



Springfield Township
Bucks County

SCHEDULE OF FEES AND CHARGES

RESOLUTION #2016 – 01

BE IT RESOLVED that the following FEE SCHEDULE setting the schedule of Subdivision, Land Development, Zoning and other Fees and Charges shall be instituted beginning January 1, 2016, and shall remain in effect until otherwise amended or repealed by the Board of Supervisors of Springfield Township, Bucks County. RESOLUTION 2013-15 is hereby rescinded.

The Township must receive all applicable permit fees prior to the issuance of permits. Checks should be made payable to Springfield Township. If there is a balance due for re-inspections or reviews, the Certificate of Occupancy/Certificate of Completion will not be issued until all fees are paid.

If construction is started without first obtaining the required permit(s), the applicable Fees for review of the Permit Application will be TRIPLE the stated fee below. Permits for work performed prior to issuance of the requisite permit will be issued only if the structure is determined to comply with all permitting requirements.

All line items that require escrow deposits for plan reviews or performance guarantees shall require the escrow payment prior to issuance of the permit. Escrows shall be refunded only upon issuance of Certificate of Occupancy/Certificate of Completion after final inspection.

PERMIT FEES

State-mandated UCC Fee \$ 4.00 per permit

A. RESIDENTIAL (Building)

- **Single Family Dwelling (including electric up to 200 AMP service, plumbing & HVAC) up to 3,500 square feet**
\$ 1,500.00 (\$20.00 for each additional 100 square feet)
- **Additions up to 500 square feet (excluding plumbing)**
\$630.00 (\$20.00 for each additional 100 square feet)
- **Renovations or Alterations up to 500 square feet (excluding plumbing)**
\$470.00 (\$15.00 for each additional 100 square feet)
- **Manufactured Housing – Mobile or with axle capabilities per unit (including electric) – ON PIERS**
\$ 300.00
- **Manufactured Housing – Mobile or with axle capabilities per unit (including electric) – WITH BASEMENT**
\$ 520.00
- **Modular Housing (including electric) up to 3,500 square feet**
\$ 495.00 (\$20.00 for each additional 100 square feet)
- **Deck/Concrete Patio up to 200 square feet (excluding electric)**
\$ 185.00 (\$12.50 for each additional 100 square feet)
- **Minor Alteration– 1 to 2 disciplines including 2 inspections**
\$ 165.00
- **Above-Ground Pool/Spa (including electric)** \$ 165.00

- **In-Ground Pool (including electric)**
\$ 320.00
 - **Demolition (required if any utilities affected, 2 inspections)**
\$ 165.00
1. **PLUMBING PERMIT**
Residential: New, Alterations and Additions

First 7 fixtures	\$ 85.00
Each additional fixture	\$ 5.00
 2. **HVAC (includes geothermal applications)**

First Unit (including electric) - No plan review included	\$ 140.00
Each additional unit	\$ 45.00
 3. **ELECTRICAL**
 - **Service to 200 AMPS** \$ 120.00
 - **Service to 400 AMPS** \$ 140.00
 - **Service to 800 AMPS** \$ 160.00
 - **Minor Alteration – 2 Inspections** \$ 120.00
 4. **MISC & NONCLASSIFIED PERMITS**
 Cost charged by Third Party Inspection Agency +10%
 Private in-ground and aboveground petroleum tank \$ 150.00
 5. **Alternative Energy (includes electrical)**
 - a. Ground mounted photovoltaic (zoning permit needed) \$ 150, plus \$5 per panel
 - b. Roof mounted photovoltaic \$ 150, plus \$5 per panel
 - c. Windmill (zoning permit needed) \$ 120.00

Residential Construction Notes, Qualifications & Additional Services

- A minimum fee of \$50.00 shall apply for each additional plan review re-submission or for incomplete or denied plans.
- Inspections only, re-inspections or additional inspections shall be invoiced @ \$45.00 each.
- Certificates of Occupancy/Certificates of Completion issued by Codemaster for plans reviewed and work inspected by previous Building Code Officials shall be subject to a minimum \$60.00 fee.
- Consultation and/or attendance at meetings with applicants, Township officials or staff, Building Code Board of Appeal meetings or special site visits or meetings shall be invoiced at \$60.00 per hour.
- Administrative Costs –Minimum 1 hour @ \$40 per hour plus fraction thereof.
- Calculation of square footage for building permits includes the total floor area of all floors within the perimeter of the outside walls, including garages, roofed patios, breezeways, covered walkways and attics with built-in stairs and floor-to-peak height of 6’6” or more.

