

**2010 TINICUM TOWNSHIP REVISED FEE SCHEDULE
Resolution No. 04-20-10.1**

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;

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

1. Zoning Permits

A non-refundable application/ review fee of \$25.00 must accompany your zoning permit application. This fee will be applied to your permit fee if approved. If the property is located within a Federally designated Floodplain district, multiple the applicable zoning fee by 1.5% to calculate the Filing Fee.

A. Residential	Filing Fee
(1) Dwellings	\$230.00 + \$.10/ sq.ft.
(2) Additions	\$120.00 + \$.10/ sq.ft.
(3) Renovations	1% of construction cost with a minimum fee of \$115.00
(4) Garages	\$82.00 + \$.10 sq. ft
(5) Storage Sheds Uncovered Decks, Patios, Porches	\$55.00 + \$.10 sq. ft.
(6) In-Ground Pool	\$165.00
- Above Ground Pools	\$110.00
(7) Use Permits	
- Residential Home Use Permit	\$60.00 (Home occupation)
- Non-Residential Use Permit	\$380.00
(8) Signs	\$60.00
(9) Demolition	\$100.00
(10) Fences & Walls	\$100.00
(11) Wells	\$55.00 + \$250.00 where review required
B. Commercial/Industrial	
- New Construction	\$575.00 + .25/sq. ft. with escrow of \$575.00
- Additions to Commercial/Industrial	\$300.00 + .25/sq. ft. with escrow of \$575.00
- Renovations/Alterations	1% construction cost with minimum fee of \$275.00
C. Agriculture	\$65.00 + .10/sq. ft.
(for new construction and additions to existing structures for farm support such as barns, livestock shelters, poultry buildings and equipment sheds.)	
D. Processing of Zoning Permit Application	\$250.00
for those uses established by the Zoning Ordinance which require review by the Township Planning Commission and/or Board of Supervisors.	
E. Building Code Board of Appeals	\$750.00

2. Building Permits

A non-refundable application/review fee of \$25.00 must accompany each building permit application. This fee will be applied to the permit fee if approved.

A Re-Inspection Fee of \$55.00 will be billed after the second and any subsequent failure of the same phase of construction.

A Fee of \$4.00 will be collected for the State "training fee" for each UCC Permit.

If the property is located within a Federally designated Floodplain district, multiple the applicable fee by 1.5% to calculate the Building Fee.

A. Residential

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 400 square feet or less.

New Buildings/Additions	225.00 + \$.10 sq. ft.
HVAC	\$60.00
Plumbing Permit- first (5) fixtures	\$70.00 + \$10.00 per fixture over five.
Electrical	\$150.00 - 200 AMPS flat permit fee \$175.00 - 400 AMPS flat permit fee \$200.00 - 600 AMPS Flat Permit
Sprinkler heads and detectors (smoke or heat) can be combined for total number	
1-20	\$60.00
20 +	\$90.00
Use and Occupancy Certificate	\$70.00 per dwelling unit
Pools	\$165.00
Inground Pool Bonding & Wiring	\$150.00
Roofing	\$100.00
Fuel burning appliances (wood, pellet, coal stoves (exclusive of outdoor wood boilers)	\$110.00 per unit
Interior Alterations	1% with minimum \$130.00 fee

B. Commercial/Industrial

New Buildings/Additions	\$550.00 + .25/ sq. ft.
HVAC	\$80.00
Plumbing Permit- first (5) fixtures	\$90.00 + \$10.00 per fixture over five.
Electrical based on cost of construction	\$150.00 cost of construction \$6,000 1.75% cost of construction \$10-25,000. 1.5% cost of construction \$25001 - 50000. 1.25% cost of construction \$50001 - 100000. 1.00% cost of construction \$100,001-200000. .09% cost of construction \$200,001- 300000 .08% cost of construction over \$300,001.
Sprinkler heads and detectors (smoke or heat) can be combined for total number	
1-21	\$60.00
22 +	\$90.00
Use and Occupancy Certificate	\$200.00 per unit

C. Road Encroachment	Filing fee (non refundable)	Escrow
Township Road	\$105.00	\$1,000.00
State Road	\$105.00	\$200.00
Vacation of Township Roads	\$105.00	\$525.00

