

**TOWNSHIP OF WEST BRADFORD
RESOLUTION 11-02**

**A RESOLUTION TO SET VARIOUS FEES
TO BE CHARGED FOR TOWNSHIP SERVICES
THAT ARE OFFERED ON A FEE BASIS**

Whereas, various Ordinances call for the establishment of fees for permits, reviews, and/or inspections; and

Whereas, the Township provides various other services for which it charges fees; and

Whereas, it is helpful to have all of the fees listed in a single document for the benefit of the public;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the following shall be the fees charged by West Bradford Township, as listed herein:

SECTION 1 – GENERAL GOVERNMENT

Sale of documents:

| | |
|---|---------------------------------|
| Comprehensive Plan | \$35.00 |
| Open Space and Recreation | \$30.00 |
| Subdivision and Land Development Ordinance | \$40.00 |
| Zoning Ordinance | \$55.00 |
| Zoning Maps | \$3.00 |
| GeoPlan Maps of Property Information | \$3.00/sheet |
| Copies (done by staff): | |
| 8 ½" x 11" | \$.25/sheet |
| 8 ½" x 14" | \$.50/sheet |
| 11" x 17" | \$1.00/sheet |
| Any document taken to an outside vendor for copying | Actual cost per document + \$15 |
| Digital copies of materials (when available) have an additional media/production fee | \$3.00 |
| Certified Copies | Additional \$1.00 per sheet |

Prepayment Requirement:

Fees expected to exceed \$100 must be prepaid prior to Township granting request for access to records.

Once any request for access is fulfilled and ready for release, the cost of the records must be paid prior to their release.

SECTION II – PUBLIC SAFETY

A. BUILDING PERMITS FOR CONSTRUCTION, ALTERATIONS, ADDITIONS AND DEMOLITION

New Construction

(a) Residential, Commercial, and Industrial

Permit fees shall be based on the gross area (outside dimensions) and type of construction of each building area in accordance with I.C.C. Formulation. (Please see Attachment ‘A’)

(b) Agricultural Buildings (Storage only of farm equipment, farm animals and/or products)

| | |
|--|---------|
| For first 1,000 square feet of area | \$75.00 |
| Per additional 100 square feet or fraction thereof | \$5.00 |

Additions

(a) Additions to Single-Family Dwellings and Two-Family Semi-Detached Dwelling Units

Living Area

| | |
|--|--------|
| For each square foot or any fraction thereof (outside dimensions) | \$0.35 |
|--|--------|

Use same fee as for new construction

| | |
|-------------|----------|
| Minimum Fee | \$200.00 |
|-------------|----------|

(b) Garages (attached or detached, accessory to residential)

| | |
|--------------------------------------|---------|
| Use same fee as for new construction | \$37.87 |
|--------------------------------------|---------|

| | |
|--|----------|
| Minimum Fee (unless garage is submitted as part of a residential permit, then no minimum fee) | \$100.00 |
|--|----------|

(c) Apartments and Motels

Use same fee as for new construction

| | |
|-------------|----------|
| Minimum Fee | \$300.00 |
|-------------|----------|

(d) Other Types of Residential Dwelling Units Not Otherwise Specifically Covered by the Fee Schedule

Use same fee as for new construction

| | |
|-------------|----------|
| Minimum Fee | \$300.00 |
|-------------|----------|

(e) Non-Residential Additions

Use same fee as for new construction

| | |
|-------------|----------|
| Minimum Fee | \$300.00 |
|-------------|----------|

Alterations and Repairs Which Do Not Increase Area

Submit contract or estimate with permit application

| | | |
|--|--|----------|
| (a) <u>Residential Alterations</u> (which do not increase area) | | |
| First \$1,000.00 of construction | | \$50.00 |
| For each additional \$1,000.00 or fraction thereof | | \$15.00 |
| (b) <u>Alterations to Non-Residential Structures</u> | | |
| First \$1,000.00 of construction | | \$150.00 |
| For each additional \$1,000.00 or fraction thereof | | \$30.00 |
| (c) <u>Alterations to Agricultural Structures Which Do Not Increase Area</u> | | |
| Per \$1,000.00 of cost of improvements or fraction thereof | | \$10.00 |

