WEST PIKELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. 2014-01-06
2014 FEE SCHEDULE

WHEREAS, the Board of Supervisors of West Pikeland Township, Chester County, Pennsylvania is authorized to impose reasonable fees with respect to the administrative costs involved and pursuant to the grant of powers set forth in the Second Class Township Code; and

WHEREAS, West Pikeland Township desires to amend this Resolution as to enact the following new Fee Schedule for the year of 2014.

BE IT HEREBY RESOLVED, that pursuant to the grant of powers set forth in the Second Class Township Code and/or municipal codes passed by the General Assembly of the Commonwealth of Pennsylvania; therefore, let it be known that the Schedule of Fees for the West Pikeland Township, Chester County, Pennsylvania, for the year 2014, has been set as follows:

SECTION 1 – GENERAL FEES & CHARGES

PERMIT FEES

Building Permits: *Note – All Building Permit applications must be accompanied by the appropriate Plan Review or Application Fee. Any work requiring a permit which is begun without an approved permit being issued will automatically double the permit fees.*	
New Construction - Residential	$150 for Plan Review and a $200 Application Fee plus $0.30 per sq. ft. of gross area, in addition to a Certification of Use and Occupancy Fee
New Construction - Nonresidential	$300 for Plan Review and a $400 Application Fee. There is a $500 Base Fee for 1,000 sq. ft. of gross area and under, plus $0.25 per sq. ft. of gross area over 1,000 sq. ft., in addition to a Certification of Use and Occupancy Fee
Residential – Additions or Alteration (including decks)	$75 for Plan Review and a $150 Application Fee for the first $1,000 of work value and $12 for each additional $1,000 of work value, in addition to a Certification of Use and Occupancy Fee
Non-residential, Addition/Alteration	$200 for Plan Review and a $250 Application Fee for the first $1,000 of work

	value and $15 for each additional $1,000 of work value, in addition to a Certification of Use and Occupancy Fee

Mechanical & Sprinkler System Permits:

New Construction, Residential	$150 Application Fee, plus $10 for each $1,000 of work value
New Construction, Non-residential	$250 Application Fee, plus $15 for each $1,000 of work value
Residential, Addition/Alteration	$150 Application Fee, plus $5 for each $1,000 of work value
Non-Residential, Addition/Alteration	$250 Application Fee, plus $10 for each $1,000 of work value

Plumbing Permits: *Note – Any work requiring a permit that is begun without an approved permit being issued will automatically double the permit fees.*

New Construction, Residential	$150 Application Fee, plus $8 per fixture
New Construction, Non-Residential	$250 Application Fee, plus $15 per fixture
Residential, Addition/Alteration	$75 Application Fee, plus $8 per fixture
Non-residential, Addition/Alteration	$150 Application Fee, plus $15 per fixture

Electrical Permits: *Note – Any work requiring a permit that is begun without an approved permit being issued will automatically double the permit fees.* All electrical permit fees will follow Middle Atlantic Inspections fee schedule.

Electrical application fee	$50.00 Residential $100.00 Commercial
Minimum Electric Permit Fee	$50.00

Miscellaneous Permits and Fees:

Accessory Building, over 100 sq. ft. (*incl: decks, sheds, gazebo, barns)*	same as residential, addition/alteration
Accessory Building, under 100 sq ft	$75.00
Alarm Permits – initial installation	$50.00 Residential $100.00 Commercial
Building and/or Zoning Officer Miscellaneous Inspections and Opinions - including any inspections not listed above as well as written opinions for building code questions and zoning certifications	$50/hour (Minimum 0.5 hour)
Building/Zoning Officer Zoning Review	$75.00 for new building $50.00 for addition
Bonfire/Burn Permit (issued upon approval by the Fire Marshal)	$50 per event
Driveway permit, expansion	$100 plus cost of engineering review, if necessary
Appeals to the Building Appeals Board	$500
Pool Permit: *(incl: hot tubs, spas, etc.)*	same as residential, addition/alteration
Re-install Road Signs, *includes all labor and materials*	$200 per sign

Re-roofing Permit	same as residential, addition/alteration
Road Openings	Use schedule of fees for Highway Occupancy Permits as Established by PennDot - last revised September 1992. (see attached)
Sign Permit Temporary signs Permanent signs	 $30 per month $150
Special Event Permit - *with permission granted from the Supervisors*	$100 per event
Seasonal Agricultural Sales Permit	$40 per month
Tent Permit	$100 per event (up to five tents)
Telecommunications Tower & Antenna Construction & Installation	$2,500
Telecommunications Tower & Antenna additions and alterations	Same as non-residential additions and alterations
Pennsylvania Department of Labor and Industry Training Fee Surcharge will be added to all Building Permits	$4
Earthmoving Permit	$100 Non-refundable filing fee plus $500 Escrow to defray the actual costs of review by the Township Staff and Township Engineer.

