

# **West Rockhill Township**

## **Schedule of Fees and Charges**



**Bucks County, Pennsylvania**

**January 7, 2019**

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**I. Professional Services Escrow Account (PSA Escrow) - required for all escrows**

*A Professional Escrow Account (PSA Escrow) shall be required to be deposited with the township with initial plan/application as indicated in the Schedule of Fees and Charges. The applicant and/or developer shall establish a Professional Escrow Account to reimburse West Rockhill Township for the reasonable and necessary expenses incurred for review of all applications, reports, plans, and the inspection of the improvements by West Rockhill Township's professional consultants, solicitor and/or engineer. Such expenses shall be in accordance with the ordinary and customary fees charges by the West Rockhill Township Solicitor, Engineer, and any other consultant for work performed for similar services in West Rockhill Township. However, in no event shall fees exceed the rate or cost charged by the West Rockhill Solicitor, Engineer, or other consultant when such fees are reimbursed or otherwise imposed on an applicant. Township incurred professional fees shall be billed in accordance with the attached fee schedule and Township administrative expenses shall be reimbursed at ten percent (10%) but not less than \$50.00 per invoice. A Professional Services Agreement (PSA) is required as part of the submission process. In the event the applicant disputes the amount of any such expenses in connection with the review of the applications, reports, and/or inspections of the improvements, the applicant shall notify the municipality within 14 days of the applicant's receipt of the billed expense in accordance with the Municipalities Planning Code, as amended. Disputes procedures shall be in accordance with the Municipalities Planning Code, as amended. Any unused escrow account balance will be refunded to the applicant upon written request within twelve (12) months of the final hearing/project completion. Escrow funds not returned to the applicant within the twelve (12) month period following project completion shall be forfeited to the Township.*

**II. Subdivision and Land Development**

**A. Formal Sketch Plan Review - not required**

	<u>Fee</u>	<u>PSA Escrow</u>
Lot Line Change - Minor Subdivision	\$ 300.00	\$ 3,000.00
Major Subdivision/Non-residential	\$ 600.00	\$ 3,000.00

See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows

**B. Preliminary/Final Plan Submission - required**

Lot Line Change	\$ 300.00	\$ 3,000.00
Minor Residential Subdivision & Land Development (2 lots)	\$ 500.00	\$ 3,000.00
\$50. per dwelling unit +	\$ 100.00	
Major Residential Subdivision & Land Development (3 lots or more)	\$ 1,000.00	\$ 7,500.00
per lot or dwelling unit +	\$ 100.00	
for each lot over 15 +		\$ 250.00
Non-Residential Land Development	\$ 750.00	\$ 7,500.00
per 1,000 gross sq/ft of bldg +	\$ 50.00	

See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows

**C. Plan of Substitution**

*Following a formal withdrawal of either a Preliminary or a Final Plan of Subdivision or Land Development, 10% of the original fee shall be submitted with the plan of substitution submittal.*

**D. Sewer Planning Module - No Land Development**

Review and Processing	\$ 550.00	\$ 1,500.00
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*This escrow is to be paid in advance for applications not involving Subdivision or Land Development. If the escrow collected is insufficient to cover the reasonable and necessary cost for the municipality to review the Planning Module, West Rockhill Township shall send the applicant an invoice for additional charges in accordance with the Professional Services Agreement. No permits or approvals shall be released or granted until all fees are paid. See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows.*

	<u>Fee</u>	<u>PSA Escrow</u>
<b>E. Other Sewer</b>		
Holding Tank Permit	\$ 400.00	\$ 1,000.00
See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows		
Sewage Maintenance Fee	<i>per lot</i> \$ 2,500.00	
Sewage Maintenance Agreement	\$ 1,000.00	
<b>F. Stormwater Management/Construction Escrow</b>		
Stormwater Management Application	\$ 100.00	\$ 1,500.00
Stormwater Consistency Letter	\$ 100.00	\$ 1,500.00
Stormwater Waiver fee in lieu of putting in stormwater facilities	\$ 750.00	
	<i>per sq ft. of impervious surface over 2,000 sq ft. +</i> \$ 0.50	
Construction Escrow		\$ 1,500.00
<i>See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows. Escrow is to be paid in advance for applications not involving Subdivision or Land Development pursuant to Section 601 of the Stormwater Management Ordinance. Escrow is also required when the Township Engineer or Solicitor is involved on behalf of your construction project. No permits or approvals shall be released or granted until all fees are paid.</i>		
<b>G. Request for Land development Waiver</b>		
	\$ 300.00	\$ 1,000.00
See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows		
<b>H. Recreation Fee (SALDO Art.V.525.1)</b>		
Residential Minor Subdivision	<i>per dwelling unit</i> \$ 500.00	
Residential Major Subdivision	<i>per dwelling unit</i> \$ 1,000.00	
Non-Residential	<i>per 4,000 square feet of bldg area</i> \$ 500.00	
<b>I. Fee in Lieu of Road Improvements &amp; Sidewalks</b>		
Minor Subdivision	<i>per lot</i> \$ 7,000.00	
Land Developments under 3,000 sq ft of new impervious surface, building floor area, or a combination of both	\$ 14,000.00	

