TOWNSHIP OF WEST BRADFORD
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION 16-02

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 following fees shall be charged by West Bradford Township:

SECTION I: GENERAL GOVERNMENT

a)	Comprehensive Plan	$35.00
b)	Open Space & Recreation Plan	$30.00
c)	Subdivision & Land Development Ordinance	$45.00
d)	Zoning Ordinance	$60.00
e)	copy, 8.5" x 11"	$0.25
f)	copy, 8.5" x 14"	$0.50
g)	copy, 8.5" x 17"	$1.00
h)	copy, any size taken to outside vendor, actual cost plus	$15.00
i)	copy, certified, per sheet, in addition to any copy charges	$2.00
j)	copy, added fee for digital/media documents	$3.00
k)	GeoPlan property map	$7.00
l)	Zoning Map / Official Map	$3.00
m)	credit card convenience charge	2.50%

- *All copy and document fees expected to exceed $100.00 must be pre-paid. Costs for all copies and documents must be paid prior to their release.*

SECTION II: PUBLIC SAFETY

A. New Construction

a)	residential, commercial & industrial uses, building permit	see Exhibit A
	residential, commercial & industrial uses, zoning permit	$65.00
b)	agricultural uses, first 1,000 sf area	$110.00
	agricultural uses, additional 100sf area OFT (or fraction thereof)	$9.00
	agricultural uses, zoning permit	$65.00

c) Master Plan Review, per model $180.00

- *Area is gross area, as calculated from the structure's outside dimensions.*
- *Cost of Construction - The cost of all the construction portions of a project, 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.*

B. Additions

a)	residential, one- and two-family dwellings, building	see Exhibit A
	residential, one- and two-family dwellings, bld, min. fee	$305.00
	residential, one- and two-family dwellings, zoning	$65.00
b)	residential, accessory garage, building	see Exhibit A
	residential, accessory garage, building, minimum fee	$120.00
	residential, accessory garage, zoning	$65.00
c)	residential, apartments and motels, building	see Exhibit A
	residential, apartments and motels, building min. fee	$350.00
	residential, apartments and motels, zoning	$65.00
d)	residential, all other uses, building	see Exhibit A
	residential, all other uses, building, minimum fee	$350.00
	residential, all other uses, zoning	$65.00
e)	non-residential, all uses, building	see Exhibit A
	non-residential, all uses, building, minimum fee	$350.00
	non-residential, all uses, zoning	$65.00

- *Calculation of area… Permit fees are based on the gross area of the structure as measured from the outside structure dimensions.*
- *Cost of Construction - The cost of all the construction portions of a project, 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.*

C. Alterations

a)	residential, first $1,000 of construction	$85.00
	residential, additional $1,000 of construction OFT	$17.50
b)	non-residential, first $1,000 of construction	$135.00
	non-residential, additional $1,000 of construction OFT	$20.00
c)	agricultural, per $1,000 of construction OFT	$26.00

- *Applicants must submit contract or estimate with permit application.*
- *An alteration or repair must not increase area; if area is increased addition fees shall apply.*
- *Cost of Construction - The cost of all the construction portions of a project, 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.*

D. Special Construction

a)	swimming pool, in-ground, building permit	$250.00
	swimming pool, in-ground, zoning permit	$65.00
b)	swimming pool, above-ground, building permit	$95.00
	swimming pool, above-ground, zoning permit	$65.00
c)	spas & hot tubs, building permit	$75.00
	spas & hot tubs, zoning permit	$65.00
d)	stucco repair	$145.00
e)	decks, porches & balconies, to 200 sf, building permit	$120.00
	decks, porches & balconies, to 200 sf, zoning permit	$65.00
f)	decks, porches & balconies, 201-400 sf, building permit	$130.00
	decks, porches & balconies, 201-400 sf, zoning permit	$65.00
g)	decks, porches & balconies, 401-600 sf, building permit	$140.00
	decks, porches & balconies, 401-600, zoning permit	$65.00
h)	decks, porches & balconies, 601+ sf, building permit	$160.00
	decks, porches & balconies, 601+ sf, zoning permit	$65.00
i)	detached shed, R3 accessory, to 499 sf, zoning permit	$65.00
j)	detached shed, R3 accessory, 500+ sf	*see New Construction*
k)	fireplace and chimney, building permit	$95.00
	fireplace and chimney, zoning permit	$65.00
l)	woodstove & fireplace inserts, building permit	$75.00
m)	retaining wall, up to 4 ft high, zoning permit	$65.00
n)	retaining wall, over 4 to 6 ft high, building permit	$95.00
	retaining wall, over 4 to 6 ft high, zoning permit	$65.00
o)	fence, over 6 ft high, building permit	$95.00
	fence, over 6 ft high, zoning permit	$65.00
p)	temporary construction trailer, building permit	$160.00
	temporary construction trailer, zoning permit	$65.00
q)	driveways, zoning permit	$65.00

