

Towamencin Township Fee Schedule

Adopted January 4, 2016
by Resolution 16-05

ESTABLISHING THE FEE SCHEDULE FOR LAND DEVELOPMENT, SUBDIVISION AND CONSTRUCTION, AND OTHER MISCELLANEOUS GENERAL FEES IN THE TOWNSHIP OF TOWAMENCIN, MONTGOMERY COUNTY, PENNSYLVANIA.

WHEREAS, the administration has conducted a thorough review of the Township Fee Schedule and concluded that the same shall be revised and updated; NOW, THEREFORE, BE IT RESOLVED, pursuant to Chapter 76, Article I of the Ordinance of Towamencin Township, that the following fee schedule is hereby adopted.

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CONSTRUCTION AND OCCUPANCY PERMIT FEES

All Construction permits are assessed an additional \$4.00 that is forwarded to the State for funding of the requirements of the Pennsylvania Uniform Construction Code.

BUILDING PERMIT*

RESIDENTIAL	
Single Family	\$520 + \$.30 per sf of floor area
Multi-Unit (townhouses/condo/etc)	\$370 per unit + \$40 per 100sf over 800 sf per unit
Manufactured Homes	\$220 + \$.20 per sf
Interior building alterations	\$270 for first 500 sf plus \$100 for each additional 100 sf
Accessory buildings/expansions	\$170 if less than 400 sf \$220 + \$100 for each 100 sf if greater than 400 sf
Prefab Buildings	
Under 300 sf, no permanent foundation	Zoning permit only
Under 300 sf, with permanent foundation	\$120 (fee includes Zoning review and slab inspection)
Over 300 sf	Please see accessory building fees
Decks	\$150
Swimming Pools	in ground - \$450; above ground - \$250
Solar Panels	roof mounted - \$320; ground mounted - \$220
Antenna	\$120
Misc residential cost	\$120 for first \$1,000 of cost, \$20 for each additional \$1,000 cost or fraction thereof.
NON-RESIDENTIAL	
Building Construction	2,500 sf or less: \$820 + \$175 for each 500 sf of floor area
	2,501 sf or greater: \$1,020 base fee - \$325 per 1,000 sf up to 10,000 sf - \$275 per 1,000 sf for 10,001 sf to 50,000 sf - \$225 per 1,000 sf if greater than 50,000 sf
Trailers and tents (temporary)	\$170
Cell towers and antenna	\$170
Misc commercial cost	\$170 for first \$1,000 of cost. \$60 for each additional \$1,000 of cost

***Most building permits also require a Zoning Permit - please see Zoning section (pg 9) for fees.**

UCC APPEAL HEARING

Residential	\$750 per lot plus escrow
Non-Residential	\$1,500 per lot plus escrow
Escrow of \$1,000 per applications	

CONTRACTOR REGISTRATIONS

Master Electrician	New: \$65.00, Renewal: \$45.00
Journeyman Electrician	New: \$45.00, Renewal: \$40.00
Master Plumber	New: \$65.00, Renewal: \$45.00
Journeyman Plumber	New: \$40.00, Renewal: \$30.00
HVAC	New: \$40.00, Renewal: \$30.00
Journeyman HVAC	\$20

All electrical inspectors must be duly register with credentials, testing, or certifications equal to that of a Master Electrician

CERTIFICATE OF OCCUPANCY

RESIDENTIAL	
Change in Ownership-apt or condo or mobile home	\$120
Change in Ownership-all other	\$130
Residential - no sewer or sidewalk/curbs	\$60
New construction	\$90 per unit
2 or more re-inspections	\$50
Fire sprinkler system	\$20
NON-RESIDENTIAL	
Change in ownership, use, occupancy or tenant	\$150 + \$35 per unit for hotels and apartments
Fire sprinkler riser	\$20
New Construction	\$200 for first 5,000 sf + \$10 each additional 1,000 sf

PLUMBING PERMIT

Building sewer or water service (lateral)	\$120
Building sewer (trap)	\$70
Each fixture, trap, appliance	\$25 per fixture
Sump-pump drain to storm water facility	\$70
Sewer lateral disconnect or repair/plumbing disconnect	\$70
Misc plumbing	\$70 for first \$1,000 of cost \$25 for each additional \$1,000 (\$1,001 to \$50,000) \$5 for each additional \$1,000 over \$50,000