### III. Zoning and Permits

A non-refundable application/review fee of \$25.00 must accompany all permit applications for items B - K within this section. This fee will be applied to permit fee if approved.

#### A. Re-Sale Use & Occupancy Permit

<u>Residential</u>	\$ 80.00
- Reinspection	\$ 55.00
- Alteration to Original Application	\$ 40.00
- Temporary - One Year	\$ 250.00
<u>Commercial</u>	\$ 175.00
- Reinspection	\$ 300.00
- Alteration to Original Application	\$ 87.50
- Temporary - One Year	\$ 400.00
<u>Industrial</u>	\$ 350.00
- Reinspection	\$ 450.00
- Alteration to Original Application	\$ 175.00
- Temporary - One Year	\$ 400.00

	<u>Fee</u>	<u>PSA Escrow</u>
<b>B. Residential Zoning Permit</b>		
New Construction	\$ 200.00	
Additions, alterations, sheds, fences, etc. (Sheds over 200 sq ft - see IV.B. Bulding Permits)	\$ 75.00	
Home Occupations	\$ 75.00	
Change of Use	\$ 75.00	
<b>C. Non-Residential Zoning Permit</b>		
Commercial and Industrial	\$ 350.00	
Farms	\$ 150.00	
<b>D. Sign Permits</b>		
First twelve (12) square feet	\$ 100.00	
Each additional square foot up to 60	\$ 10.00	
Each additional square foot over 60	\$ 15.00	
<b>E. Temporary Signs</b>		
<i>Escrow deposit guarantees removal of signs at termination of permitted time period.</i>	\$ 50.00	\$ 50.00
<b>F. Registration of Non-Conforming Use</b>		
	\$ 75.00	
<b>G. Temporary Structures and Vehicles</b> <i>(storage units, recreational vehicles, portable buildings)</i>		
Initial six (6) month period	\$ 400.00	
Per three (3) month renewal/extension	\$ 500.00	
<b>H. Roofing</b> when replacing more than 25% of roof shingles		
Residential Use Groups	\$ 50.00	
Non-Residential Use Groups	\$ 100.00	
	<i>minimum</i>	
	<i>or 2% of the cost of construction</i>	
<b>I. Logging</b>		
	\$ 250.00	\$ 2,000.00
<i>Escrow guarantees completion of work and to pay engineering &amp; legal fees</i>		
<i>See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows</i>		
<b>J. In-Law Suite</b> (escrow required to pay legal costs)		
		\$ 1,500.00
<i>See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows</i>		
<b>K. Grading Permit</b>		
<u>Residential</u>		* \$ 1,500.00
- 50,000 square feet or less	\$ 300.00	
- Each revised submission	\$ 50.00	
<u>Non-Residential</u>	\$ 500.00	* \$ 1,500.00
- Each revised submission	\$ 75.00	
<u>Agricultural</u>	\$ 180.00	* \$ 1,500.00
- Each revised submission	\$ 50.00	
<i>See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows</i>		
<i>* Escrow only required if escrow is not already established</i>		
<b>L. Floodplain Development Permit/Application</b>		
Residential and Non-Residential	\$ 100.00	\$ 400.00
<i>See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows</i>		
<b>M. Written Zoning Opinions</b> - Upon Request		
<i>per hour, 1 hour minimum</i>	\$ 50.00	

	<u>Fee</u>	<u>PSA Escrow</u>
<b>N. Zoning Hearing Board Applications</b>		
<i>Variance Applications, Special Exceptions Applications, Interpretations and Challenges of Decisions of the Zoning Officer</i>		
Residential		\$ 1,000.00
Non-Residential		\$ 1,500.00
See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows		