CodeMaster may require building plans and specifications to be stamped and/or sealed by a design professional licensed in the Commonwealth of Pennsylvania. This would typically apply to non-conventional type construction or structures.

B. COMMERCIAL (Building)

Building Gross Square Footage	New Construction (3 or more disciplines)			Alterations & Renovations (3 or more disciplines)			1 to 2 Disciplines		
	Inspections	Unit	Plan Review	Inspections	Unit	Plan Review	Inspections	Unit	Plan Review
Change of Occupancy	N/A		\$200.00	N/A		\$200.00	N/A		\$100.00
Minor Change (1 Visit)	N/A		\$200.00	N/A		\$200.00	\$110.00		\$100.00
1 to 2,000	\$725.00	Lump Sum	\$400.00	\$575.00	Lump Sum	\$400.00	\$270.00	Lump Sum	\$125.00
2,001 to 5,000	\$0.46	Per SF	\$450.00	\$0.35	Per SF	\$450.00	\$350.00	Lump Sum	\$150.00
5,001 to 10,000	\$0.42	Per SF	\$600.00	\$0.32	Per SF	\$600.00	\$0.09	Per SF	\$150.00
10,001 to 25,000	\$0.39	Per SF	\$700.00	\$0.29	Per SF	\$700.00	\$0.08	Per SF	\$175.00
25,001 to 50,000	\$0.36	Per SF	\$750.00	\$0.27	Per SF	\$750.00	\$0.07	Per SF	\$175.00
50,001 to 100,000	\$0.31	Per SF	\$800.00	\$0.25	Per SF	\$800.00	\$0.06	Per SF	\$200.00
100,001 to 200,000	\$0.26	Per SF	\$900.00	\$0.21	Per SF	\$900.00	\$0.05	Per SF	\$250.00
200,001 to 300,000	\$0.22	Per SF	\$1000.00	\$0.13	Per SF	\$1000.00	\$0.04	Per SF	\$250.00
Over 300,001	Quote		Quote	Quote		Quote	\$0.03	Per SF	\$300.00

Commercial Construction Notes, Qualifications & Additional Services

- **ALL NON-RESIDENTIAL** building plans and specifications involving a structural change, a change in the means of egress, or where an individual has been compensated must be stamped and/or sealed by a design professional licensed in the Commonwealth of Pennsylvania. Not applicable to buildings that qualify as exempt agricultural structures under the UCC.
- A minimum fee of \$250.00 shall apply for each additional plan review, re-submission or for incomplete or denied plans.
- Inspections only, re-inspections or additional inspections shall be invoiced @ \$60.00 per hour.
- Certificates of Occupancy/Certificates of Completion issued by Codemaster for plans reviewed and work inspected by previous Building Code Officials shall be subject to a minimum \$60.00 fee.
- Consultation and/or attendance at meetings with applicants, Township officials or staff, Building Code Board of Appeal meetings or special site visits or meetings shall be invoiced at \$60.00 per hour.
- Demo permit is \$360 lump sum and includes 6 inspections.

