

RESOLUTION NO. 07-16

**NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE NEW HANOVER TOWNSHIP BOARD OF SUPERVISORS AMENDING AND RE-ADOPTING THE TOWNSHIP FEE SCHEDULE TO CORRECT DRAFTING ERRORS, TO INCREASE FEE FOR REVISED NON-RESIDENTIAL, MIXED USES OR COMBINATION PLANS FOR CONSISTENCY WITH RESIDENTIAL PLAN FEES, AND TO INCREASE FEES FOR VARIOUS BUILDING AND ZONING PERMITS.

WHEREAS, the Board of Supervisors of New Hanover Township adopted its Fee Schedule by Ordinance No. 4-00 on October 23, 2000, including certain fees for zoning, building inspection, and code enforcement; and

WHEREAS, Section 2 of Ordinance No. 4-00 authorizes the New Hanover Township Board of Supervisors to revise, modify, adjust or change the adopted Fee Schedule as may be necessary and appropriate from time to time by Resolution adopted by the Board of Supervisors; and

WHEREAS, the Board has determined that it is necessary and appropriate to amend the Township Fee Schedule to correct drafting errors, to increase fee for revised non-residential, mixed uses or combination plans for consistency with residential plan fees, and to increase fees for various building and zoning permits.

NOW, THEREFORE, be it RESOLVED AND IT IS HEREBY RESOLVED that the Building/Zoning Fee Schedule is hereby amended to hereafter provide as follows:

<u>BUILDING/ZONING FEE SCHEDULE</u>	
Residential/Principal and Accessory Uses	
1. Permit for Single Family Detached Dwelling	
(a) Living space	\$0.40/sq. ft.
(b) Unfinished basements and attached garages (Includes electric & mechanical)	\$0.30/sq. ft.
(c) Accessory Buildings	
(i) Private detached garages, utility sheds, carports, greenhouses and similar type structures	\$0.25/sq. ft.
(ii) Utility sheds under 120 sq. ft.	Zoning Permit
(d) Decks & Open Porches	\$0.20/sq. ft.
(e) Alterations/renovations/electrical/mechanical/ any other construction	
(i) \$0 - \$1,000.00 of established cost	\$100.00
(ii) for each additional \$1,000.00 or fraction thereof (As stated by contract or established cost*)	\$10.00
(f) Demolition	\$0.015/cubic foot (all levels)
2. Permit for attached and multi-family dwelling units	
(a) Living space	\$0.50/sq. ft.
(b) Unfinished basement & attached garages	\$0.35/sq. ft.
(c) Accessory Buildings	
(i) Private detached garages, utility sheds, carports, greenhouses and similar type structures	\$0.25/sq. ft.
(ii) Utility sheds under 120 sq. ft.	Zoning Permit
(d) Decks & Open Porches	\$0.20/sq. ft.
(e) Alterations/renovations/electrical/mechanical/ any other construction	
(i) \$0 - \$1,000.00 of established cost	\$50.00
(ii) for each additional \$1,000.00 or fraction thereof (As stated by contract or established cost*)	\$10.00
(f) Demolition	\$0.015/cubic foot (all levels)

3. Swimming Pools/Hot Tubs/Spas-inground and above ground pools (with water depth 24" or greater)	
(a) in-ground swimming pool	\$325.00 + zoning and U&O fee
(b) above ground swimming	\$25.00 + zoning and U&O fee
(c) hot tub or spa	\$50.00 + Zoning & U&O fee
4. Fence Permit	Zoning Permit
5. Certificate of Occupancy (U&O)	\$25.00
6. Zoning Permit	\$30.00
7. Pa. State Fee (all building permits)	\$4.00
ALL OTHER TYPES OF CONSTRUCTION AND USES	
1. Building Permit/Electrical/Mechanical	
(a) \$0 - \$1,000.00 of established costs	\$100.00
(b) each additional \$1,000 or fraction thereof of established costs*	\$10.00
2. Permanent Signs (not including billboards)	Building, zoning and U&O fee
3. Demolition	\$0.015/cubic foot (all floors including basement)
4. Swimming Pools/Hot Tubs/Spas - Public or Private for use by More than one family	\$500.00 + \$0.20/sq. ft. of water surface + zoning & U&O fee
5. Certificate of Occupancy (U&O)	\$50.00
6. Zoning Permit	\$100.00
7. Farming (principle use)	
- Agricultural Buildings (with no employees)	\$0.20/sq. ft.
- Agricultural Buildings (with employees)	\$0.50/sq. ft.
8. Pa State Fee (all building permits)	\$4.00
* the term established cost is the reasonable value of all services, labor, materials, and other appliances or devices entering into and necessary to the prosecution and completion of the work, including all excavations. Plumbing work and work covered under an improvement agreement with New Hanover Township is not included.	
PLUMBING PERMIT APPLICATIONS FEES	