<b>O. Board of Supervisors Applications</b>		
<i>Conditional Use Applications, Request for Amendment to the Zoning Ordinance, Curative Amendments or Request for Amendment of the Zoning Map, Challenge to Validity of Zoning Ordinance.</i>		
<u>Conditional Use Applications</u>	\$ 1,000.00	\$ 3,000.00
- Continuances(s)	\$ 500.00	
<u>Amendments to the Zoning Map</u>	\$ 2,500.00	\$ 3,000.00
- Continuances(s)	\$ 500.00	
<u>Request for Zoning Ordinance Amendment</u>	\$ 2,500.00	\$ 3,000.00
- Continuances(s)	\$ 500.00	
<u>Challenge to Validity of Zoning Ordinance</u>	\$ 10,000.00	\$ 3,000.00
- Continuances(s)	\$ 1,000.00	
<u>Curative Amendments</u>	\$ 10,000.00	\$ 3,000.00
- Continuances(s)	\$ 1,000.00	
See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows		

#### IV. Building Permits

*A non-refundable application/review fee of \$125.00 must accompany building permit applications for all items within this section and will be applied to permit fee, if approved. (This includes the \$25.00 zoning review fee.)*

##### A. New Construction

<u>Residential - Single Family Detached</u>	<i>First 1,000 square feet</i>	\$ 450.00
	<i>Each additional 500 square feet +</i>	\$ 150.00
<u>Residential - Multi Family</u>	<i>Each Unit up to 1,000 square feet</i>	\$ 600.00
	<i>Each additional 500 square feet +</i>	\$ 250.00
<u>Commercial/Industrial/Institutional</u>	<i>First 1,000 square feet</i>	\$ 800.00
	<i>Each additional 500 square feet +</i>	\$ 350.00
<u>Swimming Pools &amp; Spas</u>		
- Inground		\$ 500.00
- Above ground (over 24" in height)		\$ 300.00

##### B. Detached Garages, Sheds, Alterations, Additions, Accessory Structures & Temporary Buildings

<u>Residential - Single Family</u>	<i>200 - 1,000 sqare feet</i>	\$ 250.00
	<i>Each additional 1,000 square feet</i>	\$ 50.00
<u>Commercial/Industrial/Institutional</u>	<i>First 1,000 square feet</i>	\$ 800.00
	<i>Each additional 500 square feet</i>	\$ 350.00
<u>Agricultural</u>	<i>First 1,000 square feet</i>	\$ 250.00
	<i>Each additional 1,000 square feet</i>	\$ 50.00
<u>Chimneys, Stoves and Fireplaces</u>		\$ 100.00

	<u>Fee</u>	<u>PSA Escrow</u>
<b>C. Alternative/Supplemental Energy Generation Systems</b>		
<u>Residential systems less than 50 kw</u>		
<i>per thousand dollars of system cost - minimum \$250</i>	\$ 10.00	
<u>Non-residential Use Groups</u>		
<i>per thousand dollars of system cost - minimum \$500</i>	\$ 15.00	
<u>Residential Geothermal Systems</u>		
<i>per thousand dollars of system cost - minimum \$250 plus \$100/boring</i>	\$ 10.00	
<u>Non-Residential Geothermal Systems</u>		
<i>per thousand dollars of system cost - minimum \$500 plus \$150/boring</i>	\$ 15.00	
<b>D. Demolition</b>		
Residential	\$ 100.00	
Residential Accessory Building	\$ 75.00	
Commercial, Industrial, Institutional & Other Uses	\$ 500.00	
<b>E. Contractor License</b>		
	\$ 75.00	
<i>All contractors and subcontractors working on commercial and industrial projects and residential new construction projects in the Township are required to register and provide proof of insurance coverage. All 3rd Party Electrical Underwriters must also register.</i>		
<b>F. State Building Code Fee</b>		
Pennsylvania Uniform Construction Code (UCC) Fee	\$ 4.50	
Administration Fee	\$ 1.00	
<b>G. Plot Plan Review Fee *</b>		
	\$ 500.00	
<i>Includes Township Engineer review of Foundation and As-Built. Engineering bills in excess of \$500.00 must be reimbursed prior to issuance of Certificate of Use and Occupancy.</i>		
<i>* Applies only to projects that do not require an escrow.</i>		
<b>H. Construction Re-Inspection</b>		
As a result of incomplete or improper work	<i>each inspection</i> \$ 100.00	
Starting work prior to Permit Issuance	Double Permit Fee	
<b>I. UCC Use &amp; Occupancy Permit</b>		
<u>Residential</u>	\$ 80.00	
- Reinspection	\$ 55.00	
<u>Commercial</u>	\$ 175.00	
- Reinspection	\$ 300.00	
<u>Industrial</u>	\$ 350.00	
- Reinspection	\$ 450.00	
<b>J. Meeting with Building Code Official</b>		
Upon request	<i>per hour/minimum 1 hour</i> \$ 55.00	
<b>V. Mechanical Permits</b>		
<b>A. HVAC Equipment Installation</b>		
Residential	<i>per system</i> \$ 100.00	
Non-Residential	<i>per thousand of cost - minimum \$100</i> \$ 15.00	