ELECTRICAL/MECHANICAL

RESIDENTIAL	
New construction, replacement, renovations	\$165 for first \$1,000 cost of construction \$25 per \$1,000 for \$1,001 to \$10,000 cost of construction \$20 per \$1,000 for \$10,001 to \$50,000 cost of construction \$10 per \$1,000 for \$50,001 to \$500,000 cost of construction \$5 per \$1,000 greater than \$500,000 cost of construction
HVAC unit repair or replacement	\$70 per unit
Reconnection Inspection Fee	\$70
COMMERCIAL	
New construction, replacement, renovations	\$200 for first \$1,000 cost of construction \$35 per \$1,000 for \$1,001 to \$10,000 cost of construction \$25 per \$1,000 for \$10,001 to \$50,000 cost of construction \$10 per \$1,000 for \$50,001 to \$500,000 cost of construction \$5 per \$1,000 greater than \$500,000 cost of construction
HVAC unit repair or replacement	\$70 per unit
Reconnection Inspection Fee	\$70

When the nature of the work is for routine repairs, maintenance or replacement, the Township Secretary may issue an annual permit for pre-designated sites upon the payment of a fee of \$250 per annum, payable January 1st of each year and with the following stipulations:

- 1) Annual permits for the routine repair, maintenance, or replacement of electrical work and equipment may be issued to owners/occupants of a building regularly employing one or more electricians on the premise.
- 2) Prior to the issuance of an annual permit, a complete list of all pre-designated sites shall be submitted to the Township Secretary.
- 3) Each holder of an annual permit shall maintain a record of all work in the nature of replacement or repairs.

FIRE PROTECTION

INSPECTIONS

Business/Commercial/Industrial	
Up to 1,000 sf	\$70
1,001-5,000 sf	\$90
5,001-10,000 sf	\$140
10,001-25,000 sf	\$210
25,001-50,000 sf	\$280
50,001-100,000 sf	\$350
100,001-200,000 sf	\$420
over 200,000 sf	\$420 plus \$2.50 per each thousand sf over 200,000

Church/School/Daycare	
Up to 1,000 sf	\$35
1,001-5,000 sf	\$60
5,001-10,000 sf	\$95
10,001-25,000 sf	\$140
25,001-50,000 sf	\$210
50,001-100,000 sf	\$280
100,001-200,000 sf	\$350
over 200,000 sf	\$350 plus \$2.50 per each thousand sf over 200,000
Hotel/Motel/Rooming House/Bed&Breakfast	
per unit	\$10 per unit
Institutional Facility	
Independent Living Unit	\$15 per unit
Assisted Living Units	\$10 per unit
Personal Care/Nursing Units	\$10 per unit
Rental Units	
Single family/multi family/townhouse, condo	\$20 per unit

Fire Protection Plan Review Schedule:

All fire protection review fees with inspections include:

- One preliminary inspection of the partially installed system.
- One final inspection of the installed system.
- Additional inspection fees are hourly including travel time (min. fee is \$150)
- A minimum of 72 hours notice for inspections is required.

SPRINKLER SYSTEMS

Non-Residential	
Number of Sprinklers	
1-10	\$320
11-20	\$620
21-100	\$1,120
101-200	\$1,370
201-300	\$1,620
301-500	\$1,870
Over 500	\$1,870 plus \$2.50 for each sprinkler over 500.
Residential	
Number of Sprinklers	
1-10	\$245
11-25	\$370
26-50	\$445
51-100	\$495
over 100	\$495 plus \$3.00 for each sprinkler over 100

STANDPIPE, FIRE PUMPS, UNDERGROUND WATER MAIN SYSTEMS

Standpipe	\$770
Fire Pumps	\$490
Underground water main	\$695

FIRE DETECTION AND ALARM SYSTEMS

Number of Alarm Devices	
1-5	\$295
6-10	\$595
11-25	\$720
26-50	\$870
51-75	\$1,170
76-100	\$1,320
101-125	\$1,520
Over 125	\$1,520 plus \$9.50 per additional device over 125

RESTAURANT WET CHEMICAL SYSTEM

Number of Nozzles:	
1-5	\$370
6-15	\$620
16-30	\$820
31-50	\$1,020
Over 50	\$1,020 plus \$20 for each nozzle over 50

RESTAURANT MECHANICAL HOOD AND DUCT SYSTEM

Mechanical Hood	\$870 for system \$445 for each additional system reviewed at the same time and at the same building
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SMOKE CONTROL/MANAGEMENT/EXHAUST SYSTEM

Smoke control/management	\$2,020 minimum per system plus hourly rate after 12 hours.
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GAS SUPPRESSION SYSTEMS OR DRY CHEMICAL SYSTEMS

1-50	\$620
51-100	\$720
101-200	\$770
201-300	\$820
301-400	\$970
401-500	\$1,045
501-750	\$1,095
751-1000	\$1,145
Over 1,000	\$1,145 plus \$0.95 for each pound of Agent over 1,000

HAZARDOUS OR FLAMMABLE-TYPE TANK PERMIT

Permits are required for both above ground and below ground storage tanks to include, but not limited to fuel oil and gasoline tanks.

