

**EDGMONT TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
RESOLUTION No. 03 of 2025**

EDGMONT TOWNSHIP FEE SCHEDULE

WHEREAS, the Board of Supervisors of the Township of Edgmont customarily adopts a Fee Schedule Resolution approving fees for the cost of construction permits, subdivision and land development applications, professional service fees, as well as Zoning Hearing Board applications; 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 fees by approval of this Resolution, and in doing so rescind any previously adopted construction fee schedule:

- I. **Building Application Review**: 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.
- 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 Edgmont.
- 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 (U & O) certificate. **In addition to the below permits fees, in accordance with the PA UCC, a mandatory \$4.50 educational fee will be collected for each combined or separate building application.**

* Requires zoning review fee

** May require zoning review fee

A. Residential:

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. New construction & additions*: 2. Alterations, renovations, decks, and patios (over 30" above grade) | <ul style="list-style-type: none"> \$.50 x sq. ft. of living space (including garage, finished attic, and/or finished basement); \$250 minimum. \$.40 x sq. ft. of alteration; \$100 minimum for patios; \$150 minimum for everything else). |
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B. Non-residential:

- 1. New construction & additions*: \$.75 x sq. ft. of building area (include all floors); \$500 minimum.
- 2. Alterations & renovations (includes tenant fit-outs)**: \$.65 x sq. ft. of building area / 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: \$.25 x sq. ft. / \$100.00 minimum.
- 2. Roofing / Shingling Permit Fee:
 - a. Residential: \$100.00 per roof.
 - b. Non-residential: \$50.00 plus \$2.50 per square over 10 SQUARES (a square is the total square footage divided by 100).
- 3. Stucco Remediation, Stucco Removal & Replacement with Siding, and/or Stone Veneer Permit: \$175.00
- 4. Retaining Walls*: \$50.00 per wall.
**Requires special inspections per the IBC. 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 Engineer (see Section I, Special Building Plan Reviews.*
- 5. Structural Demolition Permit (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.
- 6. Swimming Pools, Hot Tub & Spa Permits (includes mechanical equipment & pool barrier but not electrical permit):
 - a. Above ground*:
 - i. Permanent: \$150.00
 - ii. Seasonal permit: \$75.00
**Good for 3 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.
- 7. Pool Barriers*: \$75.00
**Includes fence, gates, latches, & alarms when applied for separately from a pool permit.*
- 8. Solar energy permits: \$300.00 – building permit fee only; does not include electrical permit fees.
- 9. Miscellaneous building permit fee**: \$75.00 minimum – as determined by Building Department.
- 10. Use & Occupancy (U & O) – Residential:
 - a. Initial occupancy or new construction project where a building permit is required (applied to all building permits): \$25.00

- b. Televising and Cross Connection Permit: \$250.00 (Sewer district properties ONLY)
- c. Cross Connection Permit ONLY: \$150.00 (Sewer district properties ONLY)
**When a Certificate of Compliance has been issued by the Township for CCTV performed within the last 5 years.*
- 11. Use & Occupancy Permit – Non-residential:
 - a. Initial occupancy or new tenant where a building permit is necessary: \$50.00 (Applied to all non-residential building permits)
 - b. New Tenant (No bldg. permit required): \$75.00
**Change in tenant, owner, or use of any nonresidential building or structure or any part thereof.*
- 12. Temporary Use & Occupancy Escrow Fee: \$3,000.00
**Escrow 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.*
- 13. Reissuance of Permit: \$50.00
**Fee to reissue a permit when there is a change of contractor, property owner, etc.*
- 14. Reissuance of Temporary Use & Occupancy: \$25.00 Residential
 \$50.00 Non-residential

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. Non-Residential New Construction/Alterations: \$50.00

