

Towamencin Township

2025 Fee Schedule

Adopted December 11, 2024
Effective January 1, 2025
by Resolution 24-36

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.

CONSTRUCTION AND OCCUPANCY PERMIT FEES

The State fee for funding of the requirements of the PA Uniform Construction Code has been incorporated into the building permit cost. Your invoice will show an itemization of the fee.

BUILDING PERMITS

RESIDENTIAL	
Single Family	\$525 + \$.30 per sf of floor area
Multi-Unit (townhouses/condo/etc)	\$375 per unit + \$40 per 100 sf over 800 sf per unit
Manufactured Homes	\$225 + \$.20 per sf
Zoning	\$95
INTERIOR BUILDING ALTERATIONS/REPAIR	\$275 for first 1,000 sf plus \$100 for each additional 100 sf
MISC. BUILDINGS/EXPANSIONS	\$275 + \$100 for each 100 sf greater than 400 sf
Zoning	\$95
PREFAB BUILDINGS / ACCESSORY BUILDINGS	
Over 400 sf	\$225 for first 1,000 sf plus \$100 for each additional 100 sf
Zoning	\$95
Under 400 sf	Zoning permit only
DECKS - UNCOVERED	\$205
Zoning	\$95
SWIMMING POOLS	In ground - \$500 (Requires Grading/Stormwater Management Permit) Above ground - \$255
Zoning	\$95
POOL DEMO / FILL-IN	\$150
HOT TUB	\$125
Zoning	\$95
ROOFING & SIDING	\$100 for first \$5,000 of cost + \$5 each additional \$1,000
SOLAR PANELS	Roof mounted or ground mounted - \$125 (Requires additional electric & zoning permit)
Zoning	\$95
ANTENNA	\$125 (Requires electrical permit)
Zoning	\$95
DEMOLITION (BUILDINGS ONLY)	\$225 for first 1,000 sf + \$35 for each additional 1,000 sf
MISC. RESIDENTIAL COST (INCLUDES EGRESS, CELLAR STAIRS, ETC.)	\$125 for first \$1,000 of cost, \$20 for each additional \$1,000 cost or fraction there of
Zoning Fee May Apply	\$95
NON-RESIDENTIAL	
BUILDING CONSTRUCTION (INCLUDES TENANT FIT-OUT & INTERIOR ALTERATIONS)	2,500 sf or less: \$825 -- 2,501 sf or greater: \$1,025 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
Zoning	\$120
TEMPORARY CONSTRUCTION TRAILER	\$500 (Includes electric and occupancy)
CELL TOWERS AND ANTENNA	\$175
Zoning	\$120
MISC. COMMERCIAL COST	\$175 for first \$1,000 of cost. \$60 for each additional \$1,000 of cost

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

CERTIFICATE OF OCCUPANCY

RESIDENTIAL	
Change in Ownership-apt/condo	\$120
Change in Owership-mobile home	\$75
Change in Ownership-all other	\$130
Residential - no sewer or sidewalk/curbs	\$75
New construction	\$90 per unit
2 or more re-inspections	\$50
Fire sprinkler system	\$75
NON-RESIDENTIAL	
Change in ownership, use, occupancy or tenant	\$250 > 100,000 sf \$500 < 100,001 sf + \$35 per unit for hotels and apartments
New Construction	\$200 for first 5,000 sf + \$10 each additional 1,000 sf
Electrical Permit	\$200

PLUMBING PERMITS

Building sewer or water service (lateral)	\$125
Building sewer (trap)	\$125
Each fixture, trap, appliance	\$125 for first three fixtures, \$10 per each additional fixture
Sump-pump drain to storm water facility	\$125
Sewer lateral repair/ plumbing disconnect	\$125
Hot water heater	New - \$125 / Replacement - \$125
Misc. plumbing	\$125 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 & Misc. Electrical	\$195 for first \$1,000 cost of construction, plus \$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 / Furnace / Boiler repair or replacement	\$125 (includes ductwork)
Generator	\$200 fee (Note: If connected to natural gas - \$100 mechanical and \$100 electrical permit issued) \$150 fee (Note: If connected to propane - only electrical permit issued)
Panel / Service Replacement	\$195 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 (Requires: Drawings of wire size, grounding & location of panel)
EV Charging Station	\$300 (fee includes Zoning Review)
Reconnection Inspection Fee	\$125
COMMERCIAL	
New Construction & Misc. Electrical	\$225 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
Generator	\$300 fee (Note: If connected to natural gas - \$150 mechanical and \$150 electrical permit issued)
HVAC repair or replacement	\$225
Reconnection Inspection Fee	\$140

