

**EAST VINCENT TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

Resolution No. 2024-18

**A Resolution of East Vincent Township establishing a Fee Schedule
For the Application and Review of Subdivision and Land Development Applications
and for the Application and Review of Building and Zoning Permit Applications**

2024 GENERAL FEE SCHEDULE

WHEREAS, the Township of East Vincent customarily adopts a Fee Schedule Resolution approving fees for the cost of construction permits, subdivision/land development applications, as well as Zoning Hearing Board application;

WHEREAS, the Township of East Vincent desires to amend and combine various Fee Schedules previously adopted; and

WHEREAS, the fees as set forth in the following Fee Schedule will be in full force and effect until such time as an updated Fee Schedule is approved by the Township of East Vincent; and

NOW THEREFORE, the Board of Supervisors of the Township of East Vincent hereby resolve and adopt the following permit fees by approval of this Resolution, and in doing so rescind any previously adopted construction fee schedule:

SUBDIVISION AND LAND DEVELOPMENT

Minor Subdivision/Land Development Fees

- | | |
|-----------------------------|--|
| • Application Fee | \$500.00, Plus \$325.00 Per Lot/Unit |
| • Minor Lot Line Adjustment | \$325.00, Plus \$325.00 Per Lot/Unit |
| • Escrow Fee | \$4,000.00, Plus \$600.00 Per Lot/Unit |

Major subdivision/Land Development Fees

- | | |
|----------------------------------|--|
| • Sketch Plan Application Fee | \$250.00, Plus \$325.00 Per Lot/Unit |
| • Sketch Plan Escrow Fee | \$1,000.00, Plus \$450.00 Per Lot/Unit |
| • Application Fee | \$2,000 + \$325.00 Per Lot/Unit |
| • PSA Escrow Fee | |
| ○ Parcels of 10 acres or less: | \$8,000.00 + \$425.00 Per Lot/Unit |
| ○ Parcels of more than 10 acres: | \$10,000.00 + \$525.00. Per Lot/Unit |

Note: The Township Manager shall determine, at the time of the Preliminary Application, what classification a project is considered.

Note: All Escrow Fees identified above are associated with a Professional Services Agreement that is required to be established between the applicant and the Township for all costs incurred for Township Professionals (e.g. attorney, engineer, land planner, fire marshal, zoning officer, etc.) incidental to the review of any application indicated above.

Escrow fees must be replenished to 100% when the balance is below 50% of the total escrow amount. Not doing so may cause the project to be put on hold until balance is returned to 100%. Any remaining escrow will be returned to the applicant upon satisfactory completion of the project.

PROFESSIONAL SERVICES AGREEMENT

Individuals improving or developing a single lot, after subdivision has taken place, shall execute a Professional Services Agreement with the Township to cover all miscellaneous costs incurred with their project.

The Agreement includes the establishment of a Professional Services Escrow Account. The Escrow Account covers the expenses of the Township for advisory services in reviewing the application. Escrow amount shall be established on a case by case basis, all unused funds within the Escrow Account shall be returned without interest to the applicant eighteen (18) months after completion of the project/development or upon written cancellation of the project/development upon approval by the Board of Supervisors of the refund.

The Professional Services Escrow Account funds must be replenished to 100% within fifteen (15) days when they are depleted to fifty percent (50%) of the original amount.

CONTRACTOR REGISTRATION

Required for all construction projects undertaken within the Township including, new construction: remodeling, alterations and renovations. In addition to the General Contractor, all subcontractors employed by the builder and General Contractor are also required to be registered. Registration period is from January 1st to December 31st.

Registration is for identification and insurance verification purposes only and is not meant to attest to the competency of any contractor or subcontractor.

