TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION 2016-02

RESOLUTION TO SET VARIOUS FEES, ESCROWS AND OTHER PAYMENTS CHARGED FOR CERTAIN TOWNSHIP SERVICES

WHEREAS, various Township Ordinances and State Law provides for the establishment of fees for certain permits, reviews, inspections and/or other services, and as having said fees listed in a single document is of assistance and convenience to the general public;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED the fees and charges listed in the schedule attached hereto as Exhibit A shall be charged by Worcester Township effective this date, and until such time as so amended by the Board of Supervisors by resolution.

BE IT RESOLVED THIS 4TH DAY OF JANUARY, 2016.

FOR WORCESTER TOWNSHIP

By: Susan G Caughlin
Susan Caughlin, Chairman
Board of Supervisors

Attest: Tommy Ryan, Secretary

EXHIBIT A

Section I - RESIDENTIAL BUILDING PERMITS

new dwellings, *per sf*	$	0.35
building additions & renovations, *minimum $50; per sf*	$	0.35
decks 30" or more above grade		
for the first 500 sf	$	125.00
for each additional 100 sf or fraction thereof	$	15.00
fire suppression or detection systems, standpipes & hose cabinets		
for the first $1,000 of total cost	$	75.00
for each additional $1,000 of total cost or fraction thereof	$	10.00
accessory structures 500 sf and greater		
for the first 100 sf of floor area	$	75.00
for each additional 100 sf of floor area or fraction thereof	$	10.00
miscellaneous construction		
for the first $1,000 of total cost	$	65.00
for each additional $1,000 of total cost or fraction thereof	$	20.00
generators *plus electrical and mechanical permit fee, as applicable*	$	60.00
windows & doors requiring structural change		
for the first 5 windows and/or doors	$	75.00
for each additional window/door	$	10.00
driveway gates	$	75.00
Use & Occupancy permit, temporary of permanent, *new homes only*	$	100.00

Section II - NON-RESIDENTIAL BUILDING PERMITS

new buildings, *per sf*	$	0.40
building additions & renovations		
for the first 500 sf of floor area	$	275.00
for each additional 500 sf of floor area or fraction thereof	$	200.00
accessory buildings 401 sf and greater, decks & porches		
for the first 200 sf of floor area	$	150.00
for each additional 100 sf of floor area or fraction thereof	$	10.00

Section II - NON-RESIDENTIAL BUILDING PERMITS *(continued)*

windows & doors requiring structural change; driveway gates		
for the first 5 windows and/or doors	$	75.00
for each additional window/door	$	10.00
driveway gates	$	75.00
fire suppressionor detection systems, standpipes & hose cabinets		
for the first $1,000 of total cost	$	100.00
for each additional $1,000 of total cost or fraction thereof	$	25.00
generators, *plus electrical and mechanical permit fee, as applicable*	$	250.00
construction trailers, *plus electrical and mechanical permit fee, as applicable*	$	75.00
miscellaneous construction		
for the first $1,000 of total cost	$	85.00
for each additional $1,000 of total cost or fraction thereof	$	20.00
Use & Occupancy permit, temporary of permanent, *new construction only*	$	100.00
Use & Occupancy inspection, *tenant change, resale, use change*	$	250.00

Section III - MECHANICAL, ELECTRICAL & PLUMBING PERMITS

mechanical		
for the first $1,000 of total cost	$	60.00
for each additional $1,000 of total cost or fraction thereof	$	10.00
gas piping installtion	$	75.00
electrical	$	50.00
plumbing		
up to three fixtures	$	60.00
each additional fixture	$	20.00
water service	$	50.00
sewer lateral	$	50.00
grinder pump	$	50.00
sewer tapping fee, *per EDU*	$	3,500.00

Section IV - OTHER BUILDING PERMIT & REVIEW FEES

retaining walls 4' or greater in height		
for the the first 500 lf	$	65.00
for each additional 100 lf or fraction thereof	$	10.00
fences 6' or greater in height		
for the the first 500 lf	$	65.00
for each additional 100 lf or fraction thereof	$	10.00
pools, spas & hot tubs		
above-ground	$	100.00
in-ground	$	200.00
signs		
building inspector review, if applicable	$	100.00
zoning officer review	$	65.00
flag poles	$	50.00
cell & radio antennas 50 feet and greater in height	$	275.00
demolition permit		
per building demolished or load bearing walls	$	350.00
interior alteration that does not include load-bearing walls	$	200.00
accessory structure up to 1,001 sf or greater	$	100.00
accessory structure up to 1,000 sf	no charge	
below-ground tank, installation or removal, *non-propane*	$	75.00
plan review fees		
building plans, *minimum $50; per sf*	$	0.10
accessibility plans, *minimum $50; per sf*	$	0.05
mechanical plans, *minimum $50; per sf*	$	0.05
fire plans, *minimum $50; per sf*	$	0.05
plumbing plans, *per fixture*	$	10.00

