

**EAST VINCENT TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

Resolution No. 2022-07

**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**

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:

Part 1 Subdivision and Land Development

A. Minor Subdivision/Land Development Fees

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|------------------------------|------------|
| 1. Application Fee | \$500.00 |
| 2. Minor Lot Line Adjustment | \$300.00 |
| 3. Escrow Fee | \$3,000.00 |

B. Major Subdivision/Land Development Fees

- | | |
|---|---|
| 1. Sketch Plan Application Fee | \$250.00 |
| 2. Sketch Plan Escrow Fee | \$1,000.00 |
| 3. Application Fee | \$2,000 + \$40/lot |
| 4. Escrow Fee – To be replenished at half of the total escrow amount. Any remaining escrow will be returned to the applicant upon satisfactory completion of the project. | |
| i. Parcels of 10 acres or less: | \$5,000.00 + \$300.00 per lot (if more than one lot) |
| ii. Parcels of more than 10 acres: | \$10,000.00 + \$300.00 per lot (if more than one lot) |

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

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.

New Construction / Change of Use or Occupancy for existing structures	\$100.00 plus \$25.00 per 1,000 sf, or portion thereof, of the Gross Floor Area
Additions to existing structures	\$75.00 plus \$25.00 per 1,000 sf, or portion thereof, of the Gross Floor Area
Accessory Buildings/Structures (Includes storage sheds, detached garages, decks, patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.)	\$150.00
Fences within all other Use Groups	\$75.00
F. <u>Home Occupation Registration</u> (Zoning Permit) (Occupant shall register with the township. Written approval from property owner shall accompany Registration application, if occupant is not owner of property.)	\$150.00
G. <u>Act 537 Revision</u> Residential Non-Residential	\$1,000.00 plus engineer's escrow \$2,000.00 plus engineer's escrow
H. <u>Temporary Construction Trailer</u> (Permit may be renewed at the option of the township for each six-month period)	\$100.00 per six-month period
I. <u>Grading Permits & Stormwater Management</u>	
1. Small Projects (Simplified Approach for Stormwater Management)	\$100.00
2. Projects Not Qualifying for Simplified Approach	\$150.00
3. Escrow Fees	
i. Small Projects (Simplified Approach for Stormwater Management)	\$365.00
ii. Projects Not Qualified for Simplified Approach inspection	\$1,000 escrow for review and
4. Operation & Maintenance Agreement Recording Fees	\$50.00
J. <u>Mobile Home Park License Fee</u>	\$150.00 per year
K. <u>Penalty for Misrepresentation</u>	Applicable Permit Fees Doubled
L. <u>Flood Plain Determination Review</u> (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)	\$50.00 plus Standard hourly fees of Township Engineer

Part 3 Road Occupancy, Street Opening and Driveway Permits

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

- A. Road Openings
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
Per Penn DoT Fee Schedule
- B. Replacement of Utility Poles
Per Penn DoT Fee Schedule

- C. Residential Driveways (Township Road connections) \$75.00 Repave \$100.00 New
Plus \$400.00 or \$800.00 escrow
To ensure paving of first 20 feet

Permits in section 3 may require a written opinion and/or field inspection by the Township Engineer – this expense would be passed to the applicant.

Part 4 Building Permit Applications

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals. \$4.50 will be added to each building permit for remittance to the Department of Labor & Industry, as mandated by PA State law, for training fees.

Gross Floor Area (GFA) – In association with the referenced fees, the Gross Floor Area shall be defined as the following; the total square feet of all floors within the perimeter of the outside walls, including basements, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6'-0"). Attics and crawl spaces having minimum headroom of less than six feet (6'-0") are not included within the GFA.

A. New Construction and Additions
One and Two Family Residential

\$100.00 plus \$0.30 per sf
of Gross Floor Area (\$250 min fee)

All other Use Groups

\$150.00 plus \$0.50 per sf
of Gross Floor Area (\$250 min fee)

B. Alterations
One and Two Family Residential

1.50% of construction cost up to \$10,000
plus 1.00% of const. costs after \$10,000
Minimum Fee \$100.00

All other Use Groups

2.50% of construction cost up to \$10,000
plus 2.00% of const. costs after \$10,000
Minimum Fee \$200.00

C. Demolition
One and Two Family Residential

\$5.00 for each \$1,000.00 of costs with a
Minimum Fee of \$100.00

All other Use Groups

\$100.00 for the first 1,000 sf plus \$10.00
for each 100 sf thereafter with a minimum
fee of \$200.00

(The Historic Commission may review applications for demolition at the sole discretion of the Zoning Officer.)

D. Accessory Structures (Not associated with agricultural uses)

Uncovered Decks 30" or greater above grade and patios with footers \$100.00 plus \$.20 per sf with a minimum fee of \$150.00 (Individual applications for covered decks and covered patios shall be classified as an addition. Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall shall require a Zoning Permit only.)