All Residential tanks (install and removal)	\$95
Non-Residential tanks	\$170 for each 1,000 gallons of capacity
Non-residential tank removal	\$220
Gasoline dispensing system	\$70 per pump

NOTE: A zoning permit is required for propane tank installation and removal to confirm that the size and placement of the tank is in compliance with Township Zoning regulations and to confirm when the hazard has been abated when the tank is removed.

FIREWORKS

Public or Private display	\$170
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BLASTING

Each 5 day blasting period	\$170
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FIRE REPORTS AND RELATED INFORMATION

Copies of Fire Reports	\$25 each
CD-ROM containing copies of fire photos	\$150

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GENERAL PERMITS - ALL USE GROUPS

Demolition	\$220 for first \$1,000 + \$35 for each additional 1,000 sf
Roofing/Siding	\$95 for first \$5,000 of cost + \$5 each additional \$1,000
Grading Permit	
less than 1,000 CY	\$100 + escrow
greater than 1,000 CY	\$100 + \$7 per each 100 CY + escrow
Grading Escrow	
Residential	\$500
Non-residential	\$1,000
Stormwater Permit	
Permit	\$120
Escrow	\$500
Holding Tank	
Permit	\$270 + \$5 per EDU
Escrow	\$1,000
Sidewalks & Curbs	
Permit	\$95

UTILITY SERVICE FEES

LATE FEES	1.5% for each 30 days late
DUPLICATE BILL	\$2.00
WATER SHUT-OFF RECONNECTION FEE	\$25
SEWER COLLECTION ADMIN FEE	\$50
ON-SITE SEPTIC INSPECTION	\$40 annually
SEWER CERTIFICATION	\$25 per certification
SEWER EDU'S - RESIDENTAIL	\$946 per EDU to Towamencin Township, \$1,710 to TMA, \$2500 escrow
SEWER EDU'S - NON-RESIDENTAIL	\$831 per EDU to Towamencin Township, \$1,502 to TMA, \$2500 escrow
ALARM FEE	
When automatic protective device is connected to designated trunk line:	\$40
When automatic protective device is connected to and "answer service or "central station":	\$25
ALARM VIOLATION FEE	
Per offence	\$30 2nd alarm
	\$30 3rd alarm
	\$55 4th alarm
	\$80 5th alarm

RIGHT OF WAY/HIGHWAY OCCUPANCY PERMIT

UNDERGROUND FACILITIES (Ex: pipe lines, buried cable with pedestals, conduit, manholes, Physically connect facility)	
Physically connect facility	\$50 for first 50 feet, \$20 each additional 100 feet
ROAD OPENING	\$120
ABOVE-GROUND FACILITIES (Ex: poles, guys and/or anchors if installed independently of poles)	
Physically connect facility	\$70 for first 10 facilities, \$10 each appurtenances over 10
CROSSINGS (Ex: overhead tipples, conveyors, pedestrian walkways, under-grade subways, mines)	
Fee	\$120
SEISMOGRAPH (Ex: vibriosis method (ex: prospecting for oil/gas))	
Fee	\$95 for the first mile, \$20 each additional mile
OTHER	
PA One call referral	\$5

ADMINISTRATIVE AND MISCELLANEOUS FEES

COPYING OF MATERIALS	
Photocopies	\$0.25 per page *An hourly charge of salary plus 25% overhead may be charged for work in excess of 15 minutes
Large format copies	Applicant will be invoiced the amount of the 3rd party copy bill plus \$10 overhead. A deposit of \$25 is required for plan sets of 10 sheets or more.
RETURNED CHECK FEE	\$25
MANUALS AND MAPS	
Zoning Code	\$30
Land Use and Design Manual	\$30
Subdivision and Land Development	\$30
All maps	\$10
MEETING HALL RENTAL	
Large Room:	\$75 per occupancy
Small classroom:	\$25 per occupancy
HOME BASED BUSINESS PERMIT	\$120
PHASE I QUESTIONNAIRE	\$100
PERMIT RE-INSPECTION FEES	
<p>A re-inspection fee may be charged for inspections after second follow-up, or third re-inspection to cover salary, overhead and expenses. A re-inspection fee of \$50 will be charged for all inspections after the second follow-up.</p> <p>If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more employees to inspect the permitted work on a more than spot basis, the permittee shall be charged for all salary, overhead and expense incurred by each assigned inspector and the township.</p>	
PERMIT REFUND	
Requests for refund of permit fees must be submitted in writing.	
Administrative fee:	\$25 if no review or inspection has been completed \$100 if review is complete but no inspection has been completed
No refunds will be granted once inspections have been completed. Applicant has 180 days to revise and resubmitt denied plans. After 180 days, a new application must be submitted.	
SPECIAL INSPECTIONS AND/OR PLAN REVIEW	
Towamencin Township may from time to time contract with a third party for inspections and/or plan reviews for any permits. Costs will be the actual incurred cost plus a 15% administration fee.	
WORK WITHOUT PERMITS	
Citations may be issued for any work begun without proper permits.	