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 5,000 sf	\$95
5,001-10,000 sf	\$140
10,001-25,000 sf	\$210
25,001-50,000 sf	\$280
50,001-100,000 sf	\$500
100,001-200,000 sf	\$1,000
over 200,000 sf	\$1,500 plus \$10 per each 1,000 sf over 200,000 sf
Church/School/Daycare	
Up to 5,000 sf	\$75
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	\$15/unit plus commercial sf rate for common space
Institutional Facility	
Independent Living/Assisted Living/Personal Care Units	\$15/unit plus commercial sf rate for common space
Rental Units	
Single family/multi family/townhouse, condo	1 - 4 units: \$75 per unit 5+ units: \$25 per unit plus commercial sf rate for common space

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	\$325
11-20	\$625
21-100	\$1,125
101-200	\$1,375
201-300	\$1,625
301-500	\$1,875
Over 500	\$1,875 plus \$2.50 for each sprinkler over 500.
Residential	
Number of Sprinklers	
1-10	\$250
11-25	\$375
26-50	\$450
51-100	\$500
over 100	\$500 plus \$2.50 for each sprinkler over 100

STANDPIPE, FIRE PUMPS, UNDERGROUND WATER MAIN SYSTEMS

Standpipe	\$775
Fire Pumps	\$495
Underground water main	\$700

FIRE DETECTION AND ALARM SYSTEMS

Number of Alarm Devices	
1-5	\$300
6-10	\$600
11-25	\$725
26-50	\$875
51-75	\$1,175
76-100	\$1,325
101-125	\$1,525
Over 125	\$1,525 plus \$2.50 per additional device over 125

RESTAURANT WET CHEMICAL SYSTEM

Number of Nozzles:	
1-5	\$375
6-15	\$625
16-30	\$825
31-50	\$1,025
Over 50	\$1,025 plus \$2.50 for each nozzle over 50

RESTAURANT MECHANICAL HOOD AND DUCT SYSTEM

Mechanical Hood	\$875 for system \$450 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	\$2,025 minimum per system plus hourly rate after 12 hours.
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GAS SUPPRESSION SYSTEMS OR DRY CHEMICAL SYSTEMS

1-50	\$625
51-100	\$725
101-200	\$775
201-300	\$825
301-400	\$975
401-500	\$1,050
501-750	\$1,100
751-1000	\$1,150
Over 1,000	\$1,150 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 / replacements)	\$100
Non-Residential tanks - install	\$300
Tank removal (res or non-res) (underground tanks only)	\$225
Gasoline dispensing system	\$150 per pump

FIREWORKS

Public or Private display	\$170
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BLASTING

Each 5 day blasting period	\$500
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FIRE REPORTS AND RELATED INFORMATION

Copies of Fire Reports	\$350
CD-ROM containing copies of fire photos	\$150 for first 15 photos plus \$15 each additional photo
Court Depositions / Subpoenas	\$75 per hour

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GENERAL PERMITS - ALL USE GROUPS

Grading/Stormwater Permit	
Disturbance greater than 1,500 sf & inground pools	\$100
Escrow (residential & non-residential)	\$1,000
Holding Tank	\$275 + \$5 per EDU
Escrow	\$1,000

UTILITY SERVICE FEES

LATE FEES	1.5% for each 30 days late
DUPLICATE BILL	\$2.00
WATER SHUT-OFF RECON. FEE	\$25
SEWER COLLECTION ADMIN FEE	\$50
ON-LOT SEWAGE OPERATION PERMIT	\$100 per inspection (DEP recommendation every 3-years)
SEWER CERTIFICATION	\$25 per certification
ON-SITE SEPTIC SYSTEM INSTALL	\$70
ESCROW	\$1,000
SEWER EDU'S - RESIDENTIAL	\$1,154 per EDU to Towamencin Township, \$2,129 to TMA, \$2500 escrow, plumbing permit fee
SEWER EDU'S - NON-RESIDENTIAL	\$1,014 per EDU to Towamencin Township, \$1,870 to TMA, \$2500 escrow, plumbing permit fee
SEWER MAIN EXTENSION	\$70
ESCROW	\$1,000
ALARM FEE	
Automatic protective device	\$40 (connected to designated trunk line)
	\$25 (connected to an answer service or central station)
ALARM VIOLATION FEE	
False activations-per offense:	\$30 - 3rd activation
1st & 2nd offense - warnings	4th through 12th activation-fee increase by \$25 for each subsequent offense
	\$300 - 13+ activations