1. Residential fees - \$60.00 plus \$5.00 for each item listed on application	
2. Commercial and Industrial Fees - \$100.00 application fee plus \$10.00 each item listed on the application	
3. Additional inspections due to failed inspections \$50.00 each	
BOARD OF APPEALS (BUILDING CODE & PROPERTY MAINTENANCE)	
1. Residential Appeal	\$500.00
2. Non-Residential Appeal	\$750.00
3. Continuance Fee (continued for additional Applicant testimony)	50% of original fee paid prior to hearing

BE IT FURTHER RESOLVED that the Subdivision Fee Schedule is hereby amended to hereafter provide as follows:

Application to Sewer Authority if Public Sewer Service is anticipated	\$25.00
RESIDENTIAL - PRELIMINARY PLAN	
1. 1-3 dwelling units or lots	\$150.00
Revised Plan submissions	No Fee Required
2. 4-20 dwelling units or lots	\$180.00 plus \$23.00 per dwelling unit or lot, whichever is greater
Revised Plan Submissions	\$125.00
3. 21-100 dwelling units or lots	\$450.00 plus \$21.00 per dwelling unit or lot, whichever is greater
Revised Plan submissions	\$125.00
5. 101 or more dwelling units or lots	\$1,060.00 plus \$20.00 per dwelling unit or lot, whichever is greater
Revised Plan Submissions	\$125.00
FINAL/RECORD PLAN; administrative fee	\$55.00
NON-RESIDENTIAL, MIXED USE OR COMBINATION PLANS	

(Combination Subdivision/Land Development Plans pay both fees)	
1. Subdivision only; Application fee	
(a) 1-3 lots	\$555.00
(b) 4 or more lots	\$555.00 plus \$88.00 per lot
2. Land Development; application fee	
(a) 0-3,000 gross sq. ft. of floor space	\$220.00
(b) 3,001-25,000 gross sq. ft. of floor space	\$519.00 plus \$27.00 per one thousand gross sq. ft. of floor space
(c) 25,001-50,000 gross sq. ft. of floor space	\$1,050.00 plus \$23.00 per one thousand gross sq. ft. of floor space
(d) 50,001-100,000 gross sq. ft. of floor space	\$1,550.00 plus \$20.00 per one thousand gross sq. ft. of floor space
(e) 100,001 or more gross sq. ft. of floor space	\$2,580.00 plus \$15.00 per one thousand gross sq. ft. of floor space
Gross floor space is all floors above and below grade	
3. Revised plans; administrative fee for 3 lots or 3,000 sq. ft. or less	No Fee Required
4. Revised plans; administrative fee for over 3 lots or over 3,000 sq. ft.	\$190.00
Fee-in-Lieu of Park and Recreation Area	
1. Annexation	\$500.00
2. Minor Subdivision	\$500.00

3. All other Subdivisions	
(a) Heavy Industrial (HI)	
Light Industrial (LI)	

Commercial Business 1 (CB1)	
Commercial Business 2 (CB2)	\$75,000.00/acre*
(b) Residential 15 (R-15)	
Residential 25 (R-25)	\$55,000.00/acre*
(c) Residential 50 (R-50)	
Residential 2 (R-2)	\$35,000.00/acre*
*An acre is determined by multiplying the number of proposed lots by 0.0124.	
CONSULTANT FEES	
<p>The Board of Supervisors hereby directs that review fees for consultants engaged by the Township to review, comment upon or address such application shall be chargeable to and payable by the Applicant in addition to the aforesaid application fees at such rates as are established annually at the Board of Supervisors organization meeting and having been determined that such rates are reasonable and in accordance with the ordinary and customary charges by the municipal consultant for similar service in the community and do not exceed the rate or cost charged by the same when fees are not reimbursed or otherwise imposed on applicants.</p> <p>The said monies shall be placed in an escrow fund at the time of submission of said plans and/or applications and shall be applied to fees as they are accrued and billed to the Township. In the event that the actual cost for professional and consultant review fees do not exhaust said escrow fund, the balance thereof shall be refundable to the applicant. Said funds shall be maintained to insure satisfaction of all such fees and in the event that such escrow fund shall be reduced by payment of such fees to an amount equal to or less than 20% of the original escrow deposit, applicant shall post additional monies, as may be directed by the Township, to renew such fund, which additional monies shall be tendered and paid to Township within ten (10) days of a written request by Township. In the event that applicant fails to pay said additional monies as directed by Township, the review, comment or approval of said plan shall be withheld until and unless applicant furnishes such additional monies. Applicant shall retain all the benefits and entitlements of review of such fees in accordance with the terms of the Pennsylvania Municipalities Planning Code now in effect, or as hereinafter amended.</p>	
ADVANCED ESCROW DEPOSIT OF CONSULTANTS FEES	
<p>The applicant shall, upon submission of the application be required to tender, in accordance with the following schedule, certain monies to be placed in an escrow fund to be applied to satisfy professional and consultants fees and/or other costs incurred by the Township in reviewing said plan as follows:</p>	
1. Residential Subdivision and/or Land Development	