Special Construction

| | | |
|---|---|----------|
| (a) Swimming Pools | | |
| Inground | | \$300.00 |
| Aboveground | | \$75.00 |
| (b) Spas, Hot Tubs | | \$50.00 |
| (c) Decks, Porches, Balconies | | |
| 200 square feet or less | | \$50.00 |
| 201 square feet to 400 square feet | | \$70.00 |
| 401 square feet to 600 square feet | | \$90.00 |
| over 600 square feet | | \$110.00 |
| (d) Detached Storage Sheds – (Accessory to R-3 Use) | | |
| 499 square feet or less – zoning permit | | \$50.00 |
| over 500 square feet – dwelling permit | | |
| | see New Construction (a), page 2 | |
| (e) Fireplaces and Chimneys | | \$60.00 |
| (f) Woodstoves/Fireplace Inserts | | \$50.00 |
| (Construction of chimney at same time) | | \$110.00 |
| (g) Retaining Walls - Fences | | |
| 4 feet or less – zoning permit | | \$50.00 |
| over 4 feet | | \$70.00 |
| (h) Temporary Construction Trailers & Buildings | | \$165.00 |
| (i) Driveways (when not part of Building Permit) | | \$50.00 |
| (j) Temporary Structures (tents, membrane structures) | | \$55.00 |
| (k) Canopies and Awnings | | \$55.00 |
| (l) Signs – see Section B | | |
| (m) Fuel Storage Tanks (aboveground and inground) | | \$55.00 |
| (n) Blasting Permits | | \$55.00 |
| (o) Mechanical Permits | | |
| First \$1,000.00 | | \$60.00 |
| Each additional \$1,000.00 | | \$6.00 |

| | |
|---|----------------------------|
| (p) Plumbing Permits | |
| First 5 fixtures | \$100.00 |
| Each additional fixture | \$7.00 |
| Water Service | \$55.00 |
| Sewer | \$55.00 |
| (q) Mobile Homes | |
| Per 100 square feet or fraction thereof | \$50.00 |
| (r) Timber Harvesting | \$50.00 |
| (s) Pool Barriers | \$55.00 |
| (t) Demolition | \$150.00 |
| | |
| (u) Re-Roofing | \$50.00 |
| (v) Lawn Irrigation Systems | \$100.00 |
| (w) Electrical Permits – All electrical permit applications shall be accompanied by two (2) sets of approved plans. Plans shall be approved by a PA Labor & Industry Approved Electrical Underwriter. | \$30.00 Administration Fee |
| (x) Cell Towers (New Installations) | \$500.00 |
| (y) Antennae (Collocating on Existing Structure) | \$150.00 per Antenna |
| (z) Required Stormwater Mgmt. Systems – Escrow Required at time of Application | \$500.00 |

Reinspections/Temporary Certificate of Occupancy

| | |
|---|--------------------------|
| (a) If, in the opinion of the Building Official, the construction for which an inspection has been requested is not ready for the inspection, such that the inspector has to reschedule the inspection, then an additional fee shall be paid to the Township prior to the reinspection. | \$55.00 per Reinspection |
| (b) As permitted by the Building Code, the holder of a permit may request a Temporary Use and Occupancy Permit. The Building Official, at his discretion, may issue a Temporary Use and Occupancy Permit after the fee is paid to the Township. | \$55.00 |

Use and Occupancy Permit Fee

| | |
|---|----------|
| (a) Residential (per dwelling unit) | \$150.00 |
| (b) Non-Residential (excluding Agriculture) (per unit) | \$150.00 |
| Each four full-time employees, or any fraction thereof, Shall be equal to one unit. Each non-residential use Shall pay a fee equal to the equivalent number of units. | |

Appeals to the Building Appeals Board

Appeals to the Building Appeals Board \$600.00

B. SIGN PERMITS

A fee shall be submitted with each sign application in the following amounts:

(a) Ground and Projecting Signs:

Up to 6 square feet inclusive \$25.00
 Over 6 square feet to 20 square feet inclusive \$40.00
 Over 20 square feet to 32 square feet inclusive \$60.00

(b) Wall and Roof Signs:

Up to and including 50 square feet \$60.00
 For each additional 10 square feet \$25.00

C. HIGHWAY OCCUPANCY

Use schedule of fees for Highway Occupancy Permits as Established by PennDOT – last revised September 1992.

D. FIRE HYDRANTS

Annual fee per property within 780' of hydrant \$22.00

Services:

Certifications \$25.00
 Late fee 10%
 Court costs – for collection of past due bills Actual costs

SECTION III – REFUSE COLLECTION

Semi-annual refuse billing per unit \$99.00 (\$16.50/month)

Late fee for semi-annual refuse bill (after due date of bill) 10%

Trash stickers (one sticker to be used for each bag of refuse) \$2.50/sticker

Sticker Postage & Mailing Fee \$1.00

Leaf bags \$0.50 each

Services:

