

**PALMER TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA
RESOLUTION #2016- 05**

**ESTABLISHING A FEE SCHEDULE OF PLANNING, ZONING,
BUILDING AND OTHER FEES FOR CALENDAR YEAR 2016**

WHEREAS, the Board of Supervisors of Palmer Township, Northampton County has determined it necessary to collect certain fees for directly rendered services and does hereby establish a Fee Schedule as attached hereto; and,

WHEREAS, it is necessary that an appropriate Fee Schedule be established sufficient to defray all expenses that may be incurred by the Township in connection with consideration of the various applications and permits; and,

WHEREAS, the Palmer Township Board of Supervisors annually reviews and amends this fee schedule as necessary.

NOW THEREFORE, be it so Resolved, by the Palmer Township Board of Supervisors that the attached fee schedule be set forth for calendar year 2016 and becomes effective January 01, 2016.

SO RESOLVED AND ENACTED, this 04th day of April, 2016.

Palmer Township



David E. Colver – Chairman
Board of Supervisors

Attest:



Christopher S. Christman,
Township Manager/Secretary



TOWNSHIP OF PALMER • NORTHAMPTON COUNTY, PA

Municipal Building, 3 Weller Place, Palmer, PA 18045-1975, Tel. 610-253-7191, Fax 610-253-9957

Website: www.palmertwp.com

FEE SCHEDULE

Effective: 01/01/2016

Revised: 04/04/2016

Construction Review/Building Permit Fees

| | <u>Fee</u> |
|---|--|
| Accessory structure permit (sheds, detached garages, etc) | |
| 0 to 100 sq. ft. | \$30.00 |
| 101 to 1,000 sq. ft. | \$50.00 |
| Blasting permit* | \$50.00 |
| *Must provide copy of State permit | |
| Building permit (Residential) | |
| New construction, additions, and decks over 30" high | \$0.30 per sq. ft. |
| Unfinished basements, attached garages | \$0.25 per sq. ft. |
| Certificate of Occupancy | |
| New principal use | \$50.00 |
| Additions or renovations to principal use | \$10.00 |
| Pennsylvania UCC surcharge | \$4.00 |
| Commercial Plan Review fee | Refer to Base Engineering Fee Schedule (Exhibit A) |
| Curb construction permit | \$30.00 |
| Engineering fee | \$5.00 per lineal ft. |
| Demolition permit | \$50.00 |
| Digital Sign inspection fee | \$1,000.00 annually |
| Electrical permit | \$30.00 |
| Fence permit | |
| Under 32 linear ft. | \$30.00 |
| 32 linear ft. and over | \$50.00 |
| Fire code permit | |
| Construction | \$50.00 |
| Operational | \$50.00 |
| Fire inspection fee | |
| 0 to 2,500 sq. ft. | \$50.00 |
| 2,501 to 20,000 sq. ft. | \$100.00 |
| 20,001 to 50,000 sq. ft. | \$150.00 |
| 50,001 sq. ft. and over | \$200.00 |
| 2 or more re-inspections | \$50.00 |
| Floodplain Development Permit | \$50.00 |

| | |
|---|------------------------------|
| Interior alteration permit | |
| Under 500 sq. ft. | \$75.00 |
| 500 sq. ft. and over | \$150.00 |
| Mechanical permit | \$50.00 |
| Paving permit – driveways, parking lots * | |
| Residential (new and resurfacing) | \$30.00 |
| Commercial (new and resurfacing) | \$50.00 |
| *Over 3,000 sq. ft. requires stormwater review | |
| Plumbing permit | \$50.00 |
| Pool permit* | |
| Above-ground | \$100.00 |
| Temporary | \$25.00 |
| Inground | \$200.00 |
| *All pools also require an electrical permit | |
| Replacement window permit | \$35.00 |
| Residential plan review fee | |
| New construction, additions 1000 sq. ft. and over | \$50.00 |
| Additions under 1000 sq. ft. | \$30.00 |
| Road opening permit | Based on PennDOT Schedule |
| Roofing/siding permit | |
| Under 10 square | \$30.00 |
| 10 square and over | \$50.00 |
| Septic system permit | |
| New/replacement installation | \$1,000.00 |
| Repairs | \$500.00 |
| Cleaning and pumping | \$10.00 |
| Sewer connection permit | |
| Customer facilities fee | \$100.00 |
| Repairs | \$50.00 |
| Sign permit | |
| New sign | \$50.00 per sign |
| Replacement sign (same size or lettering) | \$50.00 per sign |
| Temporary sign, banner | |
| Up to 14 days | \$25.00 |
| Mobile sign | \$25.00 |
| Deposit | \$150.00 |
| Street/sidewalk construction permit | \$50.00 |

| | |
|-------------------------|-----------------------------|
| Zoning permit | |
| New construction | \$50.00 |
| Residential | \$25.00 |
| Patios, decks under 30" | \$100.00 or 0.0005 times |
| Non-residential | value, whichever is greater |
| Change of use/occupancy | \$50.00 |