Section V - ZONING PERMITS

retaining walls up to 4' in height	$	65.00
fences up to 6' in height	$	65.00
driveway permit	$	65.00
decks up to 30" above grade and patios	$	65.00
moving or relocating existing accessory structures, up to 500 sf	$	65.00
moving or relocating existing accessory structures, 501 sf and greater		
for the first 1000 sf of floor area	$	100.00
for each additional 500 sf of floor area or fraction thereof	$	10.00
general zoning permit	$	65.00
solicitation permit, *per individual soliciting*	$	50.00
yard sale, *per two event days*	$	5.00
grading & excavation permit		
up to three inspections	$	275.00
each additional inspection	$	85.00

Section VI - PERMIT & INSPECTION PENALTIES

starting or performing work without required permit		
first offense	$	50.00
second and subsequent offenses	$	100.00
failure to provide 24 hours notice to cancel inspection cancellation	$	50.00
not ready for inspection, per occurrence	$	50.00
failure to correct deficiencies found after two inspections, *per occurrence*	$	100.00
penalty fee for failure to obtain a permit, *in addition to permit fee*	$	100.00
penalty for trash hauler failure to obtain annual permit	$	100.00

Section VII - ZONING HEARING & UCC APPEAL BOARD FEES

application to the Zoning Hearing Board, residential use		
application fee	$	750.00
fee to postpone or continue hearing, per occurance	$	250.00
application to the Zoning Hearing Board, non-residential use		
application fee	$	1,500.00
fee to postpone or continue hearing, per occurance	$	250.00
appeal of Zoning Officer decision		
appeal fee	$	2,500.00
fee to postpone or continue hearing, per occurance	$	250.00
Zoning Officer determination letter	$	65.00
application to the UCC Board of Appeals		
application fee	$	300.00
hearing fee	$	450.00
fee to postpone or continue hearing, per occurance	$	250.00

Section VIII - BOARD OF SUPERVISOR FEES

application for Conditional Use Approval		
applicaton fee	$	2,000.00
escrow	$	3,000.00
Montgomery County Planning Commission fee		actual
fee to postpone or continue hearing, per occurance	$	250.00
application to amend the Zoning Map		
application fee	$	1,500.00
escrow	$	1,500.00
fee to postpone or continue hearing, per occurance	$	500.00
application to amend the Zoning Ordinance		
application fee	$	1,500.00
escrow	$	1,500.00
fee to postpone or continue hearing, per occurance	$	500.00
validity challenge to the Zoning Ordinance or Zoning Map		
application fee	$	5,000.00
escrow	$	5,000.00
fee to postpone or continue hearing, per occurance	$	500.00
application for a Curative Amendment		
application fee	$	5,000.00
escrow	$	5,000.00
fee to postpone or continue hearing, per occurance	$	500.00

Section IX - SUBDIVISION & LAND DEVELOPMENT FEES

Subdivision & Land Development, Residential or Non-residential, Sketch Plan		
application fee	$	100.00
escrow	$	500.00
Subdivision, Residential, 1 to 3 lots		
application fee	$	750.00
escrow	$	1,500.00
Subdivision, Residential, 4 to 20 lots		
base application fee	$	750.00
additional per dwelling unit fee	$	300.00
escrow	$	2,500.00
Subdivision, Residential, 21 to 50 lots		
base application fee	$	750.00
additional per dwelling unit fee	$	300.00
escrow	$	5,000.00
Subdivision, Residential, 51 or more lots		
base application fee	$	750.00
additional per dwelling unit fee	$	300.00
escrow	$	10,000.00
Land Development, Non-residential		
application fee	$	750.00
escrow	$	5,000.00
Transferable Development Rights		
application for 1 to 10 lots	$	1,000.00
application for 11 to 20 lots	$	1,500.00
application for 21 or more lots	$	2,000.00
Escrow Releases		
10% of total escrow release amount, not to exceed $100 per request		as noted
Act 209 Traffic Impact Fee		
North Transportation Service Area, per peak PM trip	$	3,977.00
South Transportation Service Area, per peak PM trip	$	3,125.00

