

TYRONE TOWNSHIP

RESOLUTION 2018-02

A RESOLUTION AMENDING THE FEE SCHEDULES OF TYRONE TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA.

BE IT IS HEREBY RESOLVED by the Board of Supervisors of Tyrone Township, Adams County, Pennsylvania, that pursuant to the grant of powers set forth in the Second Class Township Code and / or Municipal Codes passed by the General Assembly of the Commonwealth of Pennsylvania, that the Board of Supervisors wish to incorporate into one resolution all fees , Permit , application fees , UCC Permit, Escrow account and administrative fees into the current schedule for the Township of Tyrone, Adams County, Pennsylvania, is as follows:

➤ **Administration**

Mailing fee (actual Postage plus an administrative Cost)	\$ 1.50
Photocopies (per page)	\$.25 single side
doubled sided	\$.50
Return check Charge	\$30.00
Certifications	\$10.00
Tax Certifications	\$10.00
Tax Duplicates	\$10.00
Late fee on Invoices (does not apply to Sewer Bills)	1.5%/Mon. Plus any additional cost
Copying records onto electronic media plus cost of media	\$25.00 +Professional cost
Copying Land Development /Subdivision plans plus actual cost	\$75.00 + cost
Sanitary Sewer Tapping Fee	\$2,500.00
Manuals/Ordinances/Rules & Regulations- Sewer	\$10.00 Each
Subdivision & Land Development Ordinance	\$25.00
Township Map	\$ 6.00
Zoning Map	\$ 6.00
Zoning Ordinance	\$15.00

Act 537 Plan

\$25.00

- UCC Appeals Hearing Actual Cost to be billed

Zoning Hearing

Variances:

Residential \$500

Commercial / Industrial \$700

- These fees are not reimbursable and if chargeable cost exceeds these fees, those cost will be billed to the applicant and is payable within 30 days.

- Special Exceptions

Residential \$650

Commercial / Industrial \$750

- These Fees are not reimbursable and if chargeable cost exceeds these fees, those costs will be billed to the applicant and are payable within 30 days.

- Curative Amendment or Substantive Challenge **\$4,000**

- Procedural Challenge **\$4,000**

Zoning Hearing Board Application Required

- Challenges to any provision to the Zoning Ordinance and or ordinance amendment
These fees are not reimbursable and if charges exceed these fees those cost will be billed to the applicant and is payable within 30 days.

- Zoning Map Change **\$2,500**

- These fees are not reimbursable and if cost exceed this amount the cost will be billed to the applicant

- Text Amendment Before Board of Supervisors **\$1,500**

- All cost over and above \$1,000 will be billed to the applicant and is payable within 30 Days.
- **Conditional Use Hearing**
- Hearing before the Board of Supervisors, for land specifically authorized as conditional use under the Zoning Ordinance.

Residential \$1,500.00 (Less than 24 units) and if there are additional cost that cost will be billed to the applicant

Residential (greater than 25 units) \$2,700 and if there is additional cost that cost will be billed to the applicant

Commercial / Industrial \$2,000.00 if there is additional cost that cost shall be billed to the applicant

- **Stenographer** 50% of the cost billed by Stenographer
- This cost will be billed to the applicant plus an administrative fee of \$5.00 and is payable within 30 days.
- **Subdivision Plan Fees And Land Development Plan Fees**
- **Escrow Deposit applies to Review of Subdivision and Land Development Plans**

(I.) Sketch Plans Escrow- \$500.00 (if for written report) - **\$125**

A. For Subdivision plans, a flat fee of Twenty-five dollars (\$25.00) plus a fee of three dollars (\$3.00) for each lot shown thereon.

B. The applicant shall pay to the Township any fee that is incurred by the Township's solicitor, engineer or zoning officer in regard to review of said plans, and an administrative fee of ten dollars (\$10.00.)

(II.) Preliminary Plans¹ Escrow- **\$500**

A. For subdivision plans a flat fee of Twenty-Five dollars (\$25.00) plus a fee of three dollars (\$3.00) for each lot shown thereon.

B. For all other plans a flat fee of Forty-Five dollars (\$45.00.)

C. The applicant shall pay to the municipality any fee that is incurred by the Township's solicitor, engineer or zoning officer in regard to review of said plans, plus an administrative fee of ten dollars (\$10.00.)

(III.) Final Plan Fee¹ Escrow- **\$750**

A. For subdivision plans a flat fee of Forty dollars (\$40.00.)

B. For all other plans a flat fee of Twenty-Five dollars (\$25.00)

- C. For all plans an additional flat fee of three dollars (\$3.00) for each lot shown thereon.
- A reimbursement to Tyrone Twp. for Postage used and \$.25 per copy of extra copies must apply and will be taken from escrow funds.