B. Zoning Permit Fees:

- 1. Zoning Permit: \$75.00
 - Fences (except Agricultural Use)
 - Utility and accessory structures including sheds, detached garages, & barns under 300 sq. ft. not intended for human habitation and not connected to public utilities
 - Patios and decks not over 30" above grade (30" above grade require a building permit)
 - No-Impact Home-Based Business Permits
 - Zoning Review Fee (for building permits)
- 2. Antennas (except regular TV and/or AM/FM radio): 3% of the cost of assembly & mounting.
 \$60.00 minimum.
- 3. Special Event Fee – required for street fairs, carnivals, flea markets, etc.: \$100.00 per event.
- 4. T.V., Film and Video Production Permit: \$250.00 per production.
- 5. Annual Bed and Breakfast Fee: \$50.00 per year – due January 1st.
- 6. Peddling Fee:
 - a. Per Day: \$25.00
 - b. Per Week: \$100.00
 - c. Per Month: \$200.00
- 7. Signs: **Illuminated signs require an electrical permit fee. See "Electrical Permit Fees"*
 - a. Wall or Projecting Sign: \$75.00

- b. Freestanding, Circulation or Directory Sign: \$75.00
- c. Accessory Sign: \$50.00
- d. Monument Sign (monument signs also require a building permit): \$100.00 per side.
- e. Temporary:
 - i. Signs limited by Ordinance to be erected for no more than 60 days: \$25.00
 - ii. Signs allowed by Ordinance to be erected for more than 60 days, such as real estate development signs: \$75.00
- f. Portable Sign: \$50.00

V. **Subcontracting Fees:** All fees include administrative fees, 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 & occupancy permit (U & O). A U & O fee is applied to all stand-alone permits.

A. Electrical Permit Fees:

- 1. Residential:
 - a. New House Construction:
 - i. 200 amp: \$280.00
 - ii. Over 200 amp: \$330.00
 - b. Additions/Renovations (existing): \$255.00
 - c. Air Conditioning (new systems): \$130.00 / \$10.00 for each additional unit
 - d. Septic / Well Pumps: \$155.00
 - e. Residential generator:
 - i. 20 kW and under: \$155.00
 - ii. Over 20 kW: \$180.00
 - f. Car Chargers: \$130.00
 - g. Solar – 10 KW DC or less: \$230.00 / \$20.00 each additional KW
- 2. Non-residential:
 - a. Plan Review Fee: \$65.00 per hour (minimum 1 hour)
 - b. Non-Residential Construction: 1% per \$1000 / \$150 minimum / plus plan review fee & \$50 admin fee
- 3. Miscellaneous Electrical Fees:
 - a. Miscellaneous Residential Electrical Permit: As determined by the Building Department
 - b. Swimming Pools: \$255.00
 - c. Service / Meter Equipment Replacement:
 - i. 100 / 200 amps: \$180.00
 - ii. 400 amps (320 amps): \$205.00
 - iii. 800 amps: \$220.00
 - iv. 1000 amps: \$280.00
 - v. Over 1000 amps: \$330.00
 - d. Electric Signs:
 - i. Wall or Projecting Sign: \$75.00
 - ii. Freestanding, Circulation or Directory Sign: \$75.00

- iii. Accessory Sign: \$75.00
- iv. Monument Sign: 1% per \$1000 / \$150 minimum / plus plan review fee & \$50 admin fee

B. Mechanical Permit Fees: Contract must be submitted with permit application.

- 1. Residential:
 - a. New construction: 3% of cost / \$60.00 minimum / \$500.00 maximum
 - b. Replacement of existing: \$200.00 – except new geothermal
\$300.00 – geothermal systems with new bore holes
- 2. Non-residential: 3% of cost / \$60.00 minimum / \$1000.00 Maximum
 - a. Replacement of existing: \$300.00

C. Plumbing Permit Fees:

- 1. Residential: \$8.00 per fixture unit*; \$80 minimum
- 2. Non-residential: \$12.00 per fixture unit*; \$120 minimum
- 3. Under slab inspection: \$75.00, if required, per inspection
- 4. Water heater replacement: \$50.00
- 5. Public water line and gas lines: \$50.00
- 6. Sewer line**: \$50.00

* *Fixture units are detailed on the Plumbing Permit Application*

** *See section XVII.B.2 for connection to public sewer*

D. Fire Protection Permit Fees:

- 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 201: TBD upon plan review.
 - 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: TBD upon plan review.
- 2. Blasting Permit Fees: \$50.00 per day plus cost of monitoring 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. Failed Inspection Fee: \$75.00
 - *Failed inspections include the Township inspector not being able to complete scheduled inspections due to lack of access to the site.*

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 Fee: All contractor registrations expire at the end of the calendar year they were issued.

