

2019 TINICUM TOWNSHIP FEE SCHEDULE RESOLUTION 01-07-19.1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TINICUM TOWNSHIP, BUCKS COUNTY, SETTING THE SCHEDULE OF SUBDIVISION, LAND DEVELOPMENT, ZONING AND OTHER FEES AND CHARGES, AS FOLLOWS:

Whereas, the Township of Tinicum has determined that it is necessary to collect certain fees for directly rendered services; and

Whereas, such fees offset the expenses incurred by the Township relating to such services; and

Whereas, such fees must stay current to effectively cover the related expenses; and

Whereas, the Tinicum Township Board of Supervisors reviews and amends the schedule related to such fees on an annual and as needed basis; now

Therefore, be it Resolved, by the Tinicum Township Board of Supervisors that the following schedule sets forth the fees for Township services:

PENALTY FEE: In the event construction is started without the required zoning and building permit(s), applicable fees will be quadrupled. Permits will be issued after construction is started only if the structure is determined to be in compliance with zoning and building regulations and payment of fees. Should an Owner or Applicant fail to obtain required permits for the second time, the applicable fees will be assessed as determined by the Township at a penalty rate of up to ten (10) times the amount listed. Applicable fines will be assessed and enforcement pursued if structure is found to be non-compliant.

ZONING PERMITS & FEES

A non-refundable application/review fee of \$50 must accompany all permit applications. This fee will be applied to the permit fee if approved.

For properties within a Federally designated Floodplain District, multiply the applicable zoning fee by 1.5% to calculate the Filing Fee.

A. Residential

Fees:

1. New Construction/ Dwellings	\$200 + .10¢ sq. ft.
2. Additions	\$150 + .10¢ sq. ft.
3. Renovations/Alterations	\$100 + 1% of construction cost minimum \$125 fee
4. Garages/Accessory Structures	\$100 + .10¢ sq. ft.
5. Storage Sheds (under 200sf)/ Uncovered Decks/ Patios/ Porches	\$75 + .10¢ sq. ft.
6. Permanent Generator	\$75
7. Pools	
a. In-Ground Pool	\$165
b. Above Ground Pool/ Spa	\$110
c. Non-residential or Community Pool	\$250
8. Use Permits	
a. Residential Home Use	\$100 (Home Occupation)
b. Non-Residential Use	\$250
c. Transient Rental Use	\$150
d. Bed & Breakfast Use	\$100
9. Signs	\$75
10. Demolition	\$100
11. Fences & Walls	\$100
12. Septic Zoning Review	\$100 <i>plus Sewage Management Permit</i>
13. Wells	\$75 + \$250 if review or site inspection required
a. Test well for the purpose of community water supply or any other investigatory purpose per Ordinance 124	\$1,000
b. Monitoring Well	\$500
14. Other:	
a. Written Floodplain Review	\$200
b. Resident Zoning Consultation	\$100 per hour (first half hour free-current residents only)
c. Written Zoning Opinion / Realtor Review	\$150
15. Temporary Event*see Building if applicable	\$150
16. Registration of Non-conforming Use	\$200

B. Commercial/Industrial:

1. New Construction	\$400 + .25¢/sq. ft. with escrow of \$575
2. Additions	\$300 + .25¢/sq. ft. with escrow of \$575
3. Renovations/Alterations	1% construction cost minimum \$300 fee
4. Septic Zoning Review	\$100 <i>plus Sewage Management Permit</i>

C. Agriculture:

For new construction and additions (non residential) to existing structures for farm support, such as barns, livestock shelters, poultry buildings and equipment sheds.	\$85+.10¢/sq. ft.
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D. Processing of Zoning Permit Application:

For those uses established by the Zoning Ordinance which require review by the Township Planning Commission and/or Board of Supervisors.	\$250
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BUILDING PERMITS & FEES

- A non-refundable application/review fee of \$50 must accompany all permit applications. This fee will be applied to the permit fee if approved.
- **For properties within a Federally designated Floodplain District, multiply the applicable building fee by 1.5% to calculate the Filing Fee.**
- A Fee of \$4.50 will be collected for the required UCC fee for each Building Permit.
- *All additions and accessory structures require building permits with the exception of accessory structures identified in the H3 (a) and H3 (c) use groups, which contain gross square footage of 1,000 square feet or less.*

