

RESOLUTION # 2010 - _____

A REVISED SCHEDULE OF FEES REQUIRED BY LONDONDERRY TOWNSHIP FOR THE CONDUCT OF BUSINESS INCLUDING SUBDIVISION / LAND DEVELOPMENT FEES AND ESCROWS FOR REIMBURSEMENT OF TOWNSHIP COSTS RELATED TO PLAN REVIEWS AND INSPECTION OF IMPROVEMENTS, BUILDING PERMIT FEES, ZONING FEES AND REVIEWS, PERMIT FEES, AND MISCELLANEOUS OTHER ADMINISTRATIVE FEES FOR SERVICES.

This schedule of fees is adopted pursuant to various provisions of the Second Class Township Code, P.L. 350, No. 60, as amended, and the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended, to provide for the charge of necessary and reasonable charges by the municipality's professional consultants for review and/or reports and inspection of improvements; reasonable fees and costs with respect to hearings before the zoning hearing board; reasonable fees and costs with respect to conditional use hearings before the governing body; permit fees; and reasonable fees with respect to the administration of a zoning ordinance, subdivision and land development ordinance, and building code.

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS

Application Filing Fee and Escrow Deposit for Review Fees

Every Applicant, at the time of filing an application for approval of a subdivision or land development, including Open Space Development, shall pay to the Township of Londonderry a non-refundable filing fee and funds for deposit in an escrow account to provide for the payment of review fees including reasonable and necessary charges by the municipality's professional consultants for site plan review and report thereon. The escrow deposit for site plan review shall be in accordance with the following schedule:

Subdivision Application Fee

1. Plans from two (2) through and including three (3) lots
 - a. Filing Fee \$500.00 for the first three (3) lots.
 - b. Escrow Deposit \$1,000.00 initial deposit
\$ 500.00 minimum balance
2. Plans from four (4) through and including ten (10) lots:
 - a. Filing Fee \$500.00 for the first four (4) lots
plus \$ 75.00 for each additional lot.
 - b. Escrow Deposit \$5,000.00 initial deposit
\$2,000.00 minimum balance
3. Plans of eleven (11) or more lots:
 - a. Filing Fee \$1,000.00 for the first ten (10) lots plus \$75.00 for each of 90 additional lots. For lots in excess of 100, the additional filing fee shall be \$25.00 per lot.

- b. Escrow Deposit \$ 8,000.00 for the first ten (10) lots plus \$ 50.00 for each of 90 additional lots. For lots in excess of 100 the additional escrow amount shall be \$15.00 per lot
\$4,000.00 minimum balance

Land Development Application Fee

1. Plans of ten (10) acres or less area of development:
 - a. Filing Fee \$1,000.00
 - b. Escrow Deposit; \$3,500.00 initial deposit
\$3,000.00 minimum balance

2. Plans of eleven (11) through and including fifty (50) acres of area of development;
 - a. Filing Fee \$1,000.00 for the first ten acres plus \$200.00 for each additional acre.
 - b. Escrow Deposit \$8,000.00 initial deposit
\$4,500.00 minimum balance

3. Plan of fifty one (51) or more acres of area of development:
 - a. Filing Fee \$9,000.00 for the first fifty (50) acres plus \$200.00 for each additional acre.
 - b. Escrow Deposit \$10,000.00 for first fifty (50) acres of area of development plus \$150.00 for each additional acre.
\$ 6,000.00 minimum balance

Note: Area of development shall include all site area within a perimeter line drawn around points fifty (50) feet outside of the exterior limits of those areas of disturbance that are nearest to the property lines. Areas that remain undisturbed within the perimeter line shall nevertheless be included in the area of development. The planting of customary agricultural crops on property areas not included within the perimeter of the area of development shall not be deemed to create a disturbed area.

