

**PALMER TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA
RESOLUTION #2017- 14**

**ESTABLISHING A FEE SCHEDULE OF PLANNING, ZONING,
BUILDING AND OTHER FEES FOR CALENDAR YEAR 2018**

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 2018 and becomes effective January 01, 2018.

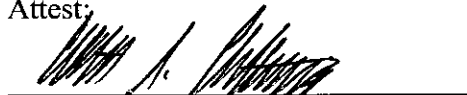
SO RESOLVED AND ENACTED, this 04th day of December, 2017.

Palmer Township



David E. Colver – Chairman
Board of Supervisors

Attest:



Christopher S. Christman,
Township Manager/Secretary



FEE SCHEDULE

Effective: 01/01/2018

Construction Review/Building Permit Fees	Fee
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	\$4.50
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 or 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	\$30.00
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	\$1,200.00
Repairs	\$600.00
Cleaning and pumping	\$10.00
Sewer connection permit	
Customer facilities fee	\$100.00
Repairs	\$50.00
Sewer lateral inspection fee	\$500.00
Sign permit	
New sign	\$100.00 per sign
Replacement sign (same size or lettering)	\$50.00 per sign
Temporary sign, banner (Up to 14 days)	\$30.00
Mobile sign	\$150.00
Digital or electronic message sign	\$150.00
Static billboard	\$250.00
Digital billboard	\$500.00
Street/sidewalk construction permit	\$50.00
Zoning permit	
New construction	\$50.00
Residential	\$30.00
Patios, decks under 30"	
Non-residential	\$100.00 or 0.0005 times 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	\$50.00
Subdivision/land development application fees	
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 to 25 lots	\$1,000.00
26 or more lots	\$5,000.00
Sanitary sewer planning module review fee	\$500.00
Sanitary sewer tapping fee*	\$2,660.00 per EDU/unit
*Additional fees will be charged in special sewer districts	

Escrow Fees	<u>Fee</u>
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 (including sewer extension)	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 lateral construction escrow (Township installation) Install lateral from main sewer line to property line	\$10,000.00

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 – non-criminal investigation reports	
Residential properties	\$75.00
Commercial properties	\$100.00
All other (i.e. accident reports)	\$50.00
Open Records requests/duplications	
8.5" x 11" up 11" x 17"	\$0.25 per page per side
Maps/plans greater than 11" x 17"	\$5.00 per page
Electronic media	Actual Cost
Postage	Actual Cost
Certification of copies	\$1.00 per request

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 per year
Funeral escort Fee	\$25.00/escort
Knox Box fee	\$25.00
Liquor license transfer request	\$2,000.00
Moving permit	\$5.00
Pathfinder sign rental	
Initial registration - 6"x 24" sign	\$100.00
Initial registration - 6" x 36" sign	\$100.00
Annual permit	\$25.00
Peddler's license	
Per day	\$25.00
Per month	\$100.00
Per year	\$750.00

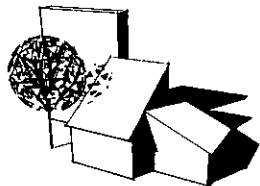
Plumber's license	\$50.00
Master plumber	\$30.00
Journeyman	\$15.00
Apprentice	

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.

EXHIBIT A



BASE ENGINEERING, INC.
PALMER TOWNSHIP 2018 FEE SCHEDULE

Base Engineering Inc.
 Building Code/Inspections
 Phone: 610-437-0978
 Fax: 610-432-3800
 BaseEngineering@Baseeng.com

PLAN REVIEW AND BUILDING INSPECTIONS
PA UCC

COMMERCIAL RATE SCHEDULE

Includes Plan Review and Inspections for Shell and Core or Single Occupant Buildings
 (The highest calculated fee will prevail)

- * • New Buildings, Additions
 - Use Groups B, M, S, F.....0.24 per square ft.
 - Use Group A, R.....0.25 per square ft.
 - Use Groups H, I, E..... 0.27 per square ft

*** Please Note:** Fees for large projects, including warehousing and distribution centers will be determined on a case by case basis factoring in actual number of inspections that will be required rather than a set fee. Please feel free to contact us at 610-437-0978 if you would like to discuss a project or get an estimated cost. All fees for large projects include Plan reviews and number of inspections required to complete.

- Alterations, Renovations
 - Modification, Fitouts, Individual Trade Permits
 - Use Groups B, M, S, F
 - \$1,000-150,000\$21.00 per \$1,000 value
 - \$151,000-300,000.....\$18.00 per \$1,000 value
 - \$301,000-500,000.....\$15.00 per \$1,000 value
 - \$500,000 and above..... \$10.00 per \$1,000 value
 - Use Group A, R
 - \$1,000-150,000 \$22.00 per \$1,000 value
 - \$151,000-300,000.....\$19.00 per \$1,000 value
 - \$301,000-500,000.....\$16.00 per \$1,000 value
 - \$500,000 and above..... \$11.00 per \$1,000 value
 - Use Groups H, I, E
 - \$1,000-150,000\$23.00 per \$1,000 value
 - \$151,000-300,000.....\$20.00 per \$1,000 value
 - \$301,000-500,000.....\$17.00 per \$1,000 value
 - \$500,000 and above..... \$12.00 per \$1,000 value
- * Minimum (New Construction)..... \$1,500.00
- ** Minimum (Alterations & Miscellaneous Fitout) \$325.00

Commercial Plan Review Only

- New construction and Alterations
Use Groups B, M, S, up to 10,000 S.F.....0.10 per foot
Use Group A, up to 10,000 S.F.....0.15 per foot
Use Groups H, I, E, up to 10,000 S.F. 0.15 per foot
Use Group R, up to 10,000 S.F.0.15 per foot

Minimum account required - \$300.00 - (3) Disciplines
An additional \$125.00 will be charged for over (3) disciplines

GENERAL NOTES:

- Commercial Package plans are quoted based on hourly maximums and/or fixed inspection numbers. **Failures, locked premises, violation reinspections will be backcharged if in excess of allotted inspections.**
- **Commercial accounts as contract price will be subject to backcharges for failures, locked premises, violation visits in excess of contract quotes.**
- All non-fixed rate inspections will be billed at hourly rate of:

Plan Review	\$65.00/hr.
Building	\$65.00/hr.
Electrical	\$65.00/hr.
Clerical	\$32.00/hr.

PRE-APPLICATION CONSULTATION:

If a consultation is required or requested prior to application and/or review of plans, the charge will be \$65.00/hr. If the consultation involves the services of our Professional Engineer, the charge will be \$95.00/hr.

MINIMUM INSPECTION FEES:

Commercial:

Electrical/No plans	\$150.00
Building/No plans	\$150.00
Mechanical/No plans	\$150.00
Plumbing/no plans	\$150.00

NOTE: Base reserves the right to alter the above quoted rates + or - to reflect the actual costs of any construction not specifically addressed in this rate schedule.

Please feel free to call if you have any questions or need further information before quoting fees.