- A. Contractor Registration: \$75.00

IX. Wireless Communication Facilities and Related Accessory Structures (Including Antennas on Towers): *Applicant shall submit all construction contracts at the time of application; minimum fee \$300.00

- A. Application Fee:
 1. \$75.00 for the first \$1,000.00 of construction costs*, plus;
 2. \$15.00 for each additional \$1,000.00 of construction costs* up to \$10,000, plus;
 3. \$10.00 for each additional \$1,000 of construction costs* up to \$100,000.00, plus;
 4. \$1.00 for each additional \$1,000.00 of construction costs* over \$100,000.00

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 – Completed periodically over 10 years (See Article 292 of the Township Code): \$500.00
**To be held in escrow and inspection fees deducted over 10 years. If there are remaining funds, they will be returned after the 10-year inspection period.*

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

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.**

D. Operation and Maintenance Agreement Recording Fees:

1. Simplified O & M Agreements: TBD *Fees to be provided based on the Delaware County Recorder of Deeds Fee Schedule
2. Engineered O & M Agreements: TBD *Fees to be provided based on the Delaware County Recorder of Deeds Fee Schedule

XI. Forestry (Timber Harvest) Permit:

- A. Application Fee: \$250.00*
- B. Escrow Fees: \$1,250.00

** If a Grading Permit application is also required (disturbance of 5,000 square feet or greater) the Grading and Forestry applications will be considered one submission, which will only require one permit fee of \$250 and one escrow fee of \$1,250.*

XII. Highway Occupancy Permit:

- A. Application Fee: \$250.00
- B. Escrow Fee: \$1,250.00
**Escrow will be returned to the applicant upon satisfactory completion and inspection of the project.*

XIII. 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 Application Fee will defray the cost of advertising, certified notices, legal fees and the court reporter. No portion of this fee will be refunded to the applicant. The applicant shall also be responsible for the reimbursement of charges paid to Township Consultants for the review and verification of technical information.
- 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. 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.
- 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. 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.
- 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.**

XVI. Minor Subdivision & Land Development Application:

- A. Application fee: \$500.00 (Minor SLDO Application Fee)
\$300.00 (Minor Lot Line Adjustment fee)
- B. Escrow Fee: \$2000.00 – 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.
- C. Plan review fees – as billed by municipal professionals, e.g. attorney, engineer, land planner, sewage enforcement officer, fire marshal, zoning officer.

XVII. Major Subdivision & Land Development and Planned Residential Development (PRD) Applications:

- A. Sketch Plan Application fee: \$250.00
Escrow fee: \$1,000.00
- B. Major Application fee: \$2,000.00 + \$40 per lot
- C. PRD Plans:
Tentative Application fee: \$2,000.00 + \$40 per lot
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.

XVIII. Sewage Fees:

A. Public Sewer Permits:

1. Televising and Cross Connection Permit: \$250.00
2. Cross Connection Permit Only: \$150.00
**When Certificate of Compliance has been issued by the Township for CCTV within the last five (5) years.*
3. Sewer Connection Plumbing Permit:
 - a. Residential: \$250.00
 - b. Non-residential: \$250.00
4. Wastewater Treatment Facility Decommissioning Permit: \$400.00
5. Duplicate Certificate of Compliance: \$25.00 per parcel

B. 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.

C. Reviews:

1. Subdivision Reviews – Minor & Major Land Development: The applicant shall execute a Reimbursement Agreement for Township SEO and such other charges as may be assessed by DELCORA in connection to and use of the public sewer system. The applicant will be billed monthly at rates charged to the Township.