- Annual Registration \$50.00 per year, when applicable

ZONING FEES

Zoning Hearing Board Applications

Variance Applications, Special Exception Applications, Interpretations and Challenges of Decisions of the Zoning Officer

- Residential Application Fee \$1,000.00 Plus \$500.00 per Add. Hearing
- All Other Uses Application Fee \$2,000.00 Plus \$1,000.00 per Add. Hearing

Board of Supervisors Applications

Conditional Use Applications, Amendments to the Zoning Ordinance, Curative Amendments or Amendments in the Zoning Map or Planned Residential Development (PRD) Application

- | | <u>Fee</u> | <u>Escrow</u> |
|---|--|---------------|
| • Conditional Use Application | \$2,000.00 Plus \$1,000.00 Add. Hearing | \$3,000.00 |
| • Petition to Amend Zoning Ordinance | \$2,000.00 Plus \$2,000.00 Add. Hearing | \$3,000.00 |
| • Curative Amendments | \$10,000.00 Plus \$1,500.00 Add. Hearing | \$5,000.00 |
| • Amendments to the Zoning Map | \$2,500.00 | \$3,000.00 |
| • Planned Residential Development Appl. | \$1,500.00 | \$2,000.00 |

ZONING PERMIT FEES

Non-refundable application fee \$100.00
(Note: Application fee is applied to the overall cost of permit(s) with the balance due at pick up.)

Returned check fee: \$50.00

Fence Permits

- Residential \$150.00
- All Other Use Groups \$300.00

Note: Any fence over six (6) feet in height requires a building permit in addition to the zoning permit

Accessory Structures < 1000 sq. ft.
(Ex. Sheds, patios, decks less than 30 inches above final grade)

- Residential \$150.00
- All Other Use Groups \$300.00

Change of Use or Occupancy within all other Use Groups
(In addition to any applicable Subdivision and/or Land Development costs)

- New Construction or Existing Structures \$150.00 plus \$25.00 per 1,000 sf, or portion Thereof, of the Gross Floor Area

Home Occupation Registration

(Occupant shall register with the township. Written approval from property owner shall accompany Registration application, if occupant is not owner of property.)

- Initial Application Fee \$200.00
- Annual License Fee \$100.00

(Annual inspection required)

Act 537 Revision

- Residential \$1,000.00 plus engineer's escrow
- Non-Residential \$2,000.00 plus engineer's escrow

Temporary Construction Trailer \$500 per six-month period

(Permit may be renewed at the option of the township for each six-month period)

Grading Permits & Stormwater Management

- Small Projects (Simplified Approach for SW Mgmt) \$100.00
- Projects not Qualified for Simplified Approach \$150.00
- Escrow Fees
 - Small Projects (Simplified Approach) \$365.00
 - Projects not Qualified for Simplified Approach \$1,000.00

Miscellaneous Zoning Permits & Fees

- Mobile Home Park License Fee \$200.00 per year
- Penalty for Misrepresentation Applicable Permit Fees Doubled
- Flood Plain Determination Review \$100.00 plus Standard hourly fees of Township Engineer

Note: For new construction, township engineer shall be included in the review of the request if deemed necessary at the sole discretion of the Zoning Officer

ROAD OCCUPANCY, STREET OPENING AND DRIVEWAY PERMITS

Note: All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Note: Applicant may be required to set up a Professional Services Agreement and escrow with the township at the discretion of the Public Works Director

Road Openings

Per PennDOT Fee Schedule

Road openings and excavations in any township highway, roadway, right-of-way, public ally, sidewalk, curb, footpath, or bike path, having an improved or unimproved surface

Replacement of Utility Poles

Per PennDOT Fee Schedule

Road Occupancy Escrow Fee

\$15,000.00

Residential Driveways (Township Road Connections)

- Repave \$125.00
- New \$225.00
- Escrow to ensure paving of first 20 feet \$400.00 or \$800.00 to be determined by Building Code Official

RESIDENTIAL BUILDING PERMIT FEES

Note: Any permit required work which is started without an approved permit being issued automatically doubles the permit fees (excluding CO and L&I fees). Repeat offenders will be issued a \$500.00 fine.

Note: Many permits will require a Zoning Ordinance review fee, as well as a building permit fee in combination with the other fees prescribed in this schedule.