r)	temporary structures & tents, building permit	$75.00
	temporary structures & tents, zoning permit	$65.00
s)	canopies & awnings, building permit	$75.00
t)	above- and in-ground fuel tanks, zoning permit	$65.00
u)	blasting	$65.00
v)	mechanical, first $1,000 of construction	$85.00
	mechanical, additional $1,000 of construction OFT	$10.00
w)	plumbing, first 5 fixtures	$130.00
	plumbing, each additional fixture	$15.00
x)	lateral, water	$80.00
y)	lateral, sanitary sewer	$80.00
z)	mobile home, per 600 sf OFT, building permit	$285.00
	mobile home, zoning permit	$65.00
aa)	timber harvest	$65.00
bb)	pool barrier, building permit	$95.00
	pool barrier, zoning permit	$65.00
cc)	demolition, up to 7,500 sf, per structure	$160.00
dd)	demolition, per 7,501 to 50,000 sf, per structure	$225.00
ee)	demolition, 50,001 sf and greater, per structure	$350.00
ff)	re-roofing	$80.00
gg)	lawn irrigation, building permit	$110.00
	lawn irrigation, zoning permit	$65.00
hh)	electrical (approved by L&I-approved underwriter)	$40.00
ii)	cell tower, new, building permit	$625.00
	cell tower, new, zoning permit	$65.00
jj)	cell tower, co-location, building permit	$175.00
	cell tower, co-location, zoning permit	$65.00
kk)	stormwater management system escrow	$1,000.00

E. Other Public Safety Permits

a)	"not ready" & re-inspection fee	$70.00
b)	Use & Occupancy, temporary	$65.00
c)	Use & Occupancy, residential, per unit	$190.00

d)	Use & Occupancy, non-residential, per 4 FTE OFT	$190.00
e)	Building Appeals Board application fee	$2,000.00
f)	sign, up to 6 sf, building permit	$50.00
	sign, up to 6 sf, zoning permit	$65.00
g)	sign, over 6 to 20 sf, building permit	$60.00
	sign, over 6 to 20 sf, zoning permit	$65.00
h)	sign, over 20 sf, building permit	$75.00
	sign, over 20 sf, zoning permit	$65.00
i)	highway occupancy	*per PennDOT*
j)	fire hydrant, annual fee	$25.00
k)	fire hydrant, certifications (includes refuse and sanitary)	$35.00
l)	fire hydrant, late fees	10%
m)	fire hydrant, court costs	actual
n)	Act 13 of 2004 fee, per applicable permit	$4.00
o)	towing and impound fee, actual costs plus…	$40.00

- *"Not ready" & re-inspection fee… If the Building Official is called to inspect construction that is not ready for inspection, or if the Building Official is present to inspect construction and the Owner/Applicant is absent, or if the construction fails inspection, and a re-inspection is needed, then in the sole discretion of the Building Official a "not ready" & re-inspection fee shall be assessed, and this fee shall be paid to the Township prior to re-inspection.*
- *For any work that commences or improvements constructed prior to the issuance of a permit, the permit fee shall be doubled.*
- *Temporary Use & Occupancy permit… As permitted by the Building Code, the holder of a permit may request a Temporary Use & Occupancy Permit. The Building Official, at his sole discretion, may issue a Temporary Use & Occupancy Permit after the fee is paid to the Township.*
- *Highway occupancy… Highway occupancy fees shall be that fee for Highway Occupancy Permits as set forth by the Pennsylvania Department of Transportation.*

SECTION III: SANITARY SEWER COLLECTION

a)	quarterly fee, per EDU	$272.50
b)	Developer's fee, per EDU, per day	$2.99
c)	late fee	10%
d)	certification (includes fire hydrant and refuse)	$35.00
e)	court costs	actual

- *Developer's fee… The Developer's fee shall be assessed from the date of connection to the date the Use & Occupancy permit is issued, and this fee must be paid in full before the Use & Occupancy permit is issued.*

SECTION IV: REFUSE COLLECTION

a)	semi-annual fee, per unit	$120.50
b)	late fee	10%
c)	refuse sticker	$2.50
d)	refuse sticker mailing fee	$1.00
e)	biodegradable leaf bag	$0.50
f)	mattress or boxspring (per piece)	$8.00
g)	certification (includes fire hydrant and sanitary)	$35.00
h)	court costs	actual
i)	refuse or recyclable toter replacement fee	$60.00

SECTION V: COMPOST SITE

See Exhibit B.