Planning and Development Fees

| | Fee |
|---|---|
| Building Code Board of Appeals | |
| Application fee | \$750.00 |
| Zoning Hearing Board Application Fees | |
| Special exception – single-family residential | \$500.00 |
| Special exception – all other | \$1,000.00 |
| Variance – single-family residential | \$750.00 |
| Variance – all other | \$1,000.00 |
| Hearing continuance fee | |
| Single-family residential | \$250.00 |
| All others | \$500.00 |
| Interpretation of ordinance | \$500.00 |
| Curative amendment/validity challenge | \$5,000.00 |
| Transcription of hearing | Actual Cost |
| Zoning Certification Letter | \$25.00 |
| Subdivision/Land Development application fee | |
| Lot line adjustment | \$500.00 |
| Sketch plan | \$500.00 |
| Minor subdivision | \$500.00 |
| Preliminary major subdivision or land development | \$1,000.00 |
| Final major subdivision or land development | \$1,000.00 |
| Site plan | \$500.00 |
| Conditional use request | \$1,000.00 |
| Rezoning request | \$1,500.00 |
| Zoning text amendment | \$1,500.00 |
| Recreation fee (in lieu of improvements) | |
| Residential | \$1,500 per dwelling unit |
| Non-residential | \$3,000 per acre |
| Voluntary traffic contribution* | |
| Residential | \$1,000 per dwelling unit |
| Non-residential | \$1,000 per peak PM trip |
| *if offered by developer and accepted by Township | |
| Sanitary sewer extension application fee | |
| 1 lot | \$500.00 |
| 2 to 5 lots | \$1,000.00 |
| 6 to 12 lots | \$1,500.00 |
| 13 to 80 lots | \$2,500.00 |
| 81 or more lots | \$4,000.00 |
| Sanitary sewer extension administration fee | 2% of construction costs (labor & materials) |

Sanitary sewer tapping fee*

\$2,660.00 per EDU/unit

*Additional fees will be charged in special sewer districts

Escrow Fees

| | Fee |
|---|--|
| Subdivision and land development review escrow | |
| Pre-Submission Meeting | \$2,500.00 |
| Lot Line Adjustment | \$3,000.00 |
| Sketch Plan | \$5,000.00 |
| Site Plan | \$5,000.00 |
| Minor Subdivision | \$5,000.00 |
| Preliminary Major Subdivision or Land Development | |
| Residential | \$5,000.00 + \$100.00 per lot or unit, \$50,000 Max |
| Non-Residential | \$5,000.00 + \$1,000.00 per acre, \$50,000 Max |
| Final Major Subdivision or Land Development | |
| Residential | \$5,000.00 + \$100.00 per lot or unit, \$50,000 Max |
| Non-Residential | \$5,000.00 + \$1,000.00 per acre, \$50,000 Max |
| Land development construction escrow | 5% of improvements estimate, \$5,000 minimum, \$50,000 maximum |
| Miscellaneous Engineering Review Escrow (Storm water, grading, floodplain, retaining wall, etc.) | \$1,000.00 |
| Sewer extension construction escrow | |
| 1 to 5 lots | \$1,000.00 |
| 6 to 12 lots | \$2,000.00 |
| 13 to 80 lots | \$3,000.00 |
| 81 or more lots | \$4,000.00 |
| Sewer lateral construction escrow | |
| Owner/developer installation | \$500.00 |
| <ul style="list-style-type: none">Install lateral from main sewer line to property line under Township supervision. | |
| Township installation | \$5,000.00 |
| <ul style="list-style-type: none">Install lateral from main sewer line to property line. If costs exceed, owner/developer to be billed. Any excess will be refunded to the applicant. | |
| Sewer planning module review escrow | \$400.00 |