Note: All permits applicable to the Pennsylvania Uniform Construction Code will require a Labor & Industry training fee of \$4.50 in combination with the other fees prescribed in this schedule.

The following permit costs include the initial plan review and initial inspection.

Non-refundable application fee \$100.00
(Note: Application fee is applied to the overall cost of permit(s) with the balance due at pick up.)

Returned check fee: \$50.00

Single Family – Attached, Detached, and Townhouse Dwelling Units

- Review, Permit, And Initial Inspections included \$.88/square foot
(Includes only initial inspection of all disciplines as checked off on inspection checklist. Failed inspections will require re-inspection fees) \$150.00 Zoning fee
 \$100.00 Cert of Occupancy
 \$4.50 L&I fee
- Residential Sprinkler fee \$300.00
(Review, Permit, Rough and Final Inspections)
- Failed Inspection/Re-inspection Fee \$130.00

Additions and Alterations to Existing Dwellings

(Ex. Habitable and non-habitable additions, sunrooms, finished basements, habitable attics, attached garages, structural alterations, fire damage repair, bathroom and kitchen alterations requiring a permit, etc.)

- Review/Process Permit \$275.00 + inspections + \$4.50 L&I fee
 + \$150.00 Zoning fee (if applicable)
- Permit fee is based on the number of required inspections determined by the Building Code Official during the application review stage. Rate is \$90.00 per inspection. Additional Zoning and other permit fees may also apply.
- Failed Inspection/Re-inspection Fee \$130.00

Manufactured or Industrialized Housing

- Review, Permit, and Initial Inspections \$650.00 Building Fee
(no basement)
- Review, Permit, and Initial Inspections \$850.00 Building Fee
(with basement)
 \$150.00 Zoning Fee
 \$100.00 Cert of Occupancy
 \$4.50 L&I fee

Accessory Structures Requiring a Building Permit

- Detached Accessory Buildings > 1000 sq. ft.
(Pole Buildings, Garages, etc.)
 - Review, Permit, and Initial Inspections
(elec, plumb, and mech fees are separate based on inspections as shown on additions and alterations, \$90/inspection)

\$385.00 Building fee
\$150.00 Zoning fee
\$100.00 Occ Cert
\$4.50 L&I fee

- Decks > 30 Inches Above Final Grade and/or attached Roof over Decks, Porches, and Patios
 - Review, Permit, and Initial Inspections
(elec, plumb, and mech fees are separate based on inspections as shown on additions and alterations, \$90/inspection)

\$275.00 Building fee
\$150.00 Zoning fee
\$100.00 Occ Cert
\$4.50 L&I fee

- Pool Fence Replacement \$135.00

- Swimming Pool **(Bldg/Elec Fee + Zoning fee + L&I)**
 - In-ground pool (water depth 24 in. or greater)
(includes review, permit, and initial inspections) \$440.00 + \$150.00 + \$4.50 L&I
 - Above-ground pool (water depth 24 in. or greater)
(includes review, permit, and initial inspections) \$330.00 + \$150.00 + \$4.50 L&I
 - Spas, saunas, hot tubs
(includes review, permit, and initial inspections) \$165.00 + \$150.00 + \$4.50 L&I

Miscellaneous Sign/Retaining Wall	\$200.00 plus review + \$90.00/inspection <i>Over 4 ft requires stamped engineered plans</i>
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Electric Permits

- Solar Electric Systems
 - Roof mounted \$330.00 + \$4.50 L&I
 - Site mounted \$330.00 + \$165.00 + \$150.00 Zoning + \$4.50 L&I

- Electrical Alterations Fee based on # of inspections determined during plan review \$90.00 per insp + \$4.50 L&I

