



West Pikeland Township

RESOLUTION NO. 2025 – 02 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 to enact the following new Fee Schedule for the year 2025.

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 2025, has been set as follows:

ADMINISTRATIVE SERVICES FEES

Animal Control Calls	\$40.00/Hour (minimum 1 hour billing))
Animal Housing (Kennel)	\$60.00/Day
Building and Related Code Books	Township cost, plus \$25.00 handling fee
Comprehensive Plan and Addendum	\$50.00
Copies	
B&W per copied side 8 ½ x 11	\$1.00
B&W per copied side 11 x 17	\$1.50
Color per copied side 8 ½ x 11	\$1.50
Color per copied side 11 x 17	\$2.00
Engineer Fees	\$130.00/Hour
Field Use	
Pine Creek Park	\$50/day Resident / \$100/day Non-Resident
Walnut Creek Park	\$50/day Resident / \$100/day Non-Resident
Mileage	Current IRS Rate
Meeting room (approval of Supervisors required)	\$100.00 per day
Phoenixville Regional Planning Committee	Fees as Required by PRPC
Principal/Manager	\$125.00/Hour
AICP Planner Sub-consultant	\$110.00/Hour
Landscape Designer/Certified GIS Planner/Land Planner	\$85.00/Hour
Lighting Sub-Consultant	\$75.00/Hour
Project Administration	\$55.00/Hour
Pine Creek Park Pavilion/Gazebo Rental per day	\$50.00/Resident / \$100.00 Non-Resident
Professional Fees	Actual Cost

Returned Check	\$50.00
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LIEN FEES

Filing of a lien (to include but not limited to, property maintenance costs, trash removal costs, and claims filed to recover for work, material, and services rendered or furnished in the construction, improvement, maintenance, and operation of a project)

Initial Lien	
Attorney	\$175.00/Hour
Filing	\$45.00
Lien Satisfaction Filing	\$0.00
Entering of Judgement	
Attorney	\$175.00/Hour
Filing	\$25.00
Sheriff Sale	Actual Cost
Writ of Scire Facias (for delinquent accounts)	
Attorney	\$175.00/Hour
Filing	\$10.00

PAST DUE INVOICE

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.

PERMIT FEES- GENERAL

Bonfire Permit	No fee
Fireworks	No fee
Historical/HARB application	\$100.00
Seasonal Sales Permit	\$50.00/Month
Solicitation Permit	\$150.00/Applicant
Street Excavation*	
Street Excavation	\$100.00
Driveway Opening	\$100.00/Each

*Other applicable review fees may apply.

PERMIT FEES- GRADING AND STORM WATER MANAGEMENT

Earthmoving Permit/Storm water	\$100.00 Non-refundable filing fee; and \$500.00 Escrow Plus, any additional engineering fees
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PERMIT FEES- RESIDENTIAL AND NON-RESIDENTIAL

All Construction Permit applications must be accompanied by the appropriate Plan Review or Application Fee. A \$4.50 surcharge per permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006. Any work requiring a permit which begins without an approved permit being issued will automatically double the permit fees. A 12% administrative fee will be added to all issued permits.

PA State Fee for Uniform Construction Code (UCC) Permits (Building, Electrical, Fire Protection, Mechanical and Plumbing Permits)	\$4.50
Commercial Tenant Inspection Fees	
New Tenant	\$250.00
Re-inspection	\$35.00

RESIDENTIAL
(One- and Two-Family Dwellings)
PART I –General Permit Fee Schedule
PERMIT FEES

New Construction (10 inspections)	
Plan Review Per Submission	\$250.00
Single Family Dwelling up to 3,500 gross square feet	\$1,500.00
Per 100 gross square feet or fraction thereof above 3,500 square feet	\$25.00

- *Mechanical, Electrical, and Plumbing Permit Fees Included*
- *Gross square footage shall include basement, each floor level, garage, decks, and porches.*
- *Measurements shall be from exterior face of wall to exterior face of wall.*
- *Sprinkler and Fire Alarm permit fees are additional.*

Additions (5 inspections)	
Plan Review Per Submission	\$150.00
Single Family Dwelling Addition Up to 500 gross square feet	\$600.00
Enclosed porches/sunrooms (unconditioned) Up to 500 gross square feet	\$375.00
Per 100 gross square feet or fraction thereof above 500 square feet	\$25.00