RIGHT OF WAY/HIGHWAY OCCUPANCY PERMIT

UNDERGROUND FACILITIES (Ex: pipe lines, buried cable with pedestals, conduit, manholes, headwall, inlet, grate. This fee is calculated on the total lineal feet of the facility or facilities being permitted within the right-of-way, regardless of whether the surface is opened.)	
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 + admin fee when applicable
Large format copies	\$10 + amount of the 3rd party copy bill. A deposit of \$25 is required for plan sets of 10 sheets or more.
RETURNED CHECK FEE	\$25
RETURNED EFT (ACH)	\$15
ADMINISTRATIVE SERVICES RATE	\$40 per hour
PUBLIC WORKS SERVICES RATE	\$40 per hour

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 REVIEW	\$100
DONATION BIN	\$70 per year

PERMIT RE-INSPECTION FEES

A re-inspection fee may be charged for inspections after second follow-up to cover salary, overhead and expenses. A re-inspection fee of \$50 will be charged for all inspections after the second follow-up.

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.

PERMIT REFUND

Requests for refund of permit fees must be submitted in writing.	
Administrative fee:	\$25 if no review or inspection has been completed
<i>(Per permit type)</i>	\$100 if review completed, no inspection completed
No refunds will be granted once inspections have been completed. Applicant has 180 days to revise and resubmit 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

Sketch Plan	
Residential/Non-Residential	Escrow only
Minor Land Development or Subdivision	
Residential	\$300 plus escrow
Non Residential	\$500 plus escrow
Land Development or Subdivision	RESIDENTIAL
Preliminary Plan	\$125 per lot or dwelling unit + escrow
Final Plan	\$500 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	\$500 + \$150/lot plus escrow
Subdivision - Final Plan	\$800 plus escrow

ZONING FEES

Zoning Permit - Any change in use or exterior land improvement requires a zoning permit (Includes new construction, misc. building / expansions, prefab buildings / accessory buildings, patios, fences, walls, signs, curbs, sidewalks, driveways)	
Residential:	\$95
Non-Residential:	\$120
Temporary Signs:	\$70
Waiver of damages:	\$600 escrow
Sign placement engineer review	\$500 escrow

Zoning/Land Use Review 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

Conditional Use Application

Village Overlay District	\$2,000 plus escrow
All others	\$800 plus escrow

Text/Map Amendment or 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	\$3,000
Preliminary & Final	
2-5 lots	\$5,000
6-10 lots	\$7,500
11-50 lots	\$10,000
51+ lots	\$15,000
Land Development - Residential	
Waiver of Land Development	\$2,000
Sketch Plans	\$3,000
Preliminary & Final	
2-5 lots	\$5,000
6-10 lots	\$7,500
11-50 lots	\$10,000
51+ lots	\$15,000
Land Development-Non-Residential	
Waiver of Land Development	\$2,000
Sketch Plans	\$3,000
Preliminary	\$10,000
Final Plan	\$10,000
Conditional Use Application	
Village Overlay District	\$10,000
All others	\$2,000
Zoning Hearing Board	
All applications	\$1,500
Validity Challenge or Map or Curative Amendment	
All applications	\$4,000
Professional Services Escrow	
Misc project reviews/meetings	\$500

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
Special Police Service	\$145 Lieutenant, \$129 Sergeant, \$105 Officer
Kennel Fee for stray dogs	\$30
Parking ticket	\$15
Parking illegally in handicap zone	\$50
Videos	\$120 each
Soliciting and Peddling Fee	\$100
Special Event Permits	\$100 - Carnivals, Fairs, Car Shows \$60 - Parade, Walk/Run, Race, Block Party

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	\$35 per 25 people per group \$40 per 25 people per group during June, July, Aug
All other groups (max 100 ppl)	\$135 plus \$40 per 25 people per group (Jun through Aug) \$135 plus \$35 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. (51% of the group must consist of Township Residents to qualify as a resident group) 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	
BALL FIELD RENTAL	
Residential Groups	\$20 per two (2) hours
Non-Resident Groups	\$30 per two (2) hours
TREE MEMORIAL	\$500 (Bustard and Heebner Parks only)
BENCH MEMORIAL	\$1,000 (Bustard and Heebner Parks only)