- Residential Generators \$175.00 + \$150.00 Zoning + \$90.00 insp + \$4.50 L&I

- Service/Panel upgrades and/or Service Re-connection \$200.00 + \$4.50 L&I

- Failed Inspection/Re-inspection Fee \$130.00

Plumbing Permits

- Sewer Lateral (connect to existing lateral or septic tank repair or replacement) \$200.00 + \$4.50 L&I
- Water Service Connection \$200.00 + \$4.50 L&I
- Residential Sprinkler Fee (Review and Inspection) \$275.00 + \$4.50 L&I
- Interceptors \$500.00 (if applicable) All interceptors shall be inspected by the Township Engineer and are to be associated with Land Development application with an associated approved Developers Agreement and costs
- Failed Inspection/Re-inspection Fee \$130.00

Note: Additional fees may be required – see Sanitary Sewer Fees

Mechanical Permits

(E. New heaters, furnaces, boilers, H2O heaters, fuel burning appliances, A/C units, exhaust systems, and geothermal/solar-thermal mechanical systems)

- Mechanical Fee \$200.00 + \$4.50 L&I
- Failed Inspection/Re-inspection Fee \$130.00
- Blasting Permit \$500.00
Blasting permit approval shall be issued by Zoning Officer After review by Building Inspector and Fire Marshal
- Storage Tanks (Residential Aboveground/Underground)
Oil/Propane tanks specifically associated with residential heating or cooking operations
 - Tank Installation – 0 to 1,000 Gallons Gallons x \$0.10
Min Fee \$100.00
 - Tank Installation – Greater than 1,000 Gallons Gallons x \$0.05
Min Fee \$150.00
 - Tank Removal (Underground) \$200 per tank
Copies of soil and water test results, disposal Ticket, and closure report shall be provided to the Township.

Demolition

- Demolition – Residential \$200.00 + \$4.50 L&I

Miscellaneous Fees

- Certificate of Occupancy \$100.00
- Temporary Certificate of Occupancy \$100.00
- Bldg Permit Renewal/Transfer \$150.00
- Active Permit Design Revision \$100.00/hour
- Failed Inspection/Re-inspection Fee \$130.00
- Miscellaneous Plan Review/Processing/Permit Prep \$100.00/hour
- Returned Check Fee \$50.00

NON-RESIDENTIAL BUILDING PERMIT FEES

Note: A ten percent (10%) administrative fee will be incurred for engineering and/or third-party plan review of the application, if required

Non-refundable application fee \$300.00
(Note: Application fee is applied to the overall cost of permit(s) with the balance due at pick up.)

Returned check fee: \$50.00

New Building and Additions

- Building Fee – Occupiable Space (See IBC 2018 def) \$0.50/sq ft (\$385 min)
- Building Fee – Un-occupiable Spaces \$0.25/sq ft (\$385 min)
- Electrical \$0.05/sq ft (\$385 min)
- Plumbing \$0.05/sq ft (\$385 min)
- Mechanical \$0.05/sq ft (\$385 min)
- Accessibility \$0.05/sq ft (\$385 min)
- Sprinkler System \$300.00 + \$5/head
- Warehouse/Industrial Bldg shell in excess of 100,000 sf \$0.175/sq ft
- Certificate of Occupancy \$150.00
- PA Dept of Labor & Industry Fee \$4.50

Alterations/Renovations/Repairs

- Building Fee is based on cost of construction as stated by contract or fair market value*. \$150.00 fee minimum for the 1st \$1000.00 + \$10.00 for each extra \$1000.00 or fraction thereof.
- Accessibility Review and Inspection (if applicable) \$330.00
- Fire Protection Systems and/or Sprinkler Insp (if applicable) \$300.00 + \$5/head

- Certificate of Occupancy \$150.00
- PA Dept of Labor & Industry Fee \$4.50

Accessory Building (Shed, garage, swimming pool, or similar structure)

- Building Fee \$0.25/sq ft (\$330 min)
- Electrical Fee (if applicable) \$0.05/sq ft (\$385 min)
- Plumbing Fee (if applicable) \$0.05/sq ft (\$385 min)
- Mechanical Fee (if applicable) \$0.05/sq ft (\$385 min)
- Sprinkler Fee (if applicable) \$300.00 + \$5/head
- Accessibility Review and Inspection (if applicable) \$330.00
- Certificate of Occupancy \$150.00
- PA Dept of Labor & Industry Fee \$4.50

Storage Tanks (Non-Residential Aboveground/Underground)

Tanks not associated with residential heating or cooking operations.