ZONING AND SUBDIVISION AND LAND DEVELOPMENT FEES

LAND DEVELOPMENT FEES

Minor Land Development or Subdivision	
Residential	\$300 plus escrow
Non Residential	\$500 plus escrow
Land Development or Subdivision	RESIDENTIAL
Preliminary Plan	\$500 plus escrow
Final Plan	\$100 plus \$125 per lot plus escrow
	NON RESIDENTIAL
Land Development - Prelim Plan	\$1,000 Preliminary Plan plus escrow
Land Development - Final Plan	\$250 Final Plan + \$20 per 1,000 sf of gross building area plus escrow
Subdivision - Prelim Plan	\$800 plus escrow
Subdivision - Final Plan	\$150 plus \$150 per lot plus escrow

ZONING FEES

Zoning Permit (Any change in use or exterior land improvement requires a zoning permit - Includes buildings, expansions, decks, fences, walls, signs, driveways, solar panels, sheds)	
Residential:	\$95
Non-Residential:	\$120
Temporary Signs:	\$70
Zoning Compliance Letter	
Residential:	\$105
Non-Residential:	\$160, \$10 per unit additional for multi-units
Zoning Hearing Board	
Residential	\$750 per lot plus escrow
Non Residential	\$1,500 per lot plus escrow
Non Residential-sign only	\$500 plus escrow
Conditional Use Application	
Village Overlay District	\$2,000 plus escrow
All others	\$800 plus escrow
Validity Challenge or Map or Curative Amendment	
Up to two (2) hearings	\$2,000 plus escrow
additional hearings	\$500 plus escrow

LAND DEVELOPMENT AND ZONING ESCROWS

Subdivisions	
Sketch Plans	\$750
Preliminary & Final	
2-5 lots	\$1,500
6-20 lots	\$2,500
21-50 lots	\$5,000
51-99 lots	\$10,000
100 or more lots	\$15,000
Land Development - Residential	
Sketch Plans	\$750
Preliminary & Final	
1-20 dwelling units	\$2,500
21-50 dwelling units	\$5,000
51-99 dwelling units	\$10,000
100 or more dwelling units	\$15,000
Land Development-Non-Residential	
Sketch Plans	\$750
Preliminary	\$10,000
Final Plan	\$10,000
Conditional Use Application	
Village Overlay District	\$10,000
All others	\$2,000
Zoning Hearing Board	
All applications	\$1,000
Validity Challenge or Map or Curative Amendment	
All applications	\$4,000

DEVELOPMENT IMPACT FEES

Open Space - Residential	\$1,000 per dwelling unit
Open Space - Non-Residential	\$1,000 per 2,000 sf of floor area
Traffic Impact	\$2,197.56 per peak hour trip
Public Art (Village Overlay District)	\$250 per res unit, \$0.30 per sf of non-res floor area

POLICE FEES

Accident Reports	\$15
Incident Reports or Documents	\$0.25 per page if redacted
Investigative Rpt (subpoena only)	\$20
Incident/Accident Photos	\$100 per CD, \$15 per print
Criminal Processing	\$300
Prisoner Lodging	\$150
Special Police Service	\$123 Lieutenant \$109 Sergeant \$93 Officer
Employment Application Fee	\$35
Fingerprints (Resident)	Free
Fingerprints (Non-Resident)	\$25
Kennel Fee for stray dogs	\$30
Parking ticket	\$15
Parking illegally in handicap zone	\$50
Videos	\$120 each
Soliciting and Peddling Fee	\$100

PARKS AND RECREATION FEES

PARK RENTAL	
The rental fee provides for as many pavilions as required by group size. Maximum number of people per group is 100.	
Non-profit groups (families, churches, scouts, etc.) 25-100 ppl	\$30 per 25 people per group \$35 per 25 people per group during June, July, Aug
All other groups (max 100 ppl)	\$135 plus \$35 per 25 people per group (Jun through Aug) \$135 plus \$30 per 25 people (all other available times during the year)
*A security deposit is required in addition to the rental fee. The security deposit is four (4) times the rental fee up to \$500. A refund of 75% of the rental fee shall be authorized for any cancellation received in writing not less than ten (10) working days prior to date of rental. Cancellations less than ten working days shall result in the entire rental fee being forfeited. The security deposit shall be returned in full. Permits must be requested by Township resident or business only.	
BALL FIELD RENTAL	
Residential Groups	\$20 per two (2) hours
Non-Resident Groups	\$30 per two (2) hours
*51% of the group must consist of Township Residents to qualify as a resident group.	
TREE MEMORIAL	\$400
BENCH MEMORIAL	\$400