Sheds, Detached Garages, Pole Barns and Temporary Buildings (>1000 sf) shall be considered New Construction See Section 4(A)

(Sheds, Pole Barns and Temporary Buildings less than one thousand square feet (1000 sf) shall require a Zoning Permit only.)

E. Accessory Structures (Associated with approved agricultural, processing and habitable uses)

Barns, and similar structures when associated with properties identified as having an approved agricultural habitability and

processing as the primary use. \$100.00 plus \$0.10 per sf

F. Use and Occupancy Certificate (New construction changes in existing Use and Occupancy and changes in ownership)
Each individual unit requires a Use and Occupancy Certificate (example: residential units, multiple family dwelling units, condominium units and similar facilities that have separate and distinct individual units.)

One and Two Family Residential and Multi-Family Dwellings (New Structure) \$100.00 per dwelling unit

Additions, major Alterations to 1 & 2 Family, and Detached Accessory Uses \$50.00

All other Use Groups.

(New Structure/Change in Use or Occupancy ownership-commercial properties) \$300.00 per unit

Additions & detached accessory use \$100.00

Temporary Use and Occupancy Certificate for New Construction \$200.00 per unit in addition to all other applicable costs

Copy of Use and Occupancy Certificate or Letter \$25.00 per copy after original is issued.

G. Swimming Pools

(Fence Permit is also required)

Above ground/In ground

\$25.00 for the first \$1000.00 of construction cost plus \$10.00 for each additional \$1000.00 of construction cost, or portion thereof, with a minimum fee of \$150

Use and Occupancy Permit for Swimming Pools \$50.00

H. Miscellaneous Sign/ Retaining Wall

\$100.00 plus review & \$60.00/inspection

I. Manufactured Mobile Home Units Installation – See Residential Building Permit

J. Professional Services Agreement for Individual Lots

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 shall be replenished within fifteen (15) days when they are depleted to fifty percent (50%) of the original amount.

L. 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

M.	<u>Reinspection Fee</u>	\$80.00
N.	<u>Plan Review Costs</u>	
O.	<u>Permit Renewal Fee</u>	\$100.00

In addition to the fees for building permits identified under Part 4 above, the applicant shall pay the township for the actual costs of Plan Review (if required, at \$85.00/hr) for each project proposed, plus a ten percent (10%) administrative fee incurred for engineering and/third party plan review of the application, if required.

Part 5 Mechanical Permit Applications

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

A. Replacement of Existing Equipment (In kind)

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.

Existing Heater (Gas, Electric, Oil) One and Two Family Use Group	\$100.00
Existing Residential Air Conditioning Unit/Condenser One and Two Family Residential	\$100.00
Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser All other Use Groups	3% of Cost - \$500 Min.

B. New Construction (Equipment Installation)

Heater (Gas, Electric, Oil) in Residential One and Two	3% of Cost - \$100 Min; \$500 Max
Air Conditioning Unit/Condenser in One and Two Family Use Group	3% of Cost - \$100 Min; \$500 Max
Non-Residential Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser	\$200.00 for the first \$1000 of construction cost plus \$10 for each additional \$1000 of costs with a minimum fee of \$500.00 per unit.

C. Alterations/Upgrades to Existing HVAC Systems

One and Two Family Residential	\$100.00
All other Use Groups	\$150.00

D. Commercial Kitchen Exhaust System

Air Conditioning Unit/Condenser	\$300.00 for the first \$1000 of construction cost plus \$10 for each additional \$1000 of costs with a minimum fee of \$300.00 per unit.
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E. Blasting Permit

\$100.00
Blasting Permit approval shall be issued by Zoning Officer after review by Building Inspector and Fire Marshal.

F. Fireplaces

Masonry Fireplaces	\$150.00
Pre-manufactured fireplace inserts/Wood Stoves/Pellet Stoves	\$75.00

6 H.P. and Greater \$100.00

D. Interceptors \$349.32 (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.

Part 7 Sanitary Sewer Fees

A. Sanitary Sewer Connection and Certification Fee Residential - \$180.00
Commercial - \$250.00 (includes gravity and grinder pump systems)

B. Sanitary Sewer Customer Facility Fee (Tapping Fee) \$8,304.00

C. Sewer Reservation Fee 60% of residential fee per EDU

D. Sewer Certification \$15.00

E. Sanitary Sewer Service Lateral Inspection Repair & Reconnection (residential) \$150.00 Flat Fee

F. Sanitary Sewer System Standard Construction Specifications \$20.00 plus postage, if applicable

G. Sewage Holding Tank \$150.00 permit fee plus \$1,000.00 escrow and Operation and Maintenance Agreement

H. Public Sewer Resale Inspection \$150.00

Part 8 Fire Protection

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

A. Fire Suppression and Detection

1 to 20 Sprinkler Heads or Smoke/Heat Detectors \$100.00 plus Plan Review Fee (\$85.00/hr)