(a) Annexation	\$500.00
(b) 0-10 lots	\$250.00 + \$500.00/lot or unit, whichever is greater
(c) 11-50 lots	\$5,500.00 + \$100.00/lot or unit, whichever is greater
(d) 51 or more lots	\$10,500.00
2. Non-Residential, mixed use or combination plans. Combination plans must post escrow in accordance with paragraphs (a) and (b) below:	
(a) Subdivision only	\$1,000.00 + \$200.00 per acre
(b) Land Development (Note: msf is 1,000 sq. ft. of floor space)	
(i) No buildings	\$1,000.00 + \$50.00 per acre
(ii) Up 25,000 gross sq. ft. floor space	\$3,000.00
(iii) 25,001-50,000 gross sq. ft. floor space	\$3,000.00 + \$100 per msf
(iv) 50,001-100,000 gross sq. ft. floor space	\$4,000.00 + \$100 per msf
(v) 100,001 or more gross sq. ft. floor space	\$5,000.00 + \$100 per msf
Gross floor space is all floor level above and below grade.	
SNOW CLEARING	
In accordance with Ordinance No. 11-02 Clearing Un-shoveled Sidewalks	\$65.00 minimum for the first hour. \$65.00 for any additional time spent. It will then be prorated every quarter hour (15 min.)
HEARINGS	
1. Conditional Use Application: Applicant will be required to pay any expenses incurred by the Township over and above these amounts, including but not limited to notice and advertising costs, court reporters charges for appearance, transcription and pages of testimony, and any other necessary administrative overhead connected with the hearing.	\$750.00

2. Curative Amendment, substantive challenge application: Applicant will be required to pay any expenses incurred by the Township over and above these amounts, including but not limited to, compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, court reporters charges for appearance, transcription and pages of testimony, and any other necessary administrative overhead connected with the hearing.	\$2,000.00
3. Petition to Rezone	\$2,000.00
4. Non-Conforming Use Registration Fee	\$50.00
5. Zoning Hearing Board Application: Applicant will be required to pay any expenses incurred by the Township over and above these amounts, including but not limited to compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, court reporters charges for appearance, transcription and pages of testimony, and any other necessary administrative overhead connected with the hearing.	
(a) Variance, special exception, interpretation application	
- residential zone	\$600.00
- non-residential	\$1,000.00
(b) Appeal from Zoning Officer	
- residential zone	\$600.00
- non-residential	\$1,000.00
PRELIMINARY OPINION FROM ZONING OFFICER	
Pursuant to Section 916.2 of the Pa. Municipalities Planning Code, Act of 1968, P.L. 805 as re-enacted and amended.	\$500.00 submitted with request plus advertising costs
ACT 209 FEE	
1. Advanced review/estimate of Act 209 Impact Fees Escrow	\$300.00
2. Pre-Act 209 Impact Fee	\$500.00
3. Act 209 Service Areas – Residential	
- Service Area 1	\$1,972.50
- Service Area 2	\$3,695.00
4. Act 209 Service Area Non-Residential	Calculated by Traffic Engineer
GRADING AND EXCAVATION (Plans not submitted in conjunction with a subdivision or land development plan)	
1. Grading and Excavation Permit	\$75.00

