samantha Reiner, Secretary