Section X - HIGHWAY & ROAD FEES

Highway/Road Occupancy permit		
application fee	$	50.00
supplement fee	$	10.00
emergency permit Fee	$	10.00
Highway/Road Occupancy inspection fees, surface opening up to 40 sf		
cartway opening	$	50.00
shoulder opening	$	30.00
opening outside pavement and shoulder	$	10.00
Highway/Road Occupancy inspection fees, surface opening 41 sf and greater		
$50 base, pluse for each additional 100 sf in cartway	$	20.00
$30 base, pluse for each additional 100 sf in shoulder	$	10.00
$10 base, pluse for each additional 100 sf of area outside of pavement an shoulder	$	5.00
Highway/Road Occupancy inspection fees, utilities pole, *per pole*	$	20.00

Section XI - SEWER RENTAL FEES & CERTIFICATIONS

sewer rental fee		
quarterly fee, residential	$	126.45
quarterly fee, commercial, per 1,000 gallons	$	8.25
sewer certification	$	20.00
certified letter fee	$	15.00
property posting	$	25.00
water shut off & turn on	$	25.00
return check fee	$	10.00
tax certification	$	30.00
duplicate	$	5.00
returned check fee	$	10.00

Section XII - FALSE ALARM FEES

false alarm penalty		
failure to register	$	50.00
first and second offenses per year		no fine
third offense per year	$	100.00
fourth offense per year	$	200.00
fifth and subsequent offenses per year	$	300.00

Section XIII - PARK RENTAL FEES

Community Hall rental fee	
per event, Township resident, *business or organization use only*	$ 50.00
security deposits, *by separate check, must be submitted with application*	2X rental fee
pavilion rental fee, Township resident, business or organization	
up to 25 individuals	$ 25.00
26-50 individuals	$ 50.00
51-75 individuals	$ 75.00
76-100 individuals, *maximum 100 persons per event*	$ 100.00
security deposits, *by separate check, must be submitted with application*	2X rental fee
pavilion rental fee, non-Township resident, business or organization	
up to 25 individuals	$ 50.00
26-50 individuals	$ 100.00
51-75 individuals	$ 150.00
76-100 individuals, *maximum 100 persons per event*	$ 200.00
security deposits, *by separate check, must be submitted with application*	2X rental fee
field rental fee, single use, Township resident, business or organization	
up to four fours	$ 25.00
each additional hour	$ 5.00
field rental fee, single use, non-Township resident, business or organization	
up to four fours	$ 50.00
each additional hour	$ 5.00
field rental fee, Spring season use (March 1 to July 31)	
one to two days per week, per field	$ 275.00
three to four days per week, per field	$ 385.00
five to seven days per week, per field	$ 550.00
discount for minimum 65% Worcester resident participants	50%
discount for minimum 90% youth participants	25%
discounts may be combined	
field rental fee, Fall season use (August 1 to November 30)	
one to two days per week, per field	$ 225.00
three to four days per week, per field	$ 315.00
five to seven days per week, per field	$ 450.00
discount for minimum 65% Worcester resident participants	50%
discount for minimum 90% youth participants	25%
discounts may be combined	

Section XV - OTHER FEES AND CHARGES

credit card convenience charge, *varies by credit card company*		actual
Township-authorized services by Township Engineer, *rates per hour*		
Township Engineer	$	118.00
Assistant Engineer/Construction Manager	$	108.00
Building Inspector/Tech Assistant/Inspector	$	85.00
Administrative Assistant	$	45.00
travel charge		IRS rate
out-of-pocket expenses away from office		actual
postage, reproduction, toll telephone charges		actual
Township-authorized services by Township Solicitor, *per hour*		
Township Solicitor	$	160.00
Township-authorized services by Township Building Insector, *per hour*		
UCC Inspector, building construction	$	62.00
UCC Inspector, plan review	$	62.00
UCC Inspector, plumbing construction	$	62.00
UCC Inspector, mechanical construction	$	62.00

NOTES:

1 - Floor area. Floor Area is measured from outside wall to outside wall.

2 - New Residential SF Calculation. For new residential construction and additions to existing residential units, square footage shall include basements, attached garages & attics over six feet in height, and shall exclude crawl spaces.

3 - Total Cost Calculation. The total cost of all the construction portions of a project is generally based upon the sum of the construction contract(s) and other direct construction costs; this does not include the compensation paid to the engineer, architect and consultants or the cost of the land. The Township has the final determination in accepting the submitted cost of construction as provided on the permit application and may at its discretion require evidence to support said proposed cost of construction.

4 - Township Organization Status. For an organization to qualify as a Township-based organization, at least 65% of participants must reside in Worcester Township. Documentation that verifies participant residency must be furnsihed to the Township, and the Township has sole discretion in determining if the residency has been met.

5 - Past Due Invoices. 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.

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