Certifications \$25.00

Court costs – for collection of past due bills Actual costs

SECTION IV – COMPOSTING SITE

| | |
|--|-----------|
| East and West Bradford Residents: | |
| Pick-up truck, SUV or equal | \$5.00 |
| Bagged leaves (biodegradable bags only or loose) | No Charge |
| Stake body or small dump truck | \$10.00 |
| Car trunk | No Charge |
| Commercial (working for resident or resident of another municipality): | |
| Pick-up truck, SUV or equal | \$10.00 |
| Bagged leaves (biodegradable bags only or loose) | No Charge |
| Stake body or small dump truck | \$20.00 |
| Commercial: | |
| Pick-up truck, SUV or equal | \$15.00 |
| Leaves (per load, each truck and/or trailer) | \$10.00 |
| Stake body or small dump truck | \$25.00 |
| Chipped tree material (per load) | \$10.00 |

SECTION V - WASTEWATER TREATMENT PLANT SEWAGE FEES - ALL SYSTEMS

| | |
|--|--------------|
| Residents' Quarterly Fee | \$187.50 |
| Developers' Fee | |
| From Connection date to U & O Issuance (must pay before U & O will be issued) | \$2.05/day |
| Late fee for quarterly sewer bill (after due date of bill) | 10% |
| Court costs – for collection of past due bills | Actual costs |

SECTION VI – ZONING

A. GENERAL

| | |
|--------------------------------------|----------|
| Zoning Hearing Board application | \$600.00 |
| Conditional Use application | \$750.00 |
| Zoning Permit application | \$60.00 |
| Economic Development License Hearing | \$600.00 |
| Validity Challenge | \$800.00 |
| Zoning Confirmation Letter | \$50.00 |

B. ANNUAL PERMITS

| | |
|--|----------|
| Bed & Breakfast Inn | \$100.00 |
| Mobile Home Park | |
| Base Fee | \$15.00 |
| Each Occupied Lot | \$2.00 |
| Junk Yard | \$250.00 |
| Operation Permit – Non Residential Uses | |
| Annual fee unless change of occupancy occurs | \$25.00 |

SECTION VII – SUBDIVISION AND LAND DEVELOPMENT

1. Every applicant, at the time of filing an application for approval of a subdivision or land development plan, shall pay to the Township of West Bradford a basic filing fee and escrow deposits for reasonable and necessary charges by the Township’s professional consultants in accordance with the following schedule:

A. SUBDIVISION APPLICATION

- (1) Plan showing from two (2) through and including three (3) lots:

| | |
|--------------------------|----------|
| Filing Fee | \$400.00 |
| Escrow – Initial Deposit | \$800.00 |
| Escrow – Minimum Balance | \$400.00 |

- (2) Plan showing from four (4) through and including ten (10) lots:

| | |
|--------------------------------------|------------|
| Filing Fee (for the first 3 lots) | \$450.00 |
| Filing Fee (for each additional lot) | \$35.00 |
| Escrow – Initial Deposit | \$3,000.00 |
| Escrow – Minimum Balance | \$1,000.00 |

- (3) Plan showing eleven (11) or more lots:

| | |
|--|------------|
| Filing Fee (for the first 10 lots) | \$560.00 |
| Filing Fee (for each additional lot) | \$35.00 |
| Escrow – Initial Deposit (for the first 10 lots) | \$3,000.00 |
| Escrow – Initial Deposit (for each additional lot) | \$50.00 |
| Escrow – Minimum Balance | \$3,000.00 |

B. LAND DEVELOPMENT PLAN

- (1) Plan showing less than ten (10) acres of development:

| | |
|--------------------------|------------|
| Filing Fee | \$600.00 |
| Escrow – Initial Deposit | \$2,000.00 |
| Escrow – Minimum Balance | \$1,000.00 |

- (2) Plan showing from ten (10) through and including forty-nine (49) acres of development:

| | |
|---------------------------------------|------------|
| Filing Fee (for the first 10 acres) | \$750.00 |
| Filing Fee (for each additional acre) | \$50.00 |
| Escrow – Initial Deposit | \$8,000.00 |
| Escrow – Minimum Balance | \$2,000.00 |

| | |
|--|-------------|
| (3) Plan showing fifty (50) acres or more: | |
| Filing Fee (for the first 50 acres) | \$3,000.00 |
| Filing Fee (for each additional acre) | \$50.00 |
| Escrow (for the first 50 acres) | \$10,000.00 |
| Escrow (for each additional acre) | \$200.00 |
| Escrow – Minimum Balance | \$2,500.00 |

2. Every applicant, after receiving final approval of a subdivision or land development plan, but before any building permits may be issued or any construction commenced, shall pay to the Township escrow deposits in accordance with the following schedule:

A. SUBDIVISION APPLICATION

- (1) The Township, in reviewing the amount to be escrowed as part of the Completion and Payment Bond, to guarantee construction of public improvements, shall among other things consider the anticipated engineer review costs to inspect the construction of the improvements, which fees will be incurred as said construction is undertaken. The Township Engineer shall furnish to the Township an estimate of the anticipated fees. The Township shall then notify the developer and surety of the estimated amount of engineering review fees and voucher the same to developer and surety who shall pay the same to the Township to be held by the Township in escrow.