SECTION VI: ZONING

a)	application, Zoning Hearing Board	$700.00
b)	application, Conditional Use Hearing	$825.00
c)	application, Economic Development License Hearing	$700.00
d)	zoning permit (if not listed above)	$65.00
e)	zoning validity challenge	$825.00
f)	zoning confirmation letter	$65.00
g)	annual permit, bed & breakfast	$115.00
h)	annual permit, junk yard	$200.00
i)	annual permit, accessory use backyard chickens	$60.00
j)	annual permit, non-res. operating & fire safety inspect.	$60.00
k)	annual permit, mobile home park, base fee	$15.00
	annual permit, mobile home park, per occupied unit	$2.00
l)	Fire Escrow municipal certificate	$60.00
m)	solicitation permit, without background check	$10.00
n)	solicitation permit, with background check	$33.00

SECTION VII: PARKS

a)	pavilion reservation, security deposit	1X rental fee
b)	pavilion reservation, resident	$9-$13 per hour
c)	pavilion reservation, non-resident	$11-$15 per hour
d)	tennis and hockey court key, resident	$20.00
e)	tennis and hockey court key, non-resident	$35.00

- *Pavilion reservations… Security deposit must be paid by separate check. Rates vary by pavilion; three-hour minimum rental.*

SECTION VIII: SUBDIVISION & LAND DEVELOPMENT

A. Subdivision Applications submitted for Township Approval

a)	2 to 3 lots, application fee	$650.00
b)	2 to 3 lots, escrow	$1,000.00
c)	2 to 3 lots, escrow minimum balance	$500.00
d)	4 to 10 lots, application fee	$1,000.00
e)	4 to 10 lots, escrow	$3,000.00
f)	4 to 10 lots, escrow minimum balance	$1,000.00
g)	11+ lots, application fee, base for 10 lots	$1,500.00
h)	11+ lots, application fee, per lot starting with 11th lot	$70.00
i)	11+ lots, escrow	$6,000.00
j)	11+ lots, escrow minimum balance	$3,000.00

B. Land Development Applications submitted for Township Approval

a)	less than 10 acres, application fee	$800.00
b)	less than 10 acres, escrow	$3,000.00
c)	less than 10 acres, escrow minimum balance	$1,000.00
d)	10 to 49 acres, application fee	$2,000.00
e)	10 to 49 acres, escrow	$20,000.00
f)	10 to 49 acres, escrow minimum balance	$3,000.00
g)	50+ acres, application fee, base for 50 acres	$2,000.00
h)	50+ acres, application fee, per acre starting with 50th acre OFT	$200.00
i)	50+ acres, escrow, base for 50 acres	$20,000.00
j)	50+ acres, escrow, per acre starting with 50th acre	$250.00
k)	50+ acres, escrow minimum balance	$3,000.00

C. Subdivision & Land Development Applications that have received Township Approval

a)	engineering escrow	see below
b)	administrative & consultant escrow, per lot	$100.00
c)	administrative & consultant escrow, minimum balance	$100.00

- *Engineering escrow… The Township, in reviewing the amount to be escrowed as part of the Completion and Payment Bond, so to guarantee construction of public and other improvements, shall among other things consider the anticipated engineer review fees 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 notify the developer of the estimated amount of engineering review fees and the developer shall pay the same to the Township to be held by the Township in escrow.*
- *Escrow deposit shall be held without interest.*

E. Other Development Fees

a)	recreation FILO open space, per dwelling unit	$2,500.00
b)	Act 209 fee, WTSA, per peak PM trip	$ 903.00
c)	Act 209 interim fee, STSA, per peak PM trip	$5,065.00

SECTION IX: CONSULTANT FEES

A. Consultant fees shall be re-billed according to fee schedule rates on file at the Township.

SECTION X: PAST DUE INVOICES

A. 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: REPEAL CLAUSE

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

SECTION XII: DISCLAIMER

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

Resolved this 4th day of January 2016

ATTEST:

Douglas K. Kapp, Secretary

TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS

Bruce W. Laverty, Chairman

Mark J. Blair, Vice Chairman

Jack M. Hines, Jr., Member

Exhibit A

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	195.85	189.10	183.56	175.25	163.21	154.58	169.21	142.63	137.99
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	N.P.	281.10	254.09	N.P.
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.10	72.64	68.12	64.64	58.13	54.28	61.62	45.49	43.33

- Cost of Construction - The cost of all the construction portions of a project, 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.
- The multiplier is (.0055).
- <u>This fee is for the building portion only</u>. Additional fees for plumbing, mechanical, electrical and other improvements may apply.
- A private residential garage is a *Utility, miscellaneous* use.
- A $15.00 per sf building value will be used for unfinished basements for all use groups.
- Deduct 20% for "shell only" buildings.
- N.P. = not permitted