A. Residential	Fees
1. New Buildings/Single Family Dwellings/Additions	\$300 + .25¢ sq. ft.
2. New Multi-Family	\$450 + .30¢ sq. f.t/ per unit
3. Renovations/Repairs/Alterations- Non-Structural	1% of construction costs - minimum \$150 fee
4. Renovations/Repairs/Alterations- Structural	3% of construction costs - minimum \$150 fee
5. HVAC Equipment	\$125
6. Plumbing- first (5) fixtures	\$75 + \$20 per fixture over five
7. Re-Inspections	
a. Building	\$75
b. Use and Occupancy	\$100
8. Sprinkler Heads and Detectors (smoke or heat) can be combined for total number	
a. 1-20	\$60
b. 21 +	\$90
9. Use and Occupancy Certificate	\$100 per dwelling unit
10. Temporary Use and Occupancy	\$100 per dwelling unit
11. Transient Rental Use	\$100
12. Pools (see Fence Permit also)	
a. In-Ground	\$185
b. Above Ground/Spa	\$110
c. Pennsylvania Pool Certification	\$297
13. Alternative Energy Solar, Wind, Etc	
a. up to 10 kW	\$220
b. 11-100 kW	\$22 per each kW
c. 100-500 kW	\$17 per each kW
d. over 500 kW	\$11 per each kW
14. Temporary Event	\$150
15. Fuel Burning Appliances (interior wood, pellet, coal stoves)	\$110 per unit
16. Outdoor Wood Fired Boilers/ Permanent Generator	\$150
17. Oil Tank Install/ Removal	\$150
18. Electric* (See HVAC Equipment item #5 for hook up.)	\$20 + \$5 PA UCC fee
<i>*The applicant shall obtain approvals, at their own expense, for all electrical work from a certified, third-party agency licensed within the Commonwealth of PA with notification provided to the Township at the plan review, rough and final phases of construction. The fees identified above are for verification of these requirements, processing of the record file cards, and reporting to the UCC.</i>	
B. Commercial or Non-Residential	Fees
1. New Buildings/Additions	\$500 + .30¢ per square foot
2. Renovations/Repairs/Alterations- Non-Structural	1% of construction costs minimum \$150 fee
3. Renovations/Repairs/Alterations- Structural	3% of construction costs minimum \$150 fee
4. HVAC Equipment	
5. Plumbing Permit- first (5) fixtures	\$115 + \$10 per fixture over five
6. Re-Inspections	
a. Building	\$100
b. Use and Occupancy	\$100
7. Sprinkler Heads and Detectors (smoke or heat) can be combined for total number	
a. 1-20	\$75
b. 21+	\$100
8. Use and Occupancy Certificate	\$200 per unit
9. Electric* (See HVAC Equipment item #4 for hook up.)	\$20 + \$5 PA UCC fee
10. Oil Tank Install/ Removal	\$250
<i>*The applicant shall obtain approvals, at their own expense, for all electrical work from a certified, third-party agency licensed within the Commonwealth of PA with notification provided to the Township at the plan review, rough and final phases of construction. The fees identified above are for verification of these requirements, processing of the record file cards, and reporting to the UCC.</i>	
C. Building Code Board of Appeals Hearing	\$750

DRIVEWAY/ROAD ENCROACHMENT PERMITS

<u>Type</u>	<u>Fee</u>	<u>Escrow</u>
1. Township Road	\$105	\$1,000
2. State Road	\$105	\$200
3. Driveway Alterations (<i>outside of Right-of-Way</i>)	\$105	
4. Vacation of Township Roads	\$500	\$500

GRADING & SEWAGE PERMITS

<u>Type</u>	<u>Fee</u>	<u>Escrow</u>
1. Sewage Management	\$300 + \$100 per site inspection	
2. Grading	\$100 + \$10/1,000 sq. ft., or any part there of, of total disturbance	
3. Grading Re-Inspection	\$100	
4. Stormwater	\$200 + \$100 per site inspection	Escrow + \$100 per lot