¹ All plans that are submitted as a combined Preliminary/Final Plan shall be considered a Final Plan unless otherwise determined by the Township.

➤ **Storm Water Management Review , Enforcement and Inspection**

Level 1: Impervious area is up to 1,000 Ft- Plan Exempt

Permit Fee \$35

Level 2: Impervious area is 1,000 ft to 10,000 ft – Exempt if disconnected

Permit Fee Includes \$75 - \$125

- ✓ **Administrative Fee \$25.00**
- ✓ **Application Review Fee \$35.00 + Engineering Fee**

Level 3: Impervious area is between 1,000 ft and 5,000 ft requiring BMPS – Minor Plan

Permit Fee	\$60
Site Inspection	<u>\$75</u>

Total \$135

- Certification and approval completion form must be issued and the property owner is required to record the Stormwater Management Permit with the Office of the Recorder of Deeds, Adams County Courthouse, 117 Baltimore Street, Room 103, Gettysburg, PA 17325.
- If review of the Stormwater Management Plan by the Township Engineer to verify compliance with the Stormwater Management Ordinance and for inspection of the Stormwater Facilities, an Escrow Deposit of \$400.00 is required at time of Application.

Level 4: Impervious area is greater than 5,000 ft and cannot be disconnected - formal plan

Permit Fee	\$ 55
Engineering Escrow	<u>\$500</u>

Total \$555

- Engineering escrow is for review of the stormwater management plan by the Township Engineer to verify compliance with the stormwater management ordinance and for inspection of the stormwater management facilities.
- The Engineering Escrow Fee is an estimate of the anticipated review and inspection cost for the proposed project. If the engineering cost exceeds the escrow amount, the applicant will be responsible for any additional review or inspection costs. Any remaining funds will be returned to the applicant upon issuance of the final completion certification for the stormwater management facilities.
- All stormwater management plan reviews for Subdivision and Land Development Plans will be subject to the fee schedule established by the Township for Subdivision and Land Development Plans.

1. Residential Units

Services: required UCC building/occupancy permit, plan review, footings, foundations, framing, electrical, plumbing, mechanical, energy and final inspection:

Less than 500 sq ft.	\$500
501 – 999 sq ft.	\$525
1,000 – 1,800 sq ft.	\$700
1,801 – 2,000 sq ft.	\$900
2,001 to 2,400 sq.ft.	\$975
2,401 sq. ft. and up	\$975 plus an additional \$0.50 cents per sq.ft.

Add for: **Required under slab inspection visit** **\$ 55 / visit**

Fire Sprinkler; Plan review and inspection **\$160**

2. Stand Alone Structures

A. Detached Buildings, Decks, Porches, Etc. services; footers, framing, final **\$197**

B. Manufactured Homes at grade:

footer, piers, tie downs, r/l inspection, skirting, framing, final **\$350**

C. In ground Pool:

Pre-pour, post-pour, barrier, final \$290

D. On ground Pools:

Final \$95

E. PV Systems, Windmills:

Plan review, footer, framing, electrical \$338

- ✓ ADDED service visits – mechanical, plumbing, electrical add to “A” above \$55 per inspection
- ✓ Return inspections add to “2” AND /OR “4” \$55 per visit

- 3. Individual Inspections: \$55 per visit
- 4. Electrical Service Inspections \$70 per visit
- 5. Conditional Use Inspection/Permit \$65 per permit
- 6. Commercial Building Permit \$160 per permit

Note: Fee schedule will be reviewed annually.

Permits revoked or suspended for cause-no refunds will be granted

All invoices need to be paid before occupancy permit will be issued.

➤ Road Weight Restriction Permit \$175

➤ Road Occupancy Permit \$100

➤ Sign Permit:

Sign - Non-electric up to 40 sq.ft. \$125

41 sq.ft. up to 60 sq.ft. \$175

61 sq.ft. and over \$4.00 per square foot calculated on both sides

Sign – Electric same sizes as above add \$125

❖ A fee of \$4.00 will be added to all UCC required permits (state Fee)

➤ **Agricultural Buildings**

Not Commercially Operated: \$85

➤ **Permit Fee (Minimum)** **\$45 per building** (for projects not regulated by the Building code)

➤ **Zoning Permit** **\$90**

Sewage Enforcement Officer

➤ **SEO Permits:** Escrow Account will be established based on SEO Estimate of cost and will include a \$25 administrative fee charged by the Township.

➤ All SEO Permit applications must be obtained from the SEO of Applicants choice and Escrow amount paid at the time of application.