- Tank Installation - 0 to 10,000 Gallons Gallons x \$0.15
Min. Fee \$150.00
- Tank Installation – Greater than 10,000 Gallons Gallons x \$0.05
Min. Fee \$750.00
- Tank Removal (Underground) \$200.00 per tank
Copies of soil and water test results, disposal ticket and closure report shall be provided to the township.

Solar Energy Systems

Note: Each proposed "system" shall be considered as a new electrical installation with applicable fees. In addition, solar energy systems shall be evaluated on the basis as either a structural alteration (roof mounted) or as accessory structures (ground mounted). Stamped structural drawings by a professional design engineer, as well as stamped drawings by a professional electrical engineer, are required. All electrical drawings shall be examined and approved by PA certified electrical plan reviewer (see below). Electrical underwriter approval certificates are required at the completion of each installation.

- Commercial \$8.50 per panel, plus 4B for Alterations
Minimum fee of \$200.00 declining basis
- Solar Farm 2.50% of costs up to \$10,000, plus 2.0% of costs over \$10,000 (\$500 min fee)

Generator

- 20 KW U Under \$130.00
- Over 20 KW \$180.00

Signage

- Permanent Signs
 - Building Fee is based on cost of construction as stated by contract or fair market value*. \$165.00 fee minimum for the 1st \$1000.00 + \$10.00 for each additional \$1000.00 or fraction thereof.
 - Zoning Fee \$200.00
 - PA Dept of Labor & Industry Fee \$4.50
- Temporary Signs
 - Temporary Sign Fee \$80/permit issuance

Miscellaneous Permits & Fees

- Commercial Kitchen Exhaust System \$300.00 for the first \$1000 of Construction + \$25 for each add. \$1000 of costs
- Fire Suppression/Sprinkler review and inspection \$300.00 + \$5/head
- Demolition Fee \$300.00 + \$4.50 L&I
- Certificate of Occupancy \$150.00
- Building Permit Transfer Fee \$200.00
- Building Permit Design Change/Revision \$100.00/review hour
- Failed Inspection/Re-inspection fee (per inspection) \$150.00
- PA Dept of Labor & Industry Fee \$4.50
- Wind turbines, cell towers, and alternative use products TBD
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**Fair Market Value – a cost determined by the Township Building Code Official when a contracted cost is not available. This cost may be established before or after construction is completed.*

SANITARY SEWER FEES

- Sanitary Sewer Connection and Certification Fee
 - Residential \$200.00
 - Commercial \$250 (includes gravity and grinder Pump systems)
- Sanitary Sewer Customer Facility Fee (Tapping Fee) \$8,304.00
- Sewer Reservation Fee 60% of residential fee per EDU
- Sewer Certification \$25.00
- Sanitary Sewer Service Lateral Inspection \$200.00 Flat fee
- Repair and Reconnection (residential)
- Sanitary Sewer System Standard Construction Specs \$20.00 plus postage, if applicable
- Sewage Holding Tank \$200.00 permit fee + \$1000.00 escrow and Operation & Maintenance Agreement
- Public Sewer Resale Inspection \$150.00

FIRE PROTECTION

- Annual Inspection in association with the Fire Safety and Emergency Inspection Program
 - Inspection Cost \$200.00

- Fireworks Permit \$500.00
Fireworks Permit shall be issued by Zoning Officer after review by Fire Chief and issued only to professional, licensed, insured and certified specialists.

CONTROL OF ALARMS

- Fire Alarm Registration Fee – per Alarm \$50.00 One-time Fee
Fire Alarm Registrations are issued through the Office of the East Vincent Township Police Chief and by the Zoning Officer to qualified applicants.