- *Mechanical, Electrical and Plumbing Permit Fees Included*
- *Gross square footage shall include basement, each floor level, garage, decks, and porches.*
- *Gross square footage shall include the entire project area where an addition is accompanied by alterations to the existing structure.*
- *Measurements shall be from exterior face of wall to exterior face of wall.*
- *Enclosed porches and three season rooms shall be priced as an addition.*
- *Sprinkler and Fire Alarm permit fees are additional.*

Alterations and Renovations (2 Inspections)	
Plan Review Per Submission	\$150.00
Up to 1,000 Gross Square Feet	\$300.00
per 100 Gross square feet or fraction thereof above 1,000 square feet	\$25.00

- *Mechanical, Electrical, and Plumbing Permit Fees Additional*
- *Sprinkler and Fire Alarm permit fees are additional.*
- *Alterations that cannot be calculated by square footage will be calculated per miscellaneous construction fees.*

Decks (Includes 3 Inspections)	
Plan Review Per Submission	\$100.00
Up to 500 gross square feet	\$250.00
Per 100 gross square feet or fraction thereof above 500 square feet	\$25.00
Including a Roof Over a Deck	\$250.00

- *Mechanical, Electrical, and Plumbing Permit Fees Additional*
- *Screened in porches shall be priced as a deck.*
- *Enclosed porches and three season rooms must be priced as an addition.*

Accessory Buildings and Detached Garages (4 Inspections)	
Plan Review Per Submission	\$150.00
Up to 1,500 gross square feet	\$400.00
Per 100 gross square feet or fraction thereof above 1,500 square feet	\$25.00
Where an accessory structure also includes finished & Conditioned space	\$150.00 additional

- *Mechanical, Electrical, and Plumbing Permit Fees Additional*

Solar Array (2 Inspections)	
Plan Review Per Submission	\$150.00
2% of total cost of construction (materials and labor)	\$300.00 minimum

- *Electrical permit fees included.*
- *Roof mount or ground mount arrays*

Generators (2 inspections)	
Plan Review Per Submission	\$150.00
Per Generator	\$250.00

- *Electrical and mechanical permit fees included.*

Demolition Permit	
Permit /Documentation Review Per Submission	\$120.00
Garage/accessory structures (1 inspection)	\$120.00
Single/Double home (2 inspections)	\$250.00

Manufactured and Modular Homes	
Plan Review Per Submission	\$150.00
Manufactured home With Basement up to 2,500 gross square feet (7 inspections)	\$895.00
Manufactured home with Pier Foundation up to 2,500 gross square feet (5 inspections)	\$795.00
Modular home up to 2,500 gross square feet (7 inspections)	\$895.00
Per 100 gross square feet or fraction thereof above 2,500 square feet	\$25.00

- *Decks, Porches, Garages, or Other Attachments Additional*
- *Utility Connections included.*

Swimming Pools/Spas	
Plan Review Per Submission	\$150.00
Spa or Hot Tub (1 inspection)	\$150.00
Above-ground Pool (2 inspections)	\$300.00
In-ground (3 Inspections)	\$450.00

- *Includes Electric Permit*

Miscellaneous Building Construction Only (Number of inspections to be determined)	
Plan Review Per Submission	\$150.00
2% of total cost of construction (materials & labor)	\$200.00 minimum

- *Mechanical, Electrical, and Plumbing Permit Fees Additional*
- *Sprinkler and Fire Alarm permit fees are additional.*
- *Any building projects not covered elsewhere in Part I of this fee schedule shall be priced as miscellaneous building construction.*

RESIDENTIAL
 (One- and Two-Family Dwellings)
PART II – Electrical Permit Fee Schedule
PERMIT FEES

Electrical Alterations Only (2 Inspections each)	
Plan Review Per Submission	\$120.00
Up to 1,000 Gross Square Feet	\$250.00
<i>Per 100 gross square feet or fraction thereof above 1,000 square feet</i>	\$25.00

- *Projects with only electrical inspections shall be priced by the electrical alterations only schedule.*
- *Alterations that cannot be calculated by square footage will be calculated per miscellaneous Electrical Only fees.*

Services and Feeders (1 inspection each)	
Not over 100 amps	\$150.00
101 amps to 400 amps	\$250.00
Feeders and panel boards not over 400 amps	\$100.00