The escrow deposit for site plan review referred to above shall be used to pay for the reasonable and necessary charges by the municipality's professional consultants, including but not limited to architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects and planners, for review and report thereon of subdivision and land development plans, legal documents agreements and performance guarantees, and other matters related to the review and approval of the application. This escrow deposit is separate from and does not include the escrow deposit for site inspections and other monitoring during development set forth below. Such review fees shall be reasonable and in accordance with the ordinary and customary charges for similar service in the community but in no event shall exceed the rate or cost charged by the professional consultant for comparable services to the municipality for services which are not reimbursed or otherwise imposed on applicants.

When the amount of the initial escrow deposit falls below the appropriate minimum account balance indicated herein, the Applicant shall be notified by the Township Treasurer or other authorized Township official to deposit sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited or to an amount deemed reasonable at the discretion of the Township Treasurer to provide for the Township to carry on its services with the Applicant. Upon completion of the subdivision / land development plan review activity, any unused funds remaining in the escrow account shall be returned to the Applicant upon request.

Reimbursement for Expenses Incurred in Connection with Inspection of Improvements

Every Applicant, after receiving final approval of a subdivision, land development or open space development plan, but before any building permits may be reviewed or issued or any development activity or construction commenced, shall pay to the Township of Londonderry an escrow deposit for the cost of reasonable and necessary expenses incurred in connection with the inspection of improvements.

For projects with a total estimated improvement construction cost of \$600,000 or less, the amount of the escrow deposit shall be equal to five percent (5%) of the total amount of the improvement escrow account, bond or letter of credit tendered by the developer as assurance to guarantee completion of the public improvements. For projects with an estimated improvement construction cost in excess of \$600,000, the maximum deposit shall be increased by \$4,000 for each \$100,000 or part thereof of increased improvement construction cost up to a maximum required deposit of \$50,000. Where a project is expected to be constructed in phases, the total estimated improvement construction cost for all phases shall be used as the basis for establishing the amount of the escrow deposit and only one escrow deposit shall be maintained throughout the construction period of all phases of the project

The inspection escrow deposit shall be used to pay for site inspections, monitoring, and other expenses charged by the municipality's professional consultants, including but not limited to architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects and planners, during development and construction. Such expenses shall be reasonable and in accordance with the ordinary and customary fees charged by the municipality's professional consultant(s) for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the professional consultant(s) to the municipality for comparable services when fees are not reimbursed or otherwise imposed on applicants.

When the amount of the inspection escrow deposit falls below 50% of the initial escrow amount, the Applicant shall be notified by the Township Treasurer or other authorized Township official to deposit sufficient additional monies to bring the balance of the account up to the amount initially deposited or to an amount deemed reasonable at the discretion of the Township Treasurer. When all construction is complete and the Township has accepted all public improvements for dedication, as may be applicable, and there are no outstanding charges to be placed against the escrow account, any

remaining balance shall be returned to the Applicant. Interest earned on the escrow deposit, if any, shall accrue to the account.