D. Miscellaneous

(1) Structural Moving	\$115.00
(2) Peddle Permit	\$12.00/day; \$60.00/month; \$350.00/year
(3) Junkyard	\$115.00
(4) Zoning Consultation	\$65/hour with first ½ hour free
(5) Written Zoning Opinions	(upon request and not associated with a permit application)
Residential	\$65.00
Commercial	\$100.00 per hour
(6) Certificate of Use & Occupancy/existing structures	\$65.00
(7) Fax fee	\$2.00/page
(8) Police Report	\$15.00 + .25/page when over 5 pages
(9) Photocopies	.25/page
(10) Fireworks Permit	\$60.00 annual permit + \$500.00 bond
(11) Publications	
Zoning Ordinance	\$55.00 (including Overlays)
Subdivision Ordinance	\$30.00
Zoning Overlay District Maps	\$30.00
Comprehensive Plan	\$30.00
Open Space Plan	\$40.00
Act 537 Plan (per volume)	\$55.00
Park and Recreation Plan	\$30.00
(12) Well Driller Registration	\$100.00
(13) Tree Harvesting Permit	\$200.00 plus \$5,000.00 bond
(14) Miscellaneous structures - bridges, basins, etc.	\$175.00 plus \$5,000.00 bond
(15) Blasting Permit within public right of way	\$550.00 plus \$1,000 escrow
Blasting Permit for non-commercial activity	\$60.00 plus \$100.00 escrow
Blasting Permit for commercial activity	\$7,500.00 plus \$12,500.00 escrow
(16) Research and copies of Township records	\$65.00/hour + .25/page
(17) Campground Permits	\$80.00
(18) Installation of owner provided signs	\$100.00 per sign
Replacement charge for destroyed signs	\$365.00 per sign
(19) Signs - Residential	\$50.00
- Commercial	\$150.00
(20) Move In/Out Occupancy	\$75.00 per dwelling unit - pass or fail
(21) Returned checks	\$50.00
(22) Telecommunication Tower testing	\$1050.00
(23) Grading / Stormwater	\$210.00 + \$100.00 per site meeting/inspection
(24) Sewage Management Permit	\$300.00 (includes grading fee, where applicable)
(25) Application for Ag Security District	\$65.00

PENALTY FEE

In the event construction is started without first obtaining the required zoning and building permit(s), the applicable fees will be quadrupled for the first offense. Permits will be issued after construction is started only if the structure is determined to be in compliance with the zoning and building regulations and the penalty fee has been provided. Where an Owner or Applicant fails for the second time to obtain the required permit(s), the applicable fees will be assessed as determined by the Zoning Officer 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.

E. Open Records Fee Schedule

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
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
Certification of a Record	\$1 per record, not per page. Please note that certification fees do not include notarization fees.
Specialized documents (For example, but not limited to, blue prints, color copies, non-standard sized documents.)	Actual Cost
Facsimile	Actual Cost
Redaction Fee	0
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 Sec.1307(e))	
Postage Fees	Actual Cost of Mailing
Statutory Fees (Police)	\$15.00 per Report
Inspection of Redacted Records	No charge for viewing; applicable fees above for Copies.
Enhanced Electronic Access	Not Available..
Fee Limitations	There is no charge for searching retrieval or for staff time or salary.
Prepayment required if fees expected to exceed \$100	Prior to granting a request for access in accordance with Act 3, of 2008, the Right-to-Know Law, you are required to prepay as estimate of fees when it is expected to exceed \$100.

3. Petitions/ Applications to the Board of Supervisors

	<u>Fee</u>	<u>Escrow</u>	<u>Total</u>
A. For Change of Zoning	\$1,575.00	\$3,150.00	\$4,725.00
B. Challenges to the Validity of any land use ordinance or map/procedural question	\$1,575.00	\$3,150.00	\$4,725.00
C. Landowner Curative Amendment			
<u>Residential</u>	\$5,000.00	\$750.00	\$5,750.
Continuance (second continuance and each subsequent hearing)	\$750/ hearing		
<u>Commercial & Industrial</u>	\$6,500.00	\$1,000.00	\$7,500
Continuance (second continuance and each subsequent hearing)	\$1000/hearing		

4. Applications to the Zoning Hearing Board

	<u>Fee</u>	<u>Escrow</u>	<u>Total</u>
A. Residential	\$750.00	\$500.00	\$1250.00
Continuance (second hearing and each subsequent hearing)	\$500/ hearing		
B. Commercial	\$1250.00	\$750.00	\$2000.00
Continuance (second hearing and each subsequent hearing)	\$750/hearing		
C. Challenge to Validity of Ordinance	<u>Fee</u>	<u>Escrow</u>	
- Substantive Filing Fee	\$5,250.00	\$5,250.00	\$10,500.00
-Procedural Section 909.1, Par.2 MPC	\$1,050.00	\$5,250.00	\$ 6,300.00
D. Signs	\$365.00		\$365.00
E. Challenges to the Validity of any land use ordinance or map/procedural question	\$1,575.00	\$3,150.00	\$4,725.00

6. Subdivision and Land Development

At the time of filing, the property owner and applicant, and the applicant's engineer, landscape architect, and/or architect must certify that the Application submission is in conformance with the Tincum Township Policy and Procedure for Subdivision and Land Development. (See attached Resolution #04-18-06-2).