1. ALTERNATIVE ENERGY PERMITS

- Roof mounted photovoltaic \$ 300.00, plus \$5.00 per panel
- Ground mounted photovoltaic (zoning permit needed) \$ 300.00, plus \$5.00 per panel
- Windmills (zoning permit needed) \$ 120.00 per unit

2. FIRE PROTECTION SYSTEMS

Permit fee	\$125.00
Review and inspection escrow	\$1,000.00

3. MISC AND UNCLASSIFIED PERMITS

Commercial in-ground & aboveground petroleum tank	\$ 500.00
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C. ZONING PERMIT FEES

• Residential (including Accessory Buildings)	\$65.00
• Ag (including UCC Exempt Buildings)	\$75.00
• Non-Residential (including Accessory Buildings)	\$150.00
• Demolition of Buildings:	
Residential (not requiring utilities)	\$50.00
Class 3 Historic Resources	\$150.00
Class 1 & 2 Historic Resources	(included in CU fee)
Non-Residential (not requiring utilities)	\$100.00
• Home Occupation (H4a initial app)	\$ 100.00
• Home Occupation (H4 initial app)	(included in Special Exception fee)
• Home Occupation all types (annual renewal)	\$ 50.00
• Resale Use & Occupancy:	
Residential	\$150.00 (Includes 2 inspections)
Commercial	\$300.00 (Includes 2 inspections)
	\$60.00 each additional inspection above 2
• Road Occupancy (Township Roads):	
Residential	\$75.00 per curb cut
Road Occupancy Utility Construction	\$75.00 for poles
	\$300.00 for underground
	Plus escrow for street restoration (amount determined by Township Engineer)
• Forestry Use	
Permit Fee	\$75.00
Permit Review Escrow	\$500.00
Escrow Security against Road Damage/E&S Control Measures	\$2,500.00
• MISC Zoning	
Written Preliminary Opinions	\$ 200
Non-conforming use/structure registration	\$ 100
Residential & Ag outdoor lighting	\$ 55

D. SIGN PERMITS (all signs must receive building permit approval if required)

On-premises Sign (not illuminated)		\$ 75.00
On-premises sign (illuminated)	\$ 100.00	
Directional signs		\$ 75.00 each
Off premises advertising sign	300.00	

TOWNSHIP SERVICES

POLICE DEPARTMENT

Accident Reports	\$ 15.00
Cost of Officer	\$ 100.00 per hour
Peddler Permit	\$ 60.00
Photos	\$ 10.00/ea
False Alarm for Security System	See Ordinance #47
Official Police Acknowledgement Letters	\$ 15.00

PROFESSIONAL CONSULTANT(S)

Meeting with Township Consultant(s)	\$500.00 Initial Escrow
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PUBLICATIONS (Most publications are also available on Township web page or by a link from web page)

<i>Zoning Ordinance</i>	\$ 50.00
<i>Subdivision & Land Development Ordinance</i>	\$ 40.00
<i>Stormwater Ordinance</i>	\$ 40.00
<i>Comprehensive Plan</i>	\$ 75.00
<i>Cooks Creek Watershed Monitoring & Management Plan</i>	\$ 100.00
Copies: Black	\$ 0.25 per page
Color	\$ 0.50 per page

NOTARY

A notary fee of \$5.00 per document will be charged – Service to be provided only if the Township Notary is available.

LICENSES

Junk Yard License (Ordinance #50)	\$ 200.00 (annual)
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MUNICIPAL LIENS

Initial Filing Fee	\$200
Interest on principal (per annum)	6%
Removal Fee	\$100

All liens requiring court orders to discharge shall have actual legal expenses added to final amount

SUBDIVISION and LAND DEVELOPMENT FEES/ESCROWS/REQUIREMENTS

Fees charge by professional consultants including but not limited to Attorneys, Engineers, Geologists, Architects, Land Surveyors, Landscape Architects or Planners will be deducted from the Escrow Account established by the Applicant with the Township at the time the project is accepted by the Township.

Applicants must submit 13 plans and the application fee with their completed application to the Township Secretary. Plans must be submitted by the **SECOND WEDNESDAY** of the month by **NOON**. They will be reviewed for completeness by the Township Engineer and if complete, will be accepted only (no discussion) at the next regularly scheduled Planning Commission Meeting. Upon receipt of an engineering review letter indicating plan is complete, the plan will be reviewed at the following month's Planning Commission meeting.