MISCELLANEOUS

<u>Item</u>	<u>Fee</u>	<u>Escrow</u>
1. Structural Moving	\$115	
2. Peddle Permit	\$50 base fee plus \$20 per day per individual, \$100 per week per individual, \$200 per month per individual	
3. Junkyard	\$150	
4. Meeting with Township Consultant	\$100 per hour	+\$500 escrow
5. Meeting with Township Solicitor	hourly rate + 10% admin fee	+\$500 escrow
5. Police Report	\$15 + .25c/page when over 5 pages	
6. Traffic Accident Reconstruction Report	\$250	
7. Subpoenaed Photograph	\$25 per image, plus processing cost	
8. Alarm Registration	\$15 (one-time fee)	
9. False Alarm		
a. Third Occurrence in 12 month period	\$50	
b. Fourth and subsequent within a 12 month period	\$100	
10. Cost of Officer	\$100/hour	
11. Photocopies	B&W .25c/page, Color .50c/page, Tabloid size .50c/page	
12. Fireworks Permit	\$200/event + \$500 escrow	
13. Publications		
a. Zoning Ordinance	\$60	
b. Subdivision Ordinance	\$60	
c. Zoning Overlay District Maps	\$45	
d. Comprehensive Plan	\$75	
e. Open Space Plan	\$50	
f. Act 537 Plan (per volume)	\$55	
g. Park and Recreation Plan	\$50	
14. Well Driller Registration	\$100	
15. Tree Harvesting Permit	\$200 minimum bond + escrow based on Twp Engineer \$2,500 min.	
16. Miscellaneous Structures - bridges, basins, etc.	\$175 plus \$5,000 bond	
17. Blasting Permits:		
a. within Public Right-of-Way	\$550	plus \$1,000 escrow
b. Non-Commercial Activity	\$300	plus \$1000 escrow
c. Commercial Activity	\$7,500	plus \$12,500 escrow
18. Research and Copies of Township Records	\$65/hour + .25c/page	
19. Campground Permits	\$80	
20. Installation of Owner Provided Signs	\$100 per sign	
21. Replacement Charge for Destroyed Signs	\$365 per sign	
22. Signs:		
a. Residential	\$50	
b. Commercial	\$150	
23. Returned checks	\$35	
24. Telecommunication Tower testing	\$1,050	
25. Application for Ag Security District	\$150	

OPEN RECORDS

Section 1307 of the Right-to-Know Law requires the Office of Open Records to establish a fee structure to promote uniformity among all agencies. The following fee structure is taken from Pennsylvania's Office of Open Record and is subject to biannual review:

Record Type	Fee
1. Copies (A photocopy is either a single-sided copy or one side of a double-sided black-and-white copy of a standard 8.5" x 11" page.)	.25¢ per page
2. Certification of a Record	\$5 per record, not per page. (Please note that certification fees do not include notarization fees.)
3. Specialized Documents (For example: blue prints, color copies, non-standard sized documents, etc.)	Actual Cost
4. Redaction If a requester seeks records requiring redaction, an agency may copy or print the records to provide for secure redaction. Accordingly, the agency may charge the fees noted above for either B&W or color copies, as appropriate.	
5. Conversion to Paper If a record is only maintained electronically or in other non-paper media, duplication fees shall be limited to the lesser of the fee for the duplication on paper or the fee for duplication in the original media unless the requester specifically requests for the record to be duplicated in the more expensive medium.	
6. Photographing a Record	No fee. This assumes the requester is using his or her own camera, such as a cellphone camera, to photograph the records.
7. Postage Fees	Actual Cost of Mailing
8. Statutory Fees (Police)	\$15 per Report
9. Enhanced Electronic Access	Not Available
10. Audio Recording of Board Of Superviors Meeting Minutes (Audio recordings are erased once the BOS has approved the written minutes. However, a copy of the recording may be requested <i>prior</i> to approval by filing a Right-To-Know request.)	\$25 provided on a USB drive supplied by the Township
Note: Prior to granting a request for access in accordance with Act 3, of 2008 Right-to-Know Law, you are required to prepay an estimate of fees when it is expected to exceed \$100.	

APPEALS

- The owner and applicant must certify the application is true, accurate & complete.
- Applicant or Owner must execute a Professional Services Agreement with Tinicum Township. The Professional Services Agreement establishes the terms for the required Escrow Account.
- The Escrow Account will be used to cover the expenses of the Township in processing, administrating, and reviewing the submission and to reimburse the costs the Township incurs by payment to its professional consultants.
- The Escrow Account funds must be replenished when they are depleted to 50% of the amount of escrow required in sketch plan phase, preliminary plan phase, each revised plan submission, and final plan phase.
- Escrow amounts shall also be reviewed by the Township and determined to be sufficient to cover costs the Township estimates will be incurred by a project phase such as aquifer testing before the project phase will be permitted to commence.
- Unpaid escrow balances will be charged interest at a rate of 1.25% per month.

Note: Any fee not covered by the fee schedule shall be determined on a case-by-case basis by the Board of Supervisors of Tinicum Township.