2. Escrow	
(a) Five thousand (5,000) square feet or less of disturbance	\$700.00
(b) Five thousand and one (5,001) square feet or more of disturbance	\$2,000.00
(i) In the event that the cost of review and inspection exceeds the fees set forth above, the property owner shall be required to reimburse the Township in the full amount of the deficiency. In the event that the fee paid above exceeds the actual review and inspection costs, Township shall reimburse the remaining amount to the applicant.	
DRIVEWAYS	
1. Driveway Permit	\$35.00
2. Highway Occupancy Permit (site specific permit)	\$35.00
STREETS	
1. Application Fee	\$50.00
<u>GENERAL PERMIT INSPECTION FEES</u>	
These fees are applied to the costs incurred in the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with Township specifications and permit provisions.	
1. Linear Surface Openings (These fees are calculated on the total linear feet of the opening being permitted within different areas of the right-of-way)	
(a) Total linear feet of opening each (100 foot increment or fraction thereof):	
(i) Opening in pavement	\$40.00
(ii) Opening in shoulder	\$20.00
(iii) Opening outside pavement and shoulder	\$10.00
(b) If a longitudinal opening simultaneously occupies two or more highway areas identified in subparagraph (a), only the higher fee will be charged. Linear distances shall be measured to the nearest foot.	

2. Surface Openings of Less Than 36 Square Feet (e.g., service connections performed independently of underground facility installation, pipe line repairs) (each opening).	
(a) Opening in pavement	\$30.00
(b) Opening in shoulder	\$15.00
(c) Opening outside pavement and shoulder	\$10.00
If an opening simultaneously occupies two or more highway areas identified in subparagraph (a), only the higher fee will be charged.	
3. Above-Ground Facilities (e.g., poles, guys and/or anchors if installed independently of poles)	
(a) Up to 10 physically connected above-ground facilities (each continuous group)	\$20.00
(b) Additional above-ground physically connected facilities (each pole with appurtenances)	\$2.00
4. Crossings (e.g., "overhead" tippies, conveyors or pedestrian walkways and "undergrade" subways or mines)	\$80.00
5. Seismograph - Vibroseis Method (e.g., prospecting for oil, gas)	
(a) First mile	\$50.00
(b) Each additional mile or fraction thereof	\$5.00
6. Non-Emergency Test Holes in Pavement or Shoulder (each hole)	\$5.00
7. Other (e.g., bank removal, sidewalk and curb)	\$20.00
SEWAGE AND PLUMBING	
1. Sewer Capacity Certification Application Fee	\$20.00
2. Sewer Account Certification Fee	\$20.00
3. Plumbing Inspections-Public Sewer Connection	
(a) Application and initial inspection fee	\$50.00
(b) Additional follow-up inspection fee	\$25.00 per visit
4. Reserve Capacity Fees	As determined by Board of Supervisors and/or Sewer Authority

5. Sewer Rental Rates	As determined by Board of Supervisors and/or Sewer Authority
*NOTE - Sewer Authority has separate Fee Schedule listing fees in addition to those listed above.	
COPIES OF ORDINANCES AND PUBLICATION	
1. Copies of Ordinances	
(a) Act 209, Traffic Sufficiency Analysis	\$17.00 plus postage
(b) Appendix	\$20.00 plus postage
(c) Act 537 Plan - As Amended	\$40.00 set by engineer
(d) Comprehensive Plan	\$30.00 plus postage
(e) Open Space Plan and Update	\$30.00 plus postage
(f) Sanitary Sewer Standard Construction Specifications	\$30.00 plus postage
(g) Subdivision and Land Development Ordinance	\$30.00 plus postage
(h) Township Construction Specifications Manual	\$30.00 plus postage
(i) Zoning Ordinance	\$35.00 plus postage
(j) Bicycle & Pedestrian Trails Master Plan	\$25.00 plus postage
(k) GIS Information Request	
- Printed page or copy (8½" X 11")	\$0.25
- Administrative Time	\$10.00/15 min. or fraction thereof
LICENSES	
1. Junkyard License	\$500.00
2. Peddling License	\$50.00/day \$500.00/year
3. Plumber's Registration Calendar Year Basis	\$50.00
4. Worker's Compensation Registration Fee - Calendar Year Basis	\$50.00
OIL AND GAS DRILLING APPLICATIONS	
1. Initial Application Fee	\$1,500.00
2. Initial permit	\$500.00
3. Renewal permit	\$500.00