In the event the amount of the escrow falls below **forty percent (40%)** of the sum required, the Applicant shall replenish the escrow account to the original amount. All expense not covered by the original application fee shall be deducted from the escrow fund. Upon withdrawal of the plan by the Applicant or final action by the Board of Supervisors, the difference between the sums deposited by the Applicant and the expenses withdrawn from the escrow account shall be returned to the Applicant.

Sketch Plan Review (Planning Commission only-No legal/engineer Input)	NO CHARGE
Sketch Plan Review (Township Engineer)	\$50.00 plus \$500 Escrow
Lot Line Adjustment	\$350.00 plus \$3,500 Escrow
Residential Minor Subdivision (2 lots)	\$350.00 plus \$3,000 Escrow
Residential Major Subdivision (3 to 9 lots)	\$500.00 plus \$125/Lot plus \$3,000 Escrow
Residential Major Subdivision (10 lots or more)	\$500.00 plus \$125/Lot plus \$5,000 Escrow
Residential Land Development (includes Mobile Home Park)	\$500.00 plus \$25/DU plus \$7,500 Escrow
Industrial/Commercial Subdivision	\$600.00 plus \$125/Lot plus \$7,500 Escrow
Industrial/Commercial Land Development:	
Quarry	\$2,500.00 plus \$7,500 Escrow
Trash Station & Trash Transfer Station	\$2,500.00 plus \$7,500 Escrow
Cement Plant	\$2,500.00 plus \$7,500 Escrow
Asphalt Plant	\$2,500.00 plus \$7,500 Escrow
Solid Waste Disposal & Storage Facility	\$2,500.00 plus \$7,500 Escrow
Tank Farm	\$2,500.00 plus \$7,500 Escrow
Truck Terminal	\$2,500.00 plus \$7,500 Escrow
Confinement Livestock Facility – greater than 2,000 hogs, 500 cattle or 50,000 poultry annually	\$2,500.00 plus \$7,500 Escrow
All Other Industrial/Commercial Land Development	\$1,000.00 plus \$7,500 Escrow
Lighting Plans	\$100.00 fee plus \$750 escrow
Holding Tank Permit	\$400.00 plus \$1,000.00 Maintenance Agreement

All Subdivisions & Land Developments:

Where some or all frontage improvements
on existing roads is waived

\$4,000.00 each New Building Lot

Where interior improvements are waived, 50% of the cost of construction of those improvements
calculated as follows:

Curb	\$ 12.00 per linear foot
Sidewalk	\$ 12.00 per linear foot
Cartway	\$ 25.00 per square yard
Recreation fees-in-lieu	\$ 1150 per residential dwelling unit

INDIVIDUAL & COMMUNITY ON-LOT SANITARY SEWAGE DISPOSAL FACILITIES

Act 537 Revision	\$400.00 fee plus \$2,500 Review Escrow
Act 537 Operation & Maintenance Review Process	\$100.00 fee plus \$800 Escrow
Act 537 Operation & Maintenance Agreement (including spray irrigation, stream discharge and/or other alternate systems)	\$2,500.00 Maintenance Escrow
On-Lot Sewage System Registration (new system) (includes GIS location)	\$100.00 fee
On-Lot Sewage System Registration (existing system)	No Charge
Individual Spray Irrigation System (IRSIS) (includes registration)	\$400.00
Review escrow	\$2000.00
Maintenance escrow	\$2500.00
Small Flow Treatment Facilities (SFTF) (includes registration)	\$400 fee
Review escrow	\$2500.00
Maintenance escrow	\$2500.00
Holding Tanks (includes registration)	\$400.00

Maintenance escrow	\$2000.00
Alternate and Experimental Systems (includes registration)	\$400.00
Review escrow	\$2500.00
Maintenance guarantee	\$2500.00
Community Sewage Systems (includes registration)	\$1000.00
Review escrow	\$5000.00
Maintenance escrow	Determined by system requirements
Marginal Conditions for long term On-lot Sewage Disposal (includes registration)	\$100.00
Escrow for agreement preparation	\$1500.00
Maintenance Escrow	\$2500.00

APPLICATIONS TO THE BOARD OF SUPERVISORS

A. **CONDITIONAL USE:**

Use	Filing Fee	Escrow
A8, B8, C4, C11, E11, E16, E17, F2, F5, F7, F8, H2, H6, Historic Structures	\$500	\$500
B5, B7, C9, E1, E3, E6, E7, E19, E23, G6	\$750	\$1000
E12, E14, E20, G10, G11	\$1250	\$2500
C15, E25, E26, F6, G1, G5, G6, G7	\$2500	\$5000

- B. Private Petition to amend the Ordinance as provided in Section 1302 of the Springfield Township Zoning Ordinance.