XIX. Miscellaneous:

- A. Zoning, SLDO, & other CODE Purchases: Actual Cost
- B. Copies per Page:
 1. 8 1/2 x 11: B & W: \$0.25 – Color: \$0.50
 2. 8 1/2 x 14: B & W: \$0.75 – Color: \$1.50
 3. 11 x 17: B & W: \$1.00 – Color: \$2.00
 4. 24 x 36 or larger: B & W: \$4.00 – Color: \$7.00
 (Add a \$10 service fee for 5 or more engineer sized copies)
- C. Mileage for Copies Outside of the Office: \$10.00
- D. Returned Check Fee: \$50.00

- E. Delinquent Notice Service & Administration Fees: \$25 - fee for each Delinquent Notice for unpaid professional fees over 60 days
\$25 - administrative fee for each Delinquent Notice for unpaid professional fees over 60 days
- F. Monthly interest to be charged on delinquent reimbursable professional fees over 30 days: 1.5%
- G. **Except as specifically stated otherwise in this Resolution, all fees shall be non-refundable.**

XX. Professional Fees:

A. ENGINEER

- 1. Engineer: \$127.75/hour
- 2. Design Engineer: \$115.75/hour
- 3. Inspector: \$ 87.50/hour

B. ALTERNATE ENGINEER

- 1. Engineer: \$145.00/hour
- 2. Project Professional: \$133.00/hour
- 3. Staff Professional: \$126.00/hour
- 4. Graduate Professional: \$112.00/hour
- 5. Field Technician: \$ 101.00/hour
- 6. Building Code Official: \$ 101.00/hour
- 7. Project Coordinator: \$ 68.00/hour

C. SANITARY ENGINEER

- 1. Engineer: \$135.00/hour
- 2. Project Engineer: \$110.00/hour
- 3. Draftsperson: \$ 79.00/hour
- 4. Field Representative: \$ 79.00/hour
- 5. Secretarial: \$ 30.00/hour

D. CONSTRUCTION & FIRE CODE OFFICIAL

- 1. Linn Architects: \$ 75.00/hour

E. SEWAGE ENFORCEMENT OFFICER

- 1. Environmental Management, Mark Bryan: \$ 60.00/hour

F. FIRE MARSHAL

- 1. Alan Mancill: \$ 55.70/hour

G. TRAFFIC ENGINEER

- 1. Traffic Engineer: \$149.00/hour
- 2. Project Professional: \$137.00/hour
- 3. Staff Professional: \$130.00/hour
- 4. Graduate Professional: \$115.00/hour
- 5. Field Technician: \$104.00/hour
- 6. Building Code Official: \$104.00/hour
- 7. Project Coordinator: \$ 68.00/hour

H. PLANNING CONSULTANT

- 1. Certified Planner/Town Planner/Reg.
Landscape Architect: \$170.00/hour
- 2. Senior Land Planners: \$155.00/hour
- 3. GIS Specialists/Land Planners: \$130.00/hour
- 4. CAD Operators: \$ 96.00/hour
- 5. Project Clerks: \$ 73.00/hour

- I. ALTERNATE PLANNING CONSULTANT
 - 1. Principal/Manager: \$125.00/hour
 - 2. Landscape Designer/Certified GIS Planner/
Land Planner 2: \$ 85.00/hour
 - 3. Project Administration: \$ 60.00/hour
- J. LIGHTING CONSULTANT: \$235.00/hour
- K. SOLICITOR – TOWNSHIP: \$160.00/hour
- L. SOLICITOR – ZONING HEARING BOARD: \$150.00/hour
- M. SOLICITOR – PLANNING COMMISSION
 - 1. Partner: \$170.00/hour
 - 2. Associate: \$160.00/hour
- N. ANY OTHER SPECIALIZED PROFESSIONALS retained by the Township, including but not limited to Alternate Sewer Engineer, Structural Engineer and Geotechnical Engineer, Special Solicitor and Special Engineer will be billed at the prevailing rates charged to Edgmont Township.

RESOLVED and APPROVED, the 6th day of January, 2025, by the Board of Supervisors of Edgmont Township, Delaware County, Pennsylvania.

**TOWNSHIP OF EDMONT
BOARD OF SUPERVISORS**



Ronald Gravina
Ronald Gravina, Chairperson

Lindsey Conan
Lindsey Conan, Vice-Chairperson

Anne Thorne
Anne Thorne, Supervisor

(TOWNSHIP SEAL)

Attest:

Ken Kynett
Ken Kynett, Township Secretary