➤ You may choose the SEO you wish to use. Request a schedule of fees from the SEO directly.

➤ **SEO for Tyrone Township:** (Applicant may choose which to use)

Wm F. Hill & Associates 717-334-9137 or

KPI Technology 717-339-0612

✓ Permits revoked or suspended for cause, no refunds will be granted

✓ All invoices must be paid before the Occupancy Permit will be issued

Subdivision/Land Development Professional/Consultant Fee Policy

- A revised scheduled of fees required by Tyrone Township for the conduct of business including Subdivision/Land Development fees and escrow for reimbursement of Township costs related to plan review and inspection of improvements, building permit fees, planning fees professional cost(s), zoning fees and reviews, all permit fees and miscellaneous other administrative fees for services.

This schedule of fees is adopted pursuant to various provisions of the Second class Township code, P.L. 350, No. 60 as amended, pursuant to General Powers, Section 1506, provided for the adoption of regulations for the proper management of township finances and

Whereas the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as amended, pursuant to Article V Subdivision and Land development, Section 503, provides for the charge of review fees including the necessary and reasonable charges by the municipality's professional consultants or engineer for review or report and

Whereas the Pennsylvania Municipalities Planning Code , Act of 1968,P.L.805, No. 247 as amended, pursuant to Article VI Zoning .Section 617.3 (e) provides for the governing body to prescribe reasonable fees with respect to the Administration of a zoning ordinance and with respect to hearings before the zoning Hearing Board and

Whereas the Pennsylvania Municipalities Planning Code, Act of 1968, P.L.805, No.247 as amended, pursuant to Article IX Zoning Hearing Board and other Administrative Proceedings, Section 908, provides for the governing body to prescribe reasonable fees with respect to hearings before the Zoning Hearing Board and also for conditional uses before the governing body (Section 913.2) to attach reasonable conditions it may deem necessary to implement the purposes of The Act., and

The Pennsylvania Municipal Planning Code, act of 1968,P.L.805,No.247, as amended, to provide for the charges of necessary and reasonable charges by the municipality's professional consultants for review and/or reports and inspection of improvements; and reasonable fees and cost with respect to hearings before the Municipal Planning Commission, Zoning hearing Board ; reasonable fees and cost with respect to conditional use hearings before the governing body; all permit fees, and reasonable fees with respect to the administration of a zoning ordinance, subdivision and land development ordinance , Stormwater Management , Professional Fees, Administrative Fees and UCC and building fees.

Every applicant, at the time of filing an application for approval of a subdivision or land development, including open space development, shall pay to Tyrone Township a non-refundable filing fee and funds for deposit in an escrow account provide for the payment of review fees including reasonable and necessary charges by the municipality's professional consultants for site plan review and report thereon. The escrow deposit for site plan review shall be in accordance with the following.

The escrow deposit for site plan review referred to above shall be used to pay for the reasonable and necessary charges by the municipality's professional consultants including but not limited to architects, attorneys, certified public accountants, engineers, geologist, land surveyors, landscape architects and planners, for the review and report thereon of subdivision and land developments, legal documents agreement and performance guarantees, and other matters related to the review and approval of the application. This escrow account is separate from and does not include the escrow deposit for site inspection and other monitoring during development set forth. Such review fees shall be reasonable and in accordance with the ordinary and customary charges for similar services in the community but in no event shall exceed the rate or cost charged by the professional consultants for comparable services to the municipality for services which are not reimbursed or otherwise imposed on applicants.

Every applicant, after receiving final approval of a subdivision, land development or open space development plan, but before any building permits may be issued or any development activity or construction commenced, shall pay to the Township of Tyrone an escrow deposit for the cost of reasonable expenses incurred in connection with the inspection of improvements. The Escrow deposit shall be used to pay for site inspections, monitoring and other expenses charged by the municipality's professional consultants, including but not limited to architects, engineers, attorneys, planners, landscape architects and certified accountants during construction development. Such expenses shall be reasonable and customary.

- Escrow account Deposits shall be based on recommendation of the Township Engineer and shall be reasonable and unused funds remaining will be returned to the depositor after an administrative fee is withheld. Funds from the escrow account will be used to pay for Professional and consultant fees and shall be reasonable.
- Escrow Accounts shall not go below fifty percent (50%) of the original deposit and the Township will require additional deposits to restore funds to the original deposit within 10 days. All work or reviews shall stop until the escrow account is restored.

RESOLVED THIS 2nd day of January, 2018 by the Board of Supervisors of Tyrone Township, Adams County, Pennsylvania

ATTEST:

Secretary

Russell Raub, Chairman