<u>EXAMPLE OF HOW TO CALCULATE A BUILDING PERMIT FEE</u>

- This example assumes 1,800 sf of *Residential R-3, Construction Type 5-B.*
- $112.65 X 1,800 square feet = $202,770.00.
- $202,770.00 X .0055 = $1,115.24.
- For this example the permit fee is $1,115.24 (plus the $4 fee per Act 13 of 2004)

Exhibit B

West Bradford & East Bradford Residents *(not contractors)*

1. leaves	
i. biodegradable bags	no charge
ii. car trunk	no charge
iii. pick-up, small trailer, van, SUV or station wagon	no charge
iv. stake body or small dump truck	$10.00
v. 10-wheel or tri-axle truck	$15.00
2. brush	
i. car trunk	no charge
ii. pick-up, small trailer, van, SUV or station wagon	$ 5.00
iii. stake body or small dump truck	$10.00
iv. 10-wheel or tri-axle truck	$15.00
3. grass *(1)*	
i. biodegradable bags	no charge
ii. car trunk	no charge
iii. pick-up, small trailer, van, SUV or station wagon	$ 5.00

(1) Due to DEP restrictions grass is accepted in limited quantities only. Visit westbradford.org to determine if grass is being accepted <u>before</u> your visit to the Compost Site.

Contractors for West Bradford & East Bradford Residents

1. leaves	
i. biodegradable bags	$ 1.00 per bag; $10.00 maximum fee
ii. car trunk	$ 5.00
iii. pick-up, small trailer, van, SUV or station wagon	$10.00
iv. stake body or small dump truck	$25.00
v. 10-wheel or tri-axle truck	$50.00
2. brush	
i. car trunk	$ 5.00
ii. pick-up, small trailer, van, SUV or station wagon	$10.00
iii. stake body or small dump truck	$25.00
iv. 10-wheel or tri-axle truck	$50.00

Contractors for West Bradford & East Bradford Residents *(continued)*

3. grass *(1)*
   - i. biodegradable bags — $ 1.00 per bag; $10.00 maximum fee
   - ii. car trunk — $ 5.00
   - iii. pick-up, small trailer, van, SUV or station wagon — $20.00

4. chipped tree material
   - i. pick-up truck or small trailer — $10.00
   - ii. stake body or small dump truck — $20.00
   - iii. 10-wheel or tri-axle truck — $40.00

(1) Due to DEP restrictions grass is accepted in limited quantities only. Visit westbradford.org to determine if grass is being accepted <u>before</u> your visit to the Compost Site.

Mulch & Compost Loading *(1)*

1. Weekdays
   - i. pick-up truck or small trailer — $ 5.00
   - ii. stake body or small dump truck — $15.00
   - iii. 10-wheel or tri-axle truck — $25.00

2. Weekends & Holidays
   - i. pick-up truck or small trailer — $10.00
   - ii. stake body or small dump truck — $25.00
   - iii. 10-wheel or tri-axle truck — $50.00

(1) Mulch and compost loading is available to West Bradford and East Bradford Residents only. Loading service schedule is subject to change. Visit westbradford.org to view the schedule <u>before</u> your visit to the Compost Site.

West Bradford reserves the right to determine vehicle type and/or load type, in its sole discretion.

Non-Residents *(not contractors) (1)*

1. leaves
   - i. biodegradable bags — $ 1.00 per bag
   - ii. car trunk — $ 5.00
   - iii. pick-up, small trailer, van, SUV or station wagon — $10.00
   - iv. stake body or small dump truck — $25.00
   - v. 10-wheel or tri-axle truck — $50.00

Non-Residents *(not contractors) (1) (continued)*

2. brush
   - i. car trunk — $ 5.00
   - ii. pick-up, small trailer, van, SUV or station wagon — $10.00
   - iii. stake body or small dump truck — $25.00
   - iv. 10-wheel or tri-axle truck — $50.00

(1) West Bradford reserves the right to limit access to Non-Residents.

Contractors for Non-Residents *(1)*

1. leaves
   - i. biodegradable bags — $ 1.50 per bag
   - ii. car trunk — $10.00
   - iii. pick-up, small trailer, van, SUV or station wagon — $15.00
   - iv. stake body or small dump truck — $30.00
   - v. 10-wheel or tri-axle truck — $55.00

2. brush
   - i. car trunk — $10.00
   - ii. pick-up, small trailer, van, SUV or station wagon — $15.00
   - iii. stake body or small dump truck — $30.00
   - iv. 10-wheel or tri-axle truck — $55.00

3. chipped tree material
   - i. pick-up truck or small trailer — $10.00
   - ii. stake body or small dump truck — $25.00
   - iii. 10-wheel or tri-axle truck — $35.00

(1) West Bradford reserves the right to limit access to contractors working for Non-Residents.

West Bradford reserves the right to determine vehicle type and/or load type, in its sole discretion.