At the time of the Preliminary Application, the Applicant or Developer must execute a Professional Services contract with Tincum Township, a copy of which is attached hereto and adopted as part of this fee schedule. The Professional Services Contract establishes the terms for the required Escrow Account. The Escrow Account will be used to cover the expenses of the Township of Tincum 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 fifty percent 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.**

A . Subdivision	<u>Fee (Non -refundable)</u>	<u>Escrow ***</u>	<u>Total</u>
<u>1. Lot Line Change</u>	\$375.00	\$2000.00	\$2375.00
<u>2. Sketch Plan</u>	50% of applicable preliminary plan fee	50% of applicable escrow	
<u>3. Minor Subdivision</u>			
- 1-2 Lots Preliminary	\$500.00	\$2000.00	\$2500.00
Revised	\$150.00	\$1000.00	\$1150.00
Final	\$500.00	\$500.00	\$1000.00
<u>4. Major Subdivision</u>	<u>Fee (Non-refundable)</u>	<u>Escrow***</u>	<u>Total</u>
- 3-5 Lots Preliminary	\$750.00	\$2500.00	\$3250.00
Revised	\$175.00	\$1500.00	\$1675.00
Final	\$525.00	\$1000	\$1525.00

Major Subdivision	Fee (non-refundable)	Escrow ***	Total
- 6-10 Lots Preliminary	\$1,000.00	\$5,000.00	\$6,000.00
Revised	\$250.00	\$2,000.00	\$2,250.00
Final	\$750.00	\$1,400.00	\$2,150.00
- 11-50 Lots Preliminary	\$2,000.00	\$10,000.00	\$12,000.00
Revised	\$1,000.00	\$5,000.00	\$6,000.00
Final	\$1,500.00	\$5,000.00	\$6,500.00
- 51 or more Lots Preliminary	\$3,000.00	\$15,000.00	\$18,000.00
Revised	\$1,500.00	\$10,000.00	\$11,500.00
Final	\$2,000.00	\$10,000.00	\$12,000.00

B. Land Development

1. Residential Land Development

- 1-10 Lots or dwelling units

	Fee (non-refundable)	Escrow (replenish)***
Preliminary	\$1500 + \$10/1,000 sq. ft	4 times Fee
Revised	\$250 + \$5/1,000 sq. ft.	4 times Fee
Final	\$1500 + \$10/1,000 sq. ft	4 times Fee

- 11-50 Lots or dwelling units

Preliminary	\$2,000 + \$10/1,000 sq. ft.	4 times Fee
Revised	\$500 + \$5/1,000 sq. ft.	4 times Fee
Final	\$2,000 + \$10/1,000 sq. ft.	4 times Fee

- 51 or more Lots or dwelling units

Preliminary	\$5,000 + \$10/1,000 sq. ft.	4 times Fee
Revised	\$1,000 + \$5/1,000 sq. ft.	4 times Fee
Final	\$5,000 + \$10/1,000 sq. ft.	4 times Fee

2. Commercial /Industrial Land Development

	Filing Fee (non-refundable)	Escrow (replenish)***
Preliminary	\$5,000 + \$40/1,000 sq. ft. or portion thereof of gross area	4 times Fee
Revised	\$2,500 + \$20/1,000 sq. ft. or portion thereof of gross area	4 times Fee
Final	\$5,000 + \$40/1,000 sq. ft. or portion thereof of gross area	4 times Fee

3. Subdivision and Land Development

(SALDO) Park and Recreation Fee

Fee in lieu of Recreation Use
\$1,120.00 per dwelling unit

<u>4. 537 Planning Module Review</u>	1 -2 lots \$250.00	\$500.00
	3-6 lots \$500.00	\$500.00
	7 or more lots \$1,000.00	\$1,000.00

5. Conditional Use

Residential	<u>Filing Fee</u> \$1,000.00
Continuance (second continuance and each subsequent hearing)	\$500/hearing
Commercial & Industrial	<u>Filing Fee</u> \$2,500.00
Continuance (second continuance and each subsequent hearing)	\$750/ hearing

***** Escrow shall be replenished as required (See 6. Subdivision and Land Development)**

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.


7. Applications

All application submissions shall be in accordance with the Tincum Township Policy and Procedure for Subdivision and Land Development. (See attached Resolution #04-18-06-2).

Filing fees and escrow deposit are payable at the time of application submission. Funds held in the escrow account shall not be returned until all Township invoices have been paid by the applicant. An approved subdivision plan and/or land development plan will not be executed and/or released by the Board of Supervisors for recordation and/or final approval until the Township has received reimbursement for all costs it incurred in administering, reviewing and approving said application. Applicants will receive a statement of the charges and fees deducted from their escrow accounts by the Township upon request.

NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Tincum Township that the official schedule of subdivision, land development, zoning, and other fees and charges is hereby revised, amended and re-adopted as set forth above, this 4th day of January, 2010.

TINICUM TOWNSHIP SUPERVISORS

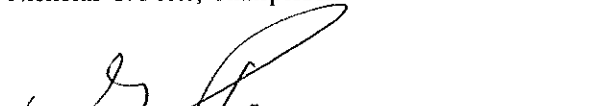


Nicholas C. Forte, Chairperson

Attest:



Linda McNeill, Township Manager



Gary Pearson, Vice-Chairperson



H. Boyce Budd, Member