- *Over 400 amps require commercial fees.*
- *This schedule covers service upgrades, repairs, and replacements.*

Miscellaneous Electrical Only (2 inspections)	
Plan Review Per Submission	\$120.00
2% of total cost of construction (materials & labor)	\$150.00 minimum

- *Building, Mechanical, and Plumbing Permit Fees Additional*
- *Any electrical projects not covered elsewhere in Part II of this fee schedule shall be priced as miscellaneous electrical.*

RESIDENTIAL
 (One- and Two-Family Dwellings)
PART III – Plumbing Permit Fee Schedule
PERMIT FEES

Plumbing Alterations Only	
Plan Review Per Submission	\$120.00
Per Fixture (2 Inspections – Rough and Final)	\$50.00
\$175/00 Minimum	

- *Projects with only plumbing inspections shall be priced by the plumbing alterations only schedule.*
- *Alterations that cannot be calculated per fixture will be calculated per miscellaneous plumbing only fees.*

Utility Plumbing Inspections	
Plan Review Per Submission	\$100.00
Utility sewer connection (1 inspection)	\$150.00 minimum
Utility water connection (1 inspection)	\$150.00 minimum

Miscellaneous Plumbing Only (2 inspections)	
Plan Review Per Submission	\$120.00
2% of total cost of construction (materials & labor)	\$150.00 minimum

- *Building, Mechanical, and Electrical Permit Fees Additional*
- *Sprinkler and Fire Alarm permit fees are additional.*
- *Any plumbing projects not covered elsewhere in Part III of this fee schedule shall be priced as miscellaneous plumbing only.*

RESIDENTIAL
 (One- and Two-Family Dwellings)
PART IV – Mechanical Permit Fee Schedule
PERMIT FEES

Mechanical Appliances Only	
Plan Review Per Submission	\$120.00
Per first Individual new appliance (Two Inspections)	\$250.00
Per each additional Individual new appliance	\$75.00
Per Individual Replacement Appliance (1 Inspection)	\$150.00
Oil Tank replacement, Relocation, installation, removal & closure (1 Inspection)	\$150.00
Alterations (2 Inspection) (gas lines, duct work etc.)	\$250.00

- *Includes associated duct work/piping.*
- *Large scale HVAC, refrigeration and process equipment will be based on commercial fees.*
- *Alterations that cannot be calculated per the mechanical appliances only fee schedule will be calculated per miscellaneous Mechanical only fees.*

Miscellaneous Mechanical Only (2 inspections)	
Plan Review Per Submission	\$120.00
2% of total cost of construction (materials & labor)	\$150.00 minimum

- *Building, Plumbing, and Electrical Permit Fees Additional*
- *Any mechanical projects not covered elsewhere in Part IV of this fee schedule shall be priced as miscellaneous mechanical only.*
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RESIDENTIAL
(One- and Two-Family Dwellings)
PART V – Fire Suppression & Detection Systems Permit Fee Schedule
PERMIT FEES

NFPA 13D or IRC P2904 Sprinkler System (2 Inspections)	
Plan Review Fee per submission	\$120.00
1 to 75 Heads	\$250.00
Each additional head over 75	\$1.00

- *NFPA 13 sprinkler system, NFPA 13R sprinkler system, NFPA 72 fire alarm system, or any alternative fire suppression system will be priced per the commercial fee schedule.*
- *Utility water connection fee per plumbing fee schedule*
- *Additional inspections charge re-inspection fees.*

NFPA 13D or IRC P2904 Sprinkler system alterations Only (2 inspections)	
Plan Review Per Submission	\$120.00
2% of total cost of construction (materials & labor)	\$150.00 minimum

- *Building, Plumbing, Mechanical and Electrical Permit Fees Additional*
- *Any NFPA 13D or IRC P2904 Sprinkler System projects not covered elsewhere in Part V of this fee schedule shall be priced as NFPA 13D or IRC P2904 Sprinkler system alterations only.*
- *Additional inspections charge re-inspection fees.*

NON-RESIDENTIAL
 (Commercial & Residential – other than One- and Two-Family Dwellings)
PART I – Building/General Permit Fee Schedule
PERMIT FEES