21 to 100 Sprinkler Heads or Smoke/Heat Detectors \$200.00 plus Plan Review Fee (\$85.00/hr)

101 to 200 Sprinkler Heads or Smoke/Heat Detectors \$300.00 plus Plan Review Fee (\$85.00/hr)

200 to 400 Sprinkler Heads or Smoke/Heat Detectors \$400.00 plus Plan Review Fee (\$85.00/hr)

401 and greater Sprinkler Heads or Smoke/Heat Detectors \$500.00 plus Plan Review Fee (\$85.00/hr)

B. Plan Review Cost

In addition to the above referenced per head costs, the applicant shall pay the township for the actual costs of Plan Review for each system proposed at \$85.00/hr, plus a ten percent (10%) administrative fee incurred for external engineering and/or third-party plan review of the application, if required.

C. Annual Inspection in association with the Fire Safety and Emergency Equipment Inspection Program
Inspection Cost

\$200.00 minimum per inspection; plus \$85.00 per hour, billed in one-half (½) hour increments, for any inspection that exceeds one (1) hour.

D. Fireworks Permit \$200.00
 Fireworks Permit shall be issued by Zoning Officer after review by Fire Chief and issued only to professional, licensed, insured and certified specialists.

Part 9 Electrical Permits

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

The applicant shall obtain, at their own expense, certifications for all proposed electrical work from a certified electrical underwriting agency licensed within the Commonwealth of Pennsylvania with notifications being provided to the Township at the plan review, rough and final phases of construction. The fees identified below are for verification of the placement of the underwriter’s sticker in the field, processing of the record file cards and related administrative activities.

A. New Construction
 One and Two Family Residential \$60.00/ inspection plus \$100.00 Permit Fee

All other Use Groups \$250.00

B. Alterations/upgrades to existing structures

One and Two Family Residential \$60.00/inspection plus \$75.00
 All other Use Groups \$150.00

C. 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.

Residential One and Two Family Dwellings \$5.00 per panel, plus 4B for Alterations
 Minimum fee of \$150.00

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 & Under \$130.00
 Over 20 KW \$180.00

Part 10 Control of Alarms

A. Fire Alarm Registration Fee - per Alarm \$25.00 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.

B. Emergency Alarm Registration Fee - per Alarm \$25.00 one time fee

Emergency Alarm Registrations are issued by and through the East Vincent Township Police Department to qualified applicants.

C. Alarm Monitoring Fee (Annual Fee paid by Alarm Company) \$50.00

D. 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

E. 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

Part 11 Peddling and/or Soliciting

A. <u>Peddler's/Solicitor's License</u>	\$ 5.00 per day, per individual
Permit to be issued by the Chief of Police.	\$25.00 per month, per individual

Part 12 Publications and Miscellaneous

A. <u>Zoning Ordinance</u>	\$30.00
B. <u>Subdivision and Land Development Ordinance</u>	\$25.00
C. <u>Comprehensive Plan</u>	\$25.00
D. <u>Open Space Plan</u>	\$30.00
E. <u>Act 537 Plan</u>	\$30.00
F. <u>SALDO application packet</u>	\$5.00 (refunded with submitted application)
G. <u>Photo Copies</u>	\$0.25 per page (State-mandated)
H. <u>Color Photo Copies</u>	\$1.00 per page
I. <u>Copies of Recordings</u>	\$10.00 per recording
J. <u>Engineering Services</u>	In accordance with Consultant Fee Schedule approved by the Board of Supervisors plus administrative fees.
K. <u>Copies of Accident Report</u>	\$15.00
Applicant must be involved party, involved party's attorney or insurance company.	
L. <u>Copies of All other Police Incident Reports</u>	\$5.00 per page
Release of information must be pre-approved.	
M. <u>Inter-Municipal Liquor License Transfer and/or Economic Development Liquor License</u>	
Non-refundable fee	\$500.00
Required Escrow (Hearing Cost and Fees)	\$4,500.00
N. <u>Returned Checks</u>	\$30.00


O.	<u>Use of Meeting Room for other than Township meetings</u>	\$50.00
P.	<u>Use of Park Facilities</u>	\$45.00 - Residents (\$20 refund if park is clean)
		\$50.00 - Non Residents (no refund)
Q.	<u>TV/Film Special Event Permit</u>	\$500.00
R.	<u>Special Event Permit</u>	\$100.00
S.	<u>Stormwater Operation and Maintenance Management Agreement Recording</u>	\$50.00
T.	<u>Agreement/Document Recording</u>	\$50.00
U.	<u>Certified Copies</u>	\$5.00

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 3rd Day of January 2022.

EAST VINCENT BOARD OF SUPERVISORS



Edmund Dracup, Supervisor



Craig Damon, Supervisor



Beth Ann Flor, Supervisor



Catherine Ricardo, Secretary

(SEAL)