		<u>Fee</u>	<u>PSA Escrow</u>
<b>B. Alterations to Existing HVAC Systems</b>			
Residential	<i>per system</i>	\$ 100.00	
Non-Residential	<i>per thousand of cost - minimum \$50</i>	\$ 15.00	
<b>VI. Plumbing Permits</b>			
<b>A. Plumbing Fixtures</b>			
Residential		\$ 50.00	
	<i>per fixture +</i>	\$ 15.00	
Non-Residential	<i>per thousand of cost- minimum \$50</i>	\$ 15.00	
<b>B. Alterations (existing building)</b>			
Residential	<i>each fixture - minimum \$30</i>	\$ 15.00	
Non-Residential	<i>each fixture - minimum \$60</i>	\$ 30.00	
<b>VII. Electrical Permits</b>			
<i>The applicant shall obtain, at their own expense, certifications for all electrical work from a certified electrical underwriting agency licensed within the Commonwealth of Pennsylvania and registered with the Township with documentation provided to the Township at both the rough and final phases of construction. Final U&amp;O's will not be issued until all documentation is received. The fees indentified below are verification of the placement of the underwriter's sicker in the field, processing of the record file cards and related administrative activities.</i>			
<b>A. New Construction</b>			
Residential		\$ 50.00	
Non-Residential		\$ 100.00	
<b>B. Alterations to Existing Structures</b>			
Residential		\$ 25.00	
Non-Residential		\$ 50.00	
<b>VIII. Fire Prevention Permits</b>			
Flammable/Combustable Liquid Tank Removal	<i>per tank</i>	\$ 75.00	
Flammable/Combustable Liquid Tank Installation	<i>per tank aboveground</i>	\$ 100.00	
	<i>per tank underground</i>	\$ 125.00	
Industrial Ovens (105.7.7)		\$ 50.00	
Spray Booths (105.7.10)		\$ 100.00	
Temporary membrane Tents & Structures (105.7.12)		\$ 35.00	
Compressed Gasses (105.7.2)		\$ 75.00	
Hazardous Materials (105.7.6)		\$ 125.00	
Fire Sprinkler Systems			
- Residential (NFPA 13D)		\$ 250.00	
- Pre-Engineered Systems		\$ 150.00	
- Non-Residential (NFPA 13, 13R)	<i>per floor zone</i>	\$ 250.00	
	<i>per sprinkler head +</i>	\$ 3.00	
- Alternative Extinguishing Systems		\$ 150.00	
- Alterations to Existing Systems		\$ 50.00	
	<i>per sprinkler head +</i>	\$ 3.00	
- Private Fire Hydrants	<i>each</i>	\$ 75.00	
- Standpipe Systems	<i>each</i>	\$ 100.00	

	<u>Fee</u>	<u>PSA Escrow</u>
Fire Alarm Systems		
- Residential Smoke Detectors	no charge	
- Residential Alarm Systems (Central Station)	\$ 25.00	
- Non-Residential Alarm Systems	<i>new and alterations</i> \$ 100.00	
	<i>per device</i> + \$ 2.00	
False Alarm Fee	<i>Per Pennridge Regional Police Commission Resolution</i>	
Fireworks (Public Display)	\$ 150.00	
Blasting		
- Application Fee	\$ 100.00	
- Per Five (5) Consecutive Day Blasting Period	\$ 50.00	
- Annual Mining Extraction Permit	\$ 100.00	
<b>IX. UCC Appeal Board Hearing</b>	<b>\$ 500.00</b>	<b>\$ 1,000.00</b>
See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows.		
<b>X. Highway Occupancy Permits</b>		
<i>At the time of the Highway Occupancy Permit Application, the applicant shall execute a Professional Services Agreement with the Township. See Section I. Professional Services Escrow Account (PSA Escrow) - required for all escrows. The escrow account covers the expenses of the Township for advisory services in reviewing the application and all costs associated with necessary inspections or performing surface repair. Escrow amount shall be established on a case by case basis. The applicant shall establish at the time of substantial completion, a maintenance bond for the entire cost of the roadway restoration. The bond shall be in effect for a period of not less than eighteen (18) months.</i>		
<b>A. Issuance Fee</b>		
Issuance	<i>initial six (6) month period</i> \$ 25.00	
Extension	<i>per six (6) month time extension</i> \$ 10.00	
<b>B. Inspection Fees</b>		
Underground Facility Installations	<i>for the first fifty (50) linear feet</i> \$ 100.00	
	<i>for each additional fifty (50) linear feet or fraction thereof</i> + \$ 25.00	
Street Openings for Utility Connections or Repairs	<i>for each opening</i> \$ 100.00	
<b>C. Driveways</b>		
<i>A non-refundable application/review fee of \$50.00 must accompany a Driveway Permit application. This fee will be applied to permit fee, if approved</i>		
Residential Driveway (curb cut)	\$ 50.00	
Driveway Aprons or new curb	\$ 50.00	
Residential Use Group Driveways	\$ 100.00	
Non-Residential Use Group Driveways	\$ 250.00	
Utility Pole Permit (Paid by Utility Company)	<i>per pole</i> \$ 75.00	
<b>XI. Well Permits</b>		
Residential Wells	\$ 100.00	
Commercial Wells (less than 1,000 gallons per day)	\$ 500.00	
Public Water/Industrial Wells	\$ 5,000.00	
<b>XII. Park and Recreation Fees</b>		
<b>A. Park Pavilion Fee</b>		
Township Resident	\$ 60.00	\$ 100.00
Non-Township Resident	\$ 135.00	\$ 100.00