- (2) For other administrative and consultants in addition to all engineering fees:
- | | |
|--------------------------|----------|
| Escrow (per lot) | \$100.00 |
| Escrow – Minimum Balance | \$100.00 |

B. LAND DEVELOPMENT

- (1) Plan showing less than ten (10) acres of development:
- | | |
|--------------------------|------------|
| Escrow – Initial Deposit | \$5,000.00 |
| Escrow – Minimum Balance | \$500.00 |
- (2) Plan showing from ten (10) through and including forty-nine (49) acres of development:
- | | |
|--------------------------|-------------|
| Escrow – Initial Deposit | \$15,000.00 |
| Escrow – Minimum Balance | \$1,000.00 |
- (3) Plan showing fifty (50) acres or more:
- | | |
|--------------------------|-------------|
| Escrow – Initial Deposit | \$20,000.00 |
| Escrow – Minimum Balance | \$1,000.00 |

3. The escrow deposit for site plan review referred to in Paragraph 2.A.(1) herein shall be used to pay for engineering reviews, unusual administrative costs, consultant (including but not limited to legal) review of subdivision plans, agreements and performance guarantees and other miscellaneous costs of application review, but does not include a deposit for site inspections or other monitoring during development. The amounts for such review will in no event exceed the rate or cost charged by the Township’s consultants for the Township. When the amount of the initial escrow deposit falls below the appropriate minimum amount indicated above, the applicant shall be notified by the Township secretary to file sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited. Upon final approval of a subdivision or land development plan, whatever unneeded funds remain in the escrow account, upon request shall be returned to the applicant.
4. The escrow deposit during construction referred to in Paragraph 2.A.(2) herein shall be used to pay for site inspections and other monitoring during development, as well as whatever other administrative and consultant fees are incurred during development. The amounts for such review will in no event exceed the rate or cost charged by the Township’s consultants in their work for the Township. When the initial escrow deposit falls below the appropriate minimum amount indicated above, the applicant shall be notified by the Township secretary to file sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited. When all construction is complete and all public improvements have been accepted for dedication by the Township and there are no outstanding charges to be placed against the escrow account, any remaining balance shall be returned to the applicant.
5. Escrow deposit shall be held without interest.
6. Recreational Fee-In-Lieu of Mandatory Land Dedication
Per Dwelling Unit (of required recreational land per SLDO) \$2,500.00
7. Transportation Impact Fee Per Weekday P.M. Peak Hour
Trip Generated – Within Act 209 District \$1,678.23

SECTION VIII – PARKS DEPARTMENT

| | |
|---|------------------------|
| Pavilion Reservations (based on size of pavilion) | |
| Deposit (separate check) – security/trash removal | \$20.00 |
| <i>Three-hour minimum charge</i> | |
| Residents | \$8.00 - \$12.00/hour |
| Non-residents | \$10.00 - \$14.00/hour |
| Hockey Rink & Tennis Court Keys (one-time fee) | |
| Residents | \$20.00 |
| Non-residents | \$35.00 |

SECTION IX– CONSULTANT FEES

Rebill of various consultant fees according to fee schedules on file at the Township.

SECTION X – PAST DUE INVOICES

All 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.

SECTION XI

All Resolutions inconsistent herewith are repealed and of no force and effect.

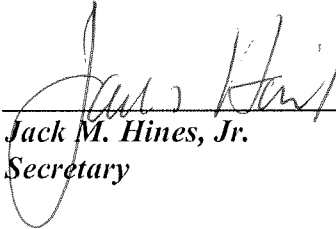
SECTION XII– DISCLAIMER

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

Adopted this 3rd day of January, 2011

Attest:

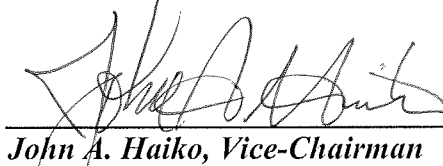
*Township of West Bradford
Board of Supervisors:*



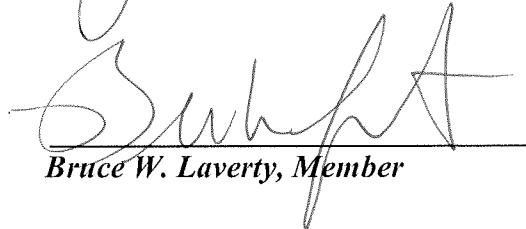
Jack M. Hines, Jr.
Secretary



Mark J. Blair, Chairman



John A. Haiko, Vice-Chairman



Bruce W. Laverty, Member