<u>Filing Fee</u>	<u>Escrow Fee</u>
\$ 1,500.00	\$ 4,000.00

- C. Private Curative Amendment including a challenge to the validity of *Zoning Ordinance* or map, as provided in Section 916.1 of the Pennsylvania Municipalities Planning Code (Act 247) as amended.

<u>Filing Fee</u>	<u>Escrow Fee</u>
\$10,000.00	\$10,000.00

Applicants shall execute and submit an agreement to reimburse the Township for its expenses for professional services as part of the application process. In the event that the amount of the escrow for a Conditional Use, Private Petition or Private Curative Amendment falls below **forty percent (40%)** of the escrow fee required above, the Applicant shall replenish the escrow account to the original amount. Upon withdrawal of the Conditional Use, Private Petition or Private Curative Amendment by the Applicant or final action by the Board of Supervisors, the difference between the escrow deposited by the Applicant and the expenses withdrawn from the escrow account shall be returned to the Applicant.

STORMWATER MANAGEMENT

APPENDIX J SIMPLIFIED METHOD APPLICATIONS \$ 300.00

APPENDIX A, B, C, D, E, G, H, I APPLICATIONS

Filing Fee	\$ 100.00*
Plan Review Escrow	\$ 750.00*

*This fee and escrow apply only to applications unrelated to subdivision and/or land development applications.

In the event that the amount of the escrow for Stormwater Management below **forty percent (40%)** of the escrow fee required above, the Applicant shall replenish the escrow account to the original amount. Upon withdrawal of the Conditional Use, Private Petition or Private Curative Amendment by the Applicant or final

action by the Board of Supervisors, the difference between the escrow deposited by the Applicant and the expenses withdrawn from the escrow account shall be returned to the Applicant.

UCC APPEALS BOARD

The filing fee for an appeal to the Springfield Township UCC Board of Appeals from an order, requirement, decision or determination of the UCC administrator for Springfield Township, shall be in accordance with the following schedule:

Residential	\$ 600.00
Commercial	\$ 1100.00

*If a continuance is requested by the applicant, a fee of **50%** of the Hearing Fee will be charged for the requested continuance.

ZONING HEARING BOARD

The filing fee for an appeal to the Zoning Hearing Board from an order, requirement, decision or determination of the administrative officer, for all requests to the Zoning Hearing Board for a variance or special exception shall be in accordance with the following schedule:

A. Variance, Special Exception, Appeal:	<u>1st Hearing Fee</u>	<u>2nd Hearing Fee</u>
A uses	\$550.00	\$400.00
B1, B2, B4, B5, B6, B7, B8, B11b, B14, B16 uses	\$800.00	\$400.00
B11a, B15, H1-5, H7-15 uses	\$550.00	\$400.00
C, D, E, F, G, H6 uses	\$800.00	\$400.00
Signs for A and H Uses	\$550.00	\$400.00
Signs for all other uses	\$800.00	\$400.00
Procedural Appeals	\$800.00	\$400.00

The 2nd Hearing Fee will be collected at the time the ZHB determines it necessary. A 2nd Hearing is defined as any second or subsequent hearing where testimony or closing arguments are presented on behalf of the applicant.

In the event of cancellation or postponement of a hearing, applicant must provide written notification fifteen (15) days in advance or else hearing will take place as scheduled.

BE IT RESOLVED, by the Board of Supervisors of Springfield Township, Bucks County, that the official schedule of Subdivision, Land Development, Zoning and other Fees and Charges is hereby adopted as set forth this **26th day of January, 2016.**