New Construction (Number of inspections to be determined)	
Plan review per 100 gross square feet or fraction thereof	\$10.00/ \$500.00 Minimum
Inspections per 100 gross square feet or fraction thereof	\$30.00/ \$500.00 minimum

- Mechanical, Electrical, and Plumbing Permit Fees Included
- Sprinkler and Fire Alarm permit fees are additional.
- Gross square footage shall include basement, each floor level, garage, decks, swimming pools, and porches. Measurements shall be from exterior face of wall to exterior face of wall.
- Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)
- Phased construction that requires additional inspections may be charged \$150.00/hr. (1 hr. minimum)
- Additional inspections shall be charged at a rate of \$120.00/hr. (1 hr. minimum)

Additions (Number of inspections to be determined)	
Plan review per 100 gross square feet or fraction thereof	\$10.00/ \$250.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$30.00/ \$500.00 minimum

- Mechanical, Electrical, and Plumbing Permit Fees Included
- Sprinkler and Fire Alarm permit fees are additional.
- Gross square footage shall include basement, each floor level, garage, decks, and porches.
- Measurements shall be from exterior face of wall to exterior face of wall.
- Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)
- Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)
- Additional inspections shall be charged at a rate of \$120.00/hr. (1 hr. minimum)

Renovations/Alterations/Change of Use (Number of inspections to be determined)	
Plan review per 100 gross square feet or fraction thereof	\$10.00/ \$250.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$30.00/ \$360.00 minimum

- Mechanical, Electrical, and Plumbing Permit Fees Additional

- Sprinkler and Fire Alarm permit fees are additional.
- Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)
- Alterations that cannot be calculated by square footage will be calculated per miscellaneous construction fees.
- Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)
- Additional inspections shall be charged at a rate of \$120.00/hr. (1 hr. minimum)

Demolition (3 inspections maximum)	
Plan review fee per submission	\$120.00
Buildings up to 5,000 gross	\$300.00 minimum
Per 100 gross square feet or fraction thereof above 5,000 square feet	\$25.00

- *Additional inspections shall be charged at a rate of \$120.00/hr. (1 hr. minimum)*

Solar Array (Number of inspections to be determined)	
Plan review 1% of total cost of construction (materials & labor)	\$150.00 minimum
2% of total cost of construction (materials & labor)	\$300.00 minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*
- *Additional inspections shall be charged at a rate of \$120.00/hr. (1 hr. minimum)*

Pallet Racking or Conveyers (Number of inspections to be determined)	
Plan review per 100 gross square feet or fraction thereof	\$15.00/ \$225.00 minimum
Inspections per 100 gross square feet or fraction thereof of work area	\$8.50/ \$360.00 minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$100.00/hr. (1 hr. minimum)*
- *Additional inspections shall be charged at a rate of \$120.00/hr. (1 hr. minimum)*

Miscellaneous Construction Building Only (Number of inspections to be determined)	
Plan review 1% of total cost of construction (materials and labor)	\$120.00 minimum
2% of total cost of construction (materials & labor)	\$250.00 minimum

- *Cell towers, retaining walls, roofs, signs, ramps, decks, swimming pools etc.*

- *Mechanical, Electrical, and Plumbing Permit Fees Additional*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*
- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Any building projects not covered elsewhere in Part I of this fee schedule shall be priced as miscellaneous building construction.*
- *Additional inspections shall be charged at a rate of \$120.00/hr. (1 hr. minimum)*

NON-RESIDENTIAL

(Commercial & Residential – other than One- and Two- Family Dwellings)

PART II – Electrical Permit Fee Schedule

PERMIT FEES

Electrical Only New Construction (5 inspections maximum)	
Plan review per 100 gross square feet or fraction thereof	\$5.00/ \$200.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$12.00/ \$500.00 minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$150.00/hr. (1 hr. minimum)*

Electrical Only Additions (5 Inspections maximum)	
Plan review per 100 gross square feet or fraction thereof	\$5.00/ \$200.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$12.00/ \$500.00 minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*

Electrical Only Alterations (Number of inspections to be determined)	
Plan review per 100 gross square feet or fraction thereof	\$5.00 \$100.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$12.00 \$250.00 minimum

- *Includes Electric Services, Feeders, Panel Boards, Signs, Motors, Generators, Transformers, Vaults, Enclosures, HVAC electrical connections Etc.*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Alterations that cannot be calculated by square footage will be calculated per miscellaneous electrical only fees.*