Certificates of Use & Occupancy

New Non-Residential	$100
New Residential up to 500 sq. ft. *over* 500 sq. ft.	 $75 $200

Re-inspection Fees

Non-Residential Re-inspection fee	$75
Residential Re-inspection fee	$50

Miscellaneous Administrative Charges:

Administrative – for all correspondence and/or research, including Township reviews of sanitary sewer planning modules	$75 per hour, ½ hour minimum
Building & related Code books	Township cost, plus $25 handling fee
Comprehensive Plan and Addendum	$50
Copies –B&W per copied side 8 ½ x 11 B&W per copied side 11x17 8 ½ x 11 per copied side Color 11 x 17 per copied side Color	$.25 $.50 $1.25 $2.50

Duplicate Bills/Invoices	$20
Duplicate Payment Refund	$10
Mileage	Current IRS rate
Returned Check	$50
Subdivision and Land Development Ordinance	$50
Subdivision/Land Development Application – Residential	Sketch Plan $0, plus any applicable consultant review fees Preliminary Plan $2,500, plus $100 per lot, and any applicable consultant review fees Final Plan $1,500, plus $50 per lot, and any applicable consultant review fees
Subdivision/Land Development Application – Non-Residential	Sketch Plan $0, plus any applicable consultant review fees Preliminary Plan $2,500, plus $100 per quarter acre, and any applicable consultant review fees Final Plan $1,500, plus $50 per quarter acre, and any applicable consultant review fees
Solicitation Permit	$100
Recreational Fee-In-Lieu of Mandatory Land Dedication per Dwelling Unit (of required recreational land per SLDO)	$2,500
Tax Certifications	$50
Appointed Third Party Consultants	See attached fee schedules
Act 54 of 2013 Approval Verification (extending expiration date) Residential Approval Verification Fee - Commercial Approval Verification Fee -	 $100 per approval $500 per approval

Zoning Applications:

Special Exception, Variance, and Validity Hearings before the Zoning Hearing Board	$750 Non-refundable filing fee plus $500 Escrow to defray the actual costs of the hearing.
Zoning compliance letters	$75
Zoning Ordinance Book (includes maps)	$50

Miscellaneous Hearings before the Supervisors:

Conditional Use Application and hearing	$1000 Non-refundable filing fee plus $750 Escrow to defray the actual costs of the hearing. $500 non-refundable fee for each additional hearing. A fully executed Professional Services Agreement must be attached to the application.
Curative Amendment	$1,000 Non-refundable filing fee plus $1,000 Escrow to defray the actual costs of the hearing. $500 Non-refundable fee for each additional hearing.
Owner Initiated Zoning Change Request	$1,500 Non-refundable filing fee plus $1,000 Escrow to defray the actual costs of the hearing. $500 Non-refundable fee for each additional hearing.

Recreation and Cultural Center Fees:

Pine Creek Park Pavilion Rental – 40 Guests and Over Under 40 Guests	 $60, plus $60 Security Deposit $30, plus $30 Security Deposit Non-Profit Entities May be Eligible for up to a 50% Discount
Fee for Cultural Center Meeting Room Rental –maximum of 75 guests, includes use of meeting room, restroom, adjacent courtyard, and kitchen Fee for Theatre Foyer, Front Courtyard	$60 per day, Mon – Thurs, plus $100 Security Deposit $120 per day, Fri – Sun plus $120 Security Deposit Non-Profit Entities – May be Eligible for up to a 50% Discount
Cultural Center Theatre Rental– maximum of 250 persons, includes theatre, adjacent courtyard, lobby, dressing areas, restrooms	$300 per day Mon – Thurs, plus $300 Security Deposit $600 per day Fri – Sun, plus $600 Security Deposit $96 additional Janitorial/Assistance Fee for groups over 75 persons. West Pikeland Township Non-Profit Entities only – May be Eligible for up to a 50% Discount
Assistance to Private Parties Janitorial Services	$60 per hour $36 per hour West Pikeland Township Non-Profit Entities only – May be Eligible for up to a 50% Discount
For Large Events including the rental of the Theatre, Courtyards and Meeting Room and my other additional areas owned by the Township	Additional fee of $96 for Township Staff present during the event and Janitorial Services to the facility prior to the event.

SECTION 2 – CONSULTANT FEES & CHARGES

Rebill of various consultant fees according to fee schedules on file at the Township.

SECTION 3 – PAST DUE INVOICES

All past due invoices are subject to interest rate charges as provided by law. Charges for services that involve a late fee as stated in this resolution are not subject to charges for interest.

SECTION 4 – INCONSISTENT RESOLUTIONS

All Resolutions inconsistent herewith are repealed and of no force and effect.

SECTION 5- DISCLAIMER

The failure to list, in this Resolution, a fee that is properly listed elsewhere shall not obviate the responsibility to pay that fee.

The West Pikeland Township 2014 Fee Schedule is hereby **RESOLVED AND ENACTED** on this 6th, day of January 2014.

WEST PIKELAND TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

_____
Joan C. Matthews, Township Secretary

_____
Ernie Holling

_____
Richard Bright Jr.

_____
Harold Hallman III

_____
Pamela Conti

_____
Tom Tucker