A. Zoning Hearing Board	Fee	Escrow	Total
1. Residential	\$1,250		\$1,750
Continuance (second hearing and each subsequent hearing)*	\$500/ hearing		
2. Commercial	\$2,000		\$2,750
Continuance (second hearing and each subsequent hearing)*	\$750/ hearing		
3. Challenge to Validity of the Ordinance			
Substantive Filing Fee	\$5,250	\$5,250	\$10,500
Procedural Section 909.1, Par.2 MPC			
4. Challenges to the validity of any land use ordinance or map/procedural question	\$1,575	\$1,575	\$3,150
		\$3,150	\$5,500
B. Conditional Use	Fee		Total
1. Residential	\$1,000		\$1,500
Continuance (second hearing and each subsequent hearing)*	\$500/hearing		
Township Legal Services - preparation and recording of O&M Agreement if applicable	\$350 Including O & M Agreement		\$1,850
2. Commercial and Industrial	\$2,500		\$3,250
Continuance (second hearing and each subsequent hearing)*	\$750/ hearing		
C. Local Agency Appeals	Fee		Total
1. Residential	\$750		\$1,250
Continuance (second hearing and each subsequent hearing)	\$500/ hearing		
2. Commercial and Industrial	\$1,250		\$1,875
Continuance (second hearing and each subsequent hearing)	\$625/ hearing		
D. Zoning Ordinance Amendment	Fee	Escrow	Total
1. Residential & Commercial	\$1,500	\$1,000	\$2,500

* Note: The Continuance Fee is due at the time of application and will be refunded if there is no second hearing. If subsequent continuances are necessary, additional fees will be due prior to scheduling.

SUBDIVISION AND LAND DEVELOPMENT

- The owner and applicant must certify the application is true, accurate & complete.
 - Applicant or Owner must execute a Professional Services Agreement with Tincum Township. The Professional Services Agreement establishes the terms for the required Escrow Account.
 - The Escrow Account will be used to cover the expenses of the Township in processing, administrating, and reviewing the submission and to reimburse the
 - Escrow amounts shall also be reviewed by the Township and determined to be sufficient to cover costs the Township estimates will be incurred by a project
- NOTE: Any fee not covered by the fee schedule shall be determined on a case by case basis by the Board of Supervisors of Tincum Township.

A. Subdivision	Fee (non-refundable)	Escrow	Total
1. Lot Line Change	\$375	\$2,500	\$2,875
2. Sketch Plan	50% of applicable preliminary plan fee	50% of applicable escrow	
3. Minor Subdivision			
- 1-2 Lots Preliminary	\$500	\$2,500	\$3,000
Revised	\$150	\$1,000	\$1,150
Final	\$500	\$500	\$1,000
4. Major Subdivision			
- 3-5 Lots Preliminary	\$750	\$2,500	\$3,250
Revised	\$175	\$1,500	\$1,675
Final	\$525	\$1,000	\$1,525
- 6-10 Lots Preliminary	\$1,000	\$5,000	\$6,000
Revised	\$250	\$2,000	\$2,250
Final	\$750	\$1,400	\$2,150
- 11-50 Lots Preliminary	\$2,000	\$10,000	\$12,000
Revised	\$1,000	\$5,000	\$6,000
Final	\$1,500	\$5,000	\$6,500
- 51 or more Lots Preliminary	\$3,000	\$15,000	\$18,000
Revised	\$1,500	\$10,000	\$11,500
Final	\$2,000	\$10,000	\$12,000
B. Land Development	Fee (non-refundable)	Escrow	
1. Residential Land Development			
- 1-10 Lots or dwelling units			
Preliminary	\$1500 + \$10/1,000 sq. ft.	4 x Fee	
Revised	\$250 + \$5/1,000 sq. ft.	4 x Fee	
Final	\$1500 + \$10/1,000 sq. ft.	4 x Fee	
- 11-50 Lots or dwelling units			
Preliminary	\$2,000 + \$10/1,000 sq. ft.	4 x Fee	
Revised	\$500 + \$5/1,000 sq. ft.	4 x Fee	
Final	\$2,000 + \$10/1,000 sq. ft.	4 x Fee	
- 51 or more Lots or dwelling units			
Preliminary	\$5,000 + \$10/1,000 sq. ft.	4 x Fee	
Revised	\$1,000 + \$5/1,000 sq. ft.	4 x Fee	
Final	\$5,000 + \$10/1,000 sq. ft.	4 x Fee	
2. Commercial /Industrial			
Preliminary	\$5,000+\$40/1,000 sq. ft. or portion of gross area	4 x Fee	
Revised	\$2,500+\$20/1,000 sq. ft. or portion of gross area	4 x Fee	
Final	\$5,000+\$40/1,000 sq. ft. or portion of gross area	4 x Fee	
3. Subdivision and Land Development (SALDO) Park and Recreation Fee			
Fee in lieu of Recreation Use	\$1,120 per dwelling unit		
Fee in lieu of Road Improvements	\$3,000 per dwelling		
4. 537 Planning Module Review	\$400/1 - 2 lots		
	\$800/3 - 6 lots		
	\$1,000/7 or more		