BUILDING PERMIT FEES

Residential

1. Single Family Dwellings and Semi-Detached Dwellings Including Residential Additions - \$27.00 for each 100 sq. ft., or fraction thereof (outside dimensions, including attached garages, enclosed porches, decks elevated above grade, finished basements and finished attics, but not including open porches, unfinished basements, on grade patios, unfinished attics, and crawl spaces) - Minimum fee: \$100.00.
2. Apartments - \$200.00 per dwelling unit, plus non-residential rate for non-dwelling unit space (i.e. stairs, lobbies, hallways, etc.).
3. Motels - \$250.00 per motel living unit, plus non-residential rate for non-motel living unit space (i.e. stairs, lobbies, hallways etc.)
4. Town Houses and Other Types of Residential Dwelling Units Not Otherwise Specifically Covered by the Schedule - Same as for residential single-family dwellings
5. Residential Alterations and Additions - A minimum charge of \$100.00 for the first \$1,000.00 of construction cost plus \$20.00 for each additional \$1,000.00, or fraction thereof, of construction cost as determined by the Building Official. The Building Official may request documentation of construction costs. Note: Additions include any structural change to the building area. Alterations include any interior structural change to an existing building without a change to the exterior dimensions.
6. Residential Alterations and Additions - Decks elevated above grade - \$100.00
7. Swimming Pools, In-ground or above ground - A minimum charge of \$40.00 for the first \$1,000.00 of construction cost plus \$15.00 for each additional 1,000.00 or fraction thereof, of construction cost as determined by the Building Official. Construction cost shall include fence and gates, The Building Official may request documentation of construction costs.
8. Accessory Buildings and Additions to Accessory Buildings - Accessory Buildings (including but not limited to detached garages, sheds, cabanas, bath houses) over 500 sq. ft. and additions to accessory buildings resulting in buildings greater than 500 sq ft. Use the fee schedule for construction of residential single-family dwelling. Minimum Fee: \$40.00
9. Alterations to Accessory buildings greater than 100 sq. ft. - Use the fee schedule for alterations to single-family dwellings. Minimum Fee \$100.00
10. Mobile Homes - Use the fee schedule for residential single-family dwellings.
11. Demolition - \$110.00 for each permit.

Non-Residential

1. New Construction Including Additions to Structures - \$225.00 for the first 1,000 sq. ft plus \$20.00 for each additional 100 sq ft., or fraction thereof, up to and including 10,000 sq. ft. plus \$15.00 for each additional 100 sq ft. above 10,000 sq. ft., or fraction thereof.
2. Alterations to Non-Residential Construction - \$100.00 for the first \$1,000.00 of construction cost plus \$20.00 for each additional \$1,000.00 or fraction thereof. The Building Official may request documentation of construction costs.
3. Accessory Buildings (Detached Garages. Sheds, etc.) New Construction Additions and Alterations: Use the fee schedule for new construction of non-residential buildings.
4. Temporary Trailers and Buildings on Construction Sites - \$250.00 per year for each trailer or temporary building.
5. Demolition - \$ 60.00 for first \$1,000.00 of cost plus \$20.00 for each additional \$1000.00 or fraction thereof. The Building Official may request documentation of demolition costs,
6. Fuel Storage Tanks - \$50.00 for each 1,000-gallon capacity.
7. Gasoline Pumps - \$100.00 for each pump.
8. Sprinkler System - \$50.00 for the first \$1,000 of cost plus \$20.00 for each additional \$1,000.00 or fraction thereof, of cost. The Building Official may request documentation of construction costs.
9. Non-Residential, Agricultural, Animal Husbandry, Stables, Silos, Barns, Loafing Sheds and Shelter for Animals - \$10.00 for the first \$1,000.00 of cost of construction and \$4.00 for each additional \$1,000.00 of cost of construction. (Minimum fee -\$50.00). The Building Official may request documentation of construction costs.
10. Signs
 - a. Temporary signs - \$50.00 for each three months.
 - b. Permanent signs - \$50.00 per ten square feet or fraction thereof.
11. Retaining Walls - Retaining walls in excess of a four-foot grade differential - A minimum charge of \$150.00 for the first \$1,000.00 of construction cost plus \$25,00 for each additional \$1,000.00 of construction cost, The Building Official may request documentation of construction costs.
12. Re-inspection Fee - \$100.00 to be assessed upon failure to complete the construction for which the scheduled inspection is to be made and/or failure to make reasonable and diligent effort to comply with documented deficiencies at the initial re-inspection. Fee is to be paid to the Building Official before the re-inspection. The Township will not provide further services until such fees are paid.
13. Street Openings and Installations - Schedule set by Commonwealth of Pennsylvania, Department of Transportation.