SEWER RATES

| | <u>Fee</u> |
|-------------------------|-------------|
| Unmetered Water Service | \$105.00 |
| Metered Water Service | |
| a) Minimum (5 units) | \$27.50 |
| b) First 100 units | \$5.50/unit |
| c) Next 900 units | \$3.88/unit |
| d) Over 1,000 units | \$3.13/unit |

Documents and Publications

| | <u>Fee</u> |
|--|--------------------------|
| Plans and ordinances | |
| Zoning ordinance and map | \$30.00 |
| Zoning map only | \$5.00 |
| Subdivision and land development ordinance | \$20.00 |
| Comprehensive plan | \$15.00 |
| Copies of maps or plans | \$5.00 |
| Copies larger than 11" x 17" | \$5.00 per side |
| Sewer specification manuals | |
| Sanitary sewer extensions | \$40.00 |
| Pressure wastewater sewer and grinder pumps | \$15.00 |
| Police reports | |
| Accident report | \$15.00 per report |
| Incident report | \$0.25 per page per side |
| Fire reports – Noncriminal Investigation Reports | |
| Residential Properties | \$75.00 |
| Commercial Properties | \$100.00 |
| All Other (i.e. Accident Reports) | \$50.00 |
| Open Records Requests/Duplications | \$0.25 per page per side |
| 8.5" x 11" up 11" x 17" | \$5.00 per page |
| Maps/plans greater than 11" x 17" | Actual Cost |
| Electronic media | Actual Cost |
| Postage | \$1.00 per request |
| Certification of Copies | |

Licenses and Miscellaneous Fees

| | Fee |
|---|--------------------|
| Bounced check fee | \$25.00 |
| Business license | \$25.00 |
| Dog pound fee | |
| Pick-up fee | \$50.00 |
| Holding fee | \$25.00 per day |
| Easement agreement* | |
| Recording fee, up to 4 pages | \$18.50 |
| Recording fee, each additional page | \$2.00 |
| Parcel certification fee | \$10.00 per parcel |
| *As set by County, may be subject to change | |
| Foreclosed Property Registration fee | \$200.00 |
| Funeral Escort Fee | \$25.00/escort |
| Knox box Fee | \$25.00 |
| Liquor License Transfer | \$2,000.00 |
| Moving permit | \$5.00 |
| Pathfinder sign rental | \$100.00 |
| Initial registration - 6"x 24" sign | \$100.00 |
| Initial registration - 6" x 36" sign | \$25.00 |
| Annual permit | |
| Peddler's license | |
| Per day | \$20.00 |
| Per month | \$50.00 |
| Per year | \$160.00 |
| Plumber's license | \$50.00 |
| Master plumber | \$30.00 |
| Journeyman | \$15.00 |
| Apprentice | |
| Water diversion meter* | \$160.00 |
| * Requires plumbing permit and associated fees | |
| Yard waste drop off fee | |
| Car trunk | \$5.00 |
| Pickup or small utility trailer | \$10.00 |
| Stake body truck | \$30.00 |
| Small dump truck (up to Class 4 window sticker) | \$50.00 |

Facility Rentals

Fee

| | |
|---|---|
| Fairview Park Pavilion | \$75.00 residents \$150.00 non-residents |
| Penn Pump Park Pavilion Pavilion permit not to exceed 150 people | \$100.00 residents \$175.00 non-residents |
| Penn Pump Park Picnic Permit Picnic Permit not to exceed 50 people | \$50.00 residents \$100.00 non-residents |
| Briarcliff Park Pavilion | \$75.00 residents \$150.00 non-residents |
| Riverview Park Pavilion | \$100.00 residents \$175.00 non-residents |
| Mill Race Park Pavilion | \$75.00 residents \$150.00 non-residents |
| BIP Pavilion at the Charles Chrin Community Center | \$75.00 residents \$150.00 non-residents |
| Charles Chrin Community Center Community Room A and B Each | \$45.00/hr. residents \$55.00/hr. non-residents |
| Combined | \$90.00/hr. residents \$110.00/hr. non-residents |
| Multi-Purpose Room Half | \$45.00/hr. residents \$55.00/hr. non-residents |
| Entire | \$90.00/hr. residents \$110.00/hr. non-residents |
| Gymnasium | |
| Gymnasium Rental | \$50.00/hr. |
| Special events | Variable |
| Laying floor | \$90.00 |
| Kitchen/dining room | \$15.00/hr. |