		<u>Fee</u>	<u>PSA Escrow</u>
<b>XIII. Open Space Farming</b>	<i>per acre per year</i>	\$ 30.00	
<i>Applicant must complete application and provide proof of insurance indemnifying West Rockhill Township of liability.</i>			
<b>XIV. Special Events</b>	Block Parties, Community Events, etc.	\$ 50.00	
<b>XV. Administrative, Publications, Maps and Other</b>			
<b>A. Administrative</b>			
Administration Fee	<i>per hour/minimum 1 hour</i>	\$ 50.00	
Returned Checks		\$ 100.00	
Credit Card Fee	<i>of charges</i>	3%	
<b>B. Publications</b>			
Zoning Ordinance Book		\$ 100.00	
- Map - large		\$ 20.00	
- Map - 11" x 17"		\$ 6.00	
Subdivision and Land Development Ordinance		\$ 75.00	
Stormwater Management Regulations		\$ 50.00	
Comprehensive Plan		\$ 100.00	
Open Space Plan		\$ 100.00	
<b>C. Photo Copies</b>			
Letter and Legal Size Copies	<i>per page</i>	\$ 0.25	
Plan Sheets - Large (45" x 35" maximum)	<i>plus Admin Fees</i>	\$ 25.00	
Plan Sheets - Medium (30" x 20" maximum)	<i>plus Admin Fees</i>	\$ 15.00	
<b>XVI. Miscellaneous</b>			
<b>A. Special Supervisors Meeting</b>	<i>first hour</i>	\$ 350.00	
	<i>per quarter hour after first hour</i>	\$ 75.00	

**RESOLUTION NO. 2019-02**

**A RESOLUTION OF THE TOWNSHIP OF WEST ROCKHILL, BUCKS COUNTY, PENNSYLVANIA ADOPTING THE WEST ROCKHILL TOWNSHIP FEE SCHEDULE AND REPEALING ALL PRIOR FEE SCHEDULES**

**WHEREAS**, the Board of Supervisors of West Rockhill Township is authorized to impose fees for certain activities in West Rockhill Township in order to cover the Township's reasonable cost of processing applications and performing reviews and inspections; and

**WHEREAS**, the Board of Supervisors has drafted a fee schedule dated January 7, 2019, and desires to adopt same as the West Rockhill Township Fee Schedule; and

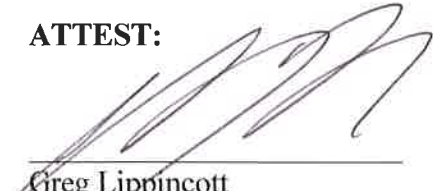
**WHEREAS**, the Board of Supervisors desires to repeal all prior fee schedules;

**NOW, THEREFORE**, be it, and it is hereby **RESOLVED** by the Board of Supervisors of West Rockhill Township, Bucks County, Pennsylvania as follows:

- I. The **West Rockhill Township Fee Schedule** dated January 7, 2019, a copy of which is attached hereto and incorporated herein by reference, is hereby adopted as the West Rockhill Township Fee Schedule.
- II. All prior fee schedules adopted by West Rockhill Township are hereby repealed, superseded and of no force and effect.

**RESOLVED**, this Seventh day of January, 2019.

**ATTEST:**

  
\_\_\_\_\_  
Greg Lippincott  
Township Manager

**WEST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
Donald D. Duvall

  
\_\_\_\_\_  
Jay Keyser

  
\_\_\_\_\_  
James E. Miller Jr.