4. Rework permit	\$500.00
LANDLORD RENTAL UNIT REGISTRATION FEE	
1. All rental/rentable units	
(a) Registration Fee	\$25.00 initial registration or upon conversion of the use or change of tenant/rental or rental unit
(b) Inspection Fee	Fee as contracted by Board of Supervisors with an independent contractor
MISCELLANEOUS FEES	
1. Park Reservation Fee	
HICKORY PARK:	
- Pavilion 1 (capacity 40, grill area, electricity, running water)	\$75.00 for resident; \$125.00 for non-resident
- Pavilion 2 (capacity 40, grill area, electricity, running water)	\$75.00 for resident; \$125.00 for non-resident
- Pavilion 3 (capacity 75, grill area, electricity, running water)	\$125.00 for resident; \$175.00 for non-resident
- Pavilion 4 (capacity 20, grill area, electricity)	\$50.00 for resident; \$75.00 for non-resident
- Pavilion 5 (capacity 40, electricity, grill area)	\$75.00 for resident; \$125.00 non-resident
- Entertainment Gazebo	\$50.00 for resident; \$60.00 non-resident
- Food Service Pavilion	\$20.00 for resident; \$35.00 for non-resident
NEW HANOVER COMMUNITY PARK:	

- Pavilion (capacity 40, grill area)	\$75.00 for resident; \$125.00 for non-resident
- Indoor facility (capacity 125, grill area, electricity, indoor restroom)	\$150.00 for resident; \$200.00 for non-resident
2. Recreation Center Fees	
- Gym Use Fee (Resident/Non-Profit) No Furniture or Kitchen	\$30.00 per hour/2 hr. min.
- Non-Resident (No Furniture or Kitchen)	\$45.00 per hour/2 hr. min.
- Kitchen/Furniture (Residents/Non-Profits)	\$50.00 per hour/2 hr. min.
(Non-Residents)	\$75.00 per hour/2 hr. min.
- Individual Room (Residents/Non-Profits) No Furniture	\$10.00 per hour
- (Non-Residents) No Furniture	\$20.00/2 hr min.
- (Residents/Non-Profits) Furniture/TV/Conf	\$15.00 per hour
- (Non-Residents) Furniture/TV/Conf	\$25.00 per hour/2 hr. min
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3. Photocopy of Public Document	\$0.25 per page plus postage
4. Police Accident Report	\$15.00
5. Applicant Finger Printing Fee	\$10.00 for resident;
- Discount offered for more than 3 employees to be fingerprinted	\$25.00 for non-resident
- Each additional card	\$5.00 per card
6. Towing Registration	\$50.00 per year
7. Hauler Registration Fee	\$150.00

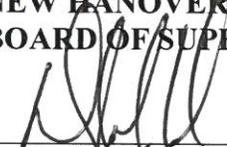
BE IT FURTHER RESOLVED that the provisions of this Resolution are severable and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the Court shall not affect

or impair the remaining sections, sentences, clauses, parts or provisions of this Resolution; it is hereby declared to be the intent of the New Hanover Township Board of Supervisors that this Resolution would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

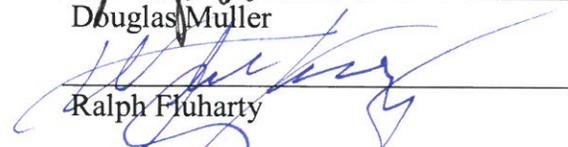
BE IT FURTHER RESOLVED that the remaining provisions of the New Hanover Township Fee Schedule, as initially adopted by Ordinance No. 4-00, and as enforced immediately before the enactment of this Resolution, are intended to be continued, and to the extent not inconsistent herewith, are hereby re-enacted; any sections inconsistent with the amendments hereinbefore referenced are hereby repealed as referenced.

RESOLVED and ENACTED this 11th day of January, 2016.

**NEW HANOVER TOWNSHIP
BOARD OF SUPERVISORS**



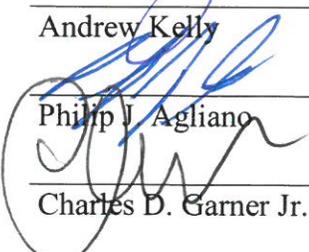
Douglas Muller



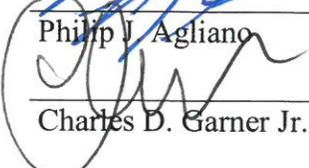
Ralph Fluharty



Andrew Kelly

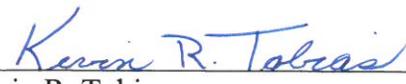


Philip J. Agliano



Charles D. Garner Jr.

ATTEST:



Kevin R. Tobias