Swimming Pools, Spas	
Three-year State Certification	Quote Required

Miscellaneous Electrical Only (Number of inspections to be determined)	
Plan review 1% of total cost of construction (materials and labor)	\$120.00 minimum
2% of total cost of construction (materials & labor)	\$250.00 minimum

- *Cell towers, retaining walls, roofs, signs, ramps, decks, Swimming pools etc.*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*
- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Any electrical projects not covered elsewhere in Part II of this fee schedule shall be priced as miscellaneous electrical only.*

NON-RESIDENTIAL

(Commercial & Residential – other than One- and Two-Family Dwellings)

PART III – Plumbing Permit Fee Schedule

PERMIT FEES

Plumbing Only New Construction (5 inspections maximum)	
Plan review per 100 gross square feet or fraction thereof	\$5.00 \$200.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$12.00 \$500.00 minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*

Plumbing Only Additions (5 Inspections maximum)	
Plan review per 100 gross square feet or fraction thereof	\$5.00 \$200.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$12.00 \$500.00 minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*

- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*

Plumbing Only Alterations (Number of inspections to be determined)	
Plan review per 100 gross square feet or fraction thereof	\$5.00 \$120.00 minimum
Inspections per 100 gross square feet or fraction thereof	12.00 \$250.00 minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*
- *Alterations that cannot be calculated by square footage will be calculated per miscellaneous plumbing only fees.*

Miscellaneous Plumbing Only (Number of inspections to be determined)	
Plan review 1% of total cost of construction (materials and labor)	\$120.00 minimum
2% of total cost of construction (materials & labor)	\$250.00 minimum

- *Cell towers, retaining walls, roofs, signs, ramps, decks, Swimming pools etc.*
- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. min)*
- *Any plumbing projects not covered elsewhere in Part III of this fee schedule shall be priced as miscellaneous plumbing only.*

NON-RESIDENTIAL

(Commercial & Residential – other than One- and Two- Family Dwellings)

PART IV – Mechanical Permit Fee Schedule

PERMIT FEES

Mechanical Only New Construction (5 inspections maximum)	
Plan review per 100 gross square feet or fraction thereof	\$5.00/ \$200.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$12.00/ \$500.00 minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*

Mechanical Only Additions (5 Inspections maximum)
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Plan review per 100 gross square feet or fraction thereof	\$5.00/ \$200.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$12.00/ \$500.00 minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*

Mechanical Only Alterations

Plan review per 100 gross square feet or fraction thereof	\$5.00/ \$100.00 minimum
Inspections per 100 gross square feet or fraction thereof	\$12.00/ \$250.00 minimum

- *Includes associated duct work/piping.*
- *Electrical hook-ups require an electrical permit.*
- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*
- *Alterations that cannot be calculated by square footage will be calculated per misc. fees.*

Commercial Hood and Duct Systems and Process Equipment Exhausts

Plan review 1% of total cost of construction (materials and labor)	\$150.00 minimum
2% of total cost of construction (materials and labor)	\$300.00 minimum

- *Includes associated duct work/piping.*
- *Electrical hook-ups require an electrical permit.*
- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*

Miscellaneous Mechanical only (Number of inspections to be determined)

Plan review 1% of total cost of construction (materials and labor)	\$100.00 minimum
2% of total cost of construction (materials & labor)	\$200.00 minimum

- *Includes associated duct work/piping.*
- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*

NON-RESIDENTIAL
 (Commercial & Residential – other than One- and Two- Family Dwellings)
PART V – Fire Suppression & Detection Systems Permit Fee Schedule
PERMIT FEES

Fire Sprinkler Systems (Number of inspections to be determined)	
Plan review per 100 gross square feet or fraction thereof	\$1.50/ \$250.00 Minimum
Inspection for 1 to 75 heads	\$350.00
Inspection for Each addition head over 75	\$1.00
Fire Line Inspection per linear foot	\$0.15/ \$350.00 Minimum
Fire Pump Inspection	\$450.00
Fire Loop Inspection per linear foot	\$0.15/ \$350.00 Minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*