OTHER PERMIT FEES

- 1. Change in use permit - \$100.00 each permit.
- 2. Occupancy permit - \$ 75.00 each permit.
- 3. Utility pole permit - \$ 50.00 each permit.
- 4. Transfer Station permit - \$165.00 per year (January 1 - December 31), to be prorated on a monthly basis for partial year. Multi Family Farms to be \$330.00 per year.
- 5. Junkyard permit - \$1,000.00 per year.
- 6. Mobile Home Park permit - \$750.00 per year.

ZONING ADMINISTRATION FEES - Building Plan Review for Zoning Compliance

- 1. Residential Dwelling One and Two Family new construction and premanufactured structures: \$50.00 per building
- 2. Residential Multifamily (Four Family, Townhouses, Apartments): \$75.00 per building
- 3. Motel: \$75.00 per building
- 4. Residential Additions: \$30.00
- 5. Residential Accessory Structures and additions to Residential Accessory Structures, including sheds, pools, detached garages, etc. \$30.00
- 6. Commercial Buildings and Structures, New (excluding retaining walls and signs): \$100.00 per building or structure
- 7. Commercial Additions: \$50.00
- 8. Retaining Walls and Signs: \$20.00
- 9. Non-Residential, Agricultural, Animal Husbandry, Stables, Silos, Barns, Loafing Sheds and Shelter for Animals. \$50.00 per Structure
- 10. Uniform Construction Code (UCC) Surcharge \$ 4.00 per structure?

ZONING HEARING BOARD, BOARD OF SUPERVISORS AND RELATED PROCEEDINGS AND INSPECTIONS

Zoning Hearing Board Required Escrow Deposits

- 1. Dimension, set-back, lot size and other dimensional variance
 - Residential - \$ 500.00
 - Commercial/Industrial - \$ 750.00

2. Use variance (validity variance)	
Residential -	\$1,000.00
Commercial/Industrial -	\$1,500.00
3. Special Exception	
Residential -	\$ 500.00
Commercial/Industrial -	\$ 750.00
4. Challenge to validity of ordinance or other ordinance challenge	
Residential -	\$1,500.00
Commercial/Industrial -	\$2,500.00
5. Appeals (other) from Zoning Officer interpretation of the Zoning Ordinance	
Residential -	\$1,000.00
Commercial/Industrial -	\$1,500.00
5. Appeals – Uniform Construction Code (UCC) Building Code	
Residential -	\$1,000.00
Commercial/Industrial -	\$1,500.00

Conditional Use Required Escrow Deposits and Other Proceedings before the Board of Supervisors

1. Initial Conditional Use Hearing	\$2,500.00
2. Fee for each additional hearing	\$1,000.00

The following is a list of expenses incurred by the Township for which the zoning or conditional use escrow deposits may be used to offset charges to the General Fund:

- a. Cost of preparation and mailing of notices of hearings and decision
- b. Cost of publication and Notice of Public Hearing and other legal publications and charges
- c. Cost of posting the property as required
- d. One-half of the cost of appearance fees of court reporters
- e. Cost of the original or a copy of the transcript(s) of the Notes of Testimony if requested by the applicant or appellant
- f. Township administrative overhead

If, at any time, the charges as listed above for zoning, conditional use or other proceedings exceed the initial escrow deposit, the Township Treasurer shall require the Applicant to make timely additional deposits to assure adequate funds to pay such charges; costs and expenses as they may accrue. In no event shall the additional deposit be less than One Thousand (\$1,000.00). Failure of the Township to demand additional deposits from time to time shall not relieve the Applicant from obligation and

liability for costs, charges and expenses incurred in excess of fees and deposits paid. Any amounts deposited in escrow that are not expensed shall be refunded to the Applicant or applied against subsequent applications or proceedings.

Duly presented and adopted by the Board of Supervisors of Londonderry Township in public meeting held the ____ day of _____, 2_____.

Township of Londonderry,
Chester County, Pennsylvania

Attest:

Richard T. Brown, Chairman

Midge Leitch, Vice-Chairwoman

Gene Wier, Member

Janice H. Hearne, Secretary