- Emergency Alarm Registration Fee – per Alarm \$50.00 Annual Fee
Emergency Alarm Registrations are issued by and through the East Vincent Township Police Department to qualified applicants.
 - Annual renewal fee for residents 65 and older \$35.00

- Alarm Monitoring Fee (Annual Fee paid by Alarm Co.) \$50.00
Late fee for users who fail to renew their annual permit by Mar 31st of the year: Add. \$35.00 in addition to the permit fee.

- Alarm Penalty Fee for False/Accidental Alarms with Police/Fire Response
Fee is assessed for a twelve (12) month period.
 - 4 to 10 False Alarms \$50.00 per alarm
 - 11 to 15 False Alarms \$100.00 per alarm
 - 16 or more False Alarms \$150.00 per alarm

- Registration Fee for the Operation of an Alarm Business
(Defined as a central station/office for receiving and distributing alarms signals.)
 - First year \$100.00
 - Succeeding years \$50.00

PEDDLING AND/OR SOLICITING

- Peddler's/Solicitor's License \$50.00 per day, Plus \$25.00 per individual
Permit to be issued by the Chief of Police \$50.00 per week, Plus \$100.00 per individual
\$200.00 per month, \$150.00 per individual

PUBLICATIONS AND MISCELLANEOUS

- Zoning Ordinance \$35.00
- Subdivision and Land Development Ordinance \$35.00

- Comprehensive Plan \$35.00
- Open Space Plan \$35.00
- Act 537 Plan \$35.00
- SALDO application packet \$15.00 (refunded with submitted application)
- Annual Supplements \$100.00
- Photo Copies \$0.35 per page
- Color Photo Copies \$1.00 per page
- Copies of Recordings \$20.00 per recording
\$3.00/CD/DVD
Flash Drive (Actual cost)
- Engineering Services In accordance with Consultant Fee
Schedule approved by the Board of Supervisors
plus administrative fees
- Copies of Accident Report \$20.00
Applicant must be involved party, involved party's attorney or insurance company
- Copies of All Other Police Incident Reports \$6.00 per page
Release of information must be pre-approved
- Inter-Municipal Liquor License Transfer and/or Economic Development Liquor License
 - Non-refundable fee \$1,500.00 Plus \$750.00 Per Add.
 - Required Escrow (Hearing Cost and Fees) \$4,500.00
- Returned Checks \$50.00
- Use of Meeting Room for other than Township mtgs \$50.00/Per hour
(Spring City Library, OJR School District, Fire Companies, N/C Services)
- Use of Park Facilities
 - Residents \$45.00 (\$20 refund if park is clean)
 - Non-residents \$75.00
- TV/Film Special Event Permit \$500.00
- Special Event Permit \$150.00
- Agreement/Document Recording \$50.00
- Certified Copies \$5.00

TREASURER

- Real Estate Certifications Fees \$25.00
- Expired Real Estate Certification Fees \$35.00

PARKING FINES

• Prohibited Parking Where Signs Are Posted	\$25.00
• In Front of a Private Driveway	\$25.00
• On a Crosswalk	\$25.00
• Double Parked	\$25.00
• Not Parallel with the curb	\$25.00
• Parked during Snow Event	\$25.00
• Handicap Parking	\$250.00
• Violation of Fire Marshal	\$25.00
• Obstructing Traffic	\$25.00

BE IT RESOLVED THAT, any fee not covered by this Fee Schedule or previously established by Resolution and/or Ordinance of East Vincent Township shall be determined on a case by case basis by the East Vincent Township Board of Supervisors.

BE IT FURTHER RESOLVED THAT, all other Fees established by Resolution and/or Ordinance of East Vincent Township not in conflict with this Resolution shall remain in effect as previously adopted. This Resolution shall take effect at the earliest time permitted by law.

RESOLVED THIS 7th Day of August 2024.

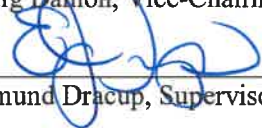
EAST VINCENT BOARD OF SUPERVISORS




Mark Brancato, Chairman



Craig Damon, Vice-Chairman



Edmund Dracup, Supervisor



Robert A. Zienkowski, Secretary

(SEAL)