Fire Detection / Alarm Systems (Number of inspections to be determined)	
Plan review per 100 gross square feet or fraction thereof	\$1.50/ \$250.00 Minimum
Inspections per 100 gross square feet or fraction thereof	\$10.00/ \$250.00 Minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*

ANSUL or Alternate Fire Suppression System (Number of inspections to be determined)	
Plan review 1% of total cost of construction (materials and labor)	\$150.00 Minimum
2% of total cost of construction (materials and labor)	\$300.00 Minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Phased construction that requires additional inspections may be charged \$120.00/hr. (1 hr. minimum)*
- *Utility water connection fee per plumbing fee schedule*

Sprinkler system alterations Only (2 inspections)	
Plan review 1% of total cost of construction (materials and labor)	\$150.00 Minimum
2% of total cost of construction (materials & labor)	\$300.00 Minimum

- *Additional plan review submissions will be reviewed at a rate of \$150.00/hr. (1 hr. minimum)*
- *Additional inspections charge re-inspection fees.*
- *Building, Plumbing, Mechanical and Electrical Permit Fees Additional*
- *Any Sprinkler or Alarm System projects not covered elsewhere in Part V of this fee schedule shall be priced as Sprinkler system alterations only.*

RIGHT TO KNOW FEES

Record type	
Black and White Hard Copies	\$0.25/Each
Color Hard Copies	\$0.50/Each
Records Delivered Via Email	No Charge
Flash Drive	Actual Cost
Redaction	No Additional Cost
Photographing a Record	No Additional Cost
Postage	Actual Cost
Certification	\$5.00/Record

ZONING/PLANNING/UCC APPLICATION FEES

Appeals to the UCC Appeals Board	\$2,000.00 Fee, additional fees will apply as assessed by the WCCRUC Appeals Board
Fee-In-Lieu of Recreation and Open Space per Dwelling Unit (over the required 10 units)	\$1,000.00
Special Exception, Variance, Validity, and all other Hearings before the Zoning Hearing Board	\$1,000.00 Non-refundable filing fee; and \$1,000 Escrow; and Applicable Consultant Fees \$500.00 Non-refundable fee for each additional hearing
Conditional Use and all other Applications, Appeals, and Hearings before the Board of Supervisors. A fully executed Professional Services Agreement must be attached to each application	\$1,000.00 Non-refundable filing fee; and \$1,000.00 Escrow \$500.00 Non-refundable fee for each additional hearing.
Curative Amendment	\$1,000.00 Non-refundable filing fee; and \$1,000.00 Escrow

	\$500.00 Non-refundable fee for each additional hearing.
Owner Initiated Zoning Change Request	\$1,500.00 Non-refundable filing fee; and \$1,000.00 Escrow \$500.00 Non-refundable fee for each additional hearing.
If the applicant is applying for a Preliminary/Final application - must get a Board of Supervisor waiver.	Both Preliminary and final application fees will apply.
Subdivision/Land Development Application Residential	\$1,000 for Sketch plan, plus any applicable consultant review fees, \$2,000 escrow \$2,500.00 for Preliminary plan, plus \$100.00 per lot, and any applicable consultant review fees, \$2,000 escrow \$1,500.00 for Final plan, plus \$50.00 per lot, and any applicable consultant review fees, \$2,000 escrow
Subdivision/Land Development Application Non-Residential If granted preliminary/final status, applicant must pay both application fees.	\$1,000.00 for Sketch plan, plus any applicable consultant review fees, \$2,000 escrow \$2,500.00 for Preliminary plan, plus \$100.00 per quarter acre, and any applicable consultant review fees, \$2,000 escrow \$1,500.00 for Final plan, plus \$50.00 per quarter acre, and any applicable consultant review fees, \$2,000 escrow
Zoning Compliance Letters/Permits	\$125.00


DISCLAIMER

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

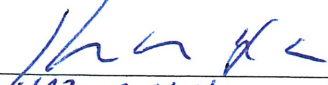
RESOLVED and **ADOPTED** this 6th day of January 2025.

West Pikeland Township
Board of Supervisors


By:



NOREEN VIGILANTE Chair

 06 January 2025

HAROLD M. HACKMAS Vice Chair



CARIN MIFSUD Supervisor



STEVEN F. COST Supervisor



THOMAS J. MCCLERNAN Supervisor

Attest:



THERESA STOCKDALE
Assistant Secretary