

RESOLUTION NO. 1 OF 2017

TOWNSHIP OF MOUNT JOY, ADAMS COUNTY, PENNSYLVANIA

WHEREAS, the Board of Supervisors is authorized and empowered to set reasonable and necessary fees to reimburse the Township for the costs and the expenses of processing, issuing, tracking, reviewing and performing inspections related to applications for land use (zoning) permits and zoning applications, subdivision and land development, well construction, stormwater management and sewage treatment facilities.

WHEREAS, the board has considered and reviewed the actual costs associated with the foregoing;

NOW THEREFORE BE IT RESOLVED, this 3rd day of January 2017 that the Mount Joy Township Supervisors hereby adopt the following fees:

PERMITS:

ZONING PERMIT – PERMITTED USE BY RIGHT: \$50.00

All zoning permits are valid for one year. A renewal of one year will be issued upon submission of required documentation.

ZONING PERMIT -- SIGN:

Up to 40 sq. ft.	\$ 50.00
41 sq. ft .up to 60 sq. ft.	\$100.00
61 sq. ft. and over	\$ 4.00 per square foot calculated on both sides

CONDITIONAL USE, SPECIAL EXCEPTION, VARIANCE APPLICATIONS AND APPEALS FROM DETERMINATION OF ZONING OFFICER:

Filing Fee \$500.00

Payment of the filing fee is due upon submission of the application.

In addition to the filing fee, the Township will charge any allowable costs (for example, associated with additional hearings) incurred by the Township that exceed these fees.

SPECIAL EVENTS PERMIT: \$500 per application

WELL CONSTRUCTION PERMIT: \$25.00 per well

Payment is due upon submission of the application.

DRIVEWAY PERMIT:

Permit fees will be charged when a driveway will access onto a Township road and is not in conjunction with a building permit for new construction.

Application Fees: These fees are applied to the administrative costs incurred in reviewing the application and plan(s) and issuing and processing the permit, including the preliminary review of the site location identified in the application.

Minimum use (single-family dwellings, apartments with 5 or fewer units)	\$15.00
Low Volume (office buildings, car washes)	\$30.00
Medium Volume (motels, fast food restaurants, service stations, small shopping plazas)	\$40.00
High Volume (large shopping centers, multi-building apartments or office complexes)	\$50.00

Permit Inspection Fees: These fees are applied to the costs incurred in the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with Township specifications and permit provisions. If the Township determines that the permitted work warrants the Township Engineer to inspect the permitted work on more than a spot inspection basis, the permittee shall be charged for the additional expenses incurred by the Township.

Minimum use	\$15.00
Low Volume	\$20.00
Medium Volume	\$35.00
High Volume	\$50.00

Payment of the application fee and minimum permit inspection fee is due upon submission of the application.

SOLID WASTE PERMIT:

Application fee	\$50.00
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PLAN REVIEWS / INSPECTIONS

SUBDIVISION & LAND DEVELOPMENT APPLICATION FEES:

Preliminary Plan	\$150.00 per lot
Final Plan	\$175.00 per lot
Preliminary/Final Plan	\$325.00 per lot

Minor Subdivision Plan	\$325.00 per lot
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Payment of the per lot fees is due upon submission of the plan.

SUBDIVISION & LAND DEVELOPMENT INSPECTION / REVIEW FEES:

In addition to the per lot fees, the Township will charge for reimbursement actual review and/or inspection costs incurred by the Township that exceed the per lot fees. Review and inspection fees are charged at the following rates:

William F. Hill, P.E., President	\$ 95.50/hr.
Senior Environmental Engineer, M.S., P.E.	\$ 95.50/hr.
Project Manager, P.E.	\$ 72.00/hr. to \$ 78.00/hr.
Staff Engineer, P.E., Staff Civil/Environmental Engineer	\$ 65.50/hr. to \$ 78.00/hr.
Environmental Planner, SEO, E.I.T., Designer	\$ 47.00/hr. to \$ 62.50/hr.
Engineering Technician II	\$ 45.00/hr. to \$ 50.00/hr.
Construction Monitoring	\$ 47.00/hr. to \$ 57.50/hr.
Survey Party (one man GPS)	\$100.00/hr.
Survey Party (two man GPS)	\$145.00/hr.
Survey Party (two man)	\$135.00/hr.
Clerical	\$ 32.00/hr

If accumulated fees for plan reviews or inspections surpass the initial fees collected, the applicant shall be responsible for payment of these fees in full as a condition of approval of the plan, prior to release of the plan for recording, or at any other time as directed by the Board of Supervisors.

SEWAGE ENFORCEMENT OFFICER (SEO) SERVICES:

Application Review – covers administrative work and paperwork associated with septic permitting.	\$100.00
Repair System Application – depending on minor or major repair, fee covers minor repair permit and final inspection, or entire sewage permit for major repair and/or replacement.	\$125.00 - \$850.00
Deep Soil Probe Evaluation – includes three deep soil probe evaluations per lot. Additional probes above three will be an additional \$40.00 per probe.	\$165.00 + \$40.00 additional
Percolation Test (per 6 hole test)	\$300.00
System Design Review and Permit Issuance	\$165.00
Final System Inspection	\$100.00
Any site visit other than Final Inspection	\$100.00
Miscellaneous Services:	\$75.00
Preparation for hearing and/or court appearance	
Township meeting attendance/correspondence	

Planning Module Review, etc.

SEO Services costs are to be paid directly to the Township Sewage Enforcement Officer and made payable to "Mount Joy Township." If actual expense for review and inspection conducted by the Sewage Enforcement Officer exceeds the scheduled fees, the landowner and/or developer shall be responsible for payment in full of the additional costs incurred by the Township prior to issuance of a permit, approval to cover system, or at any other time as directed by the Board of Supervisors.

STORM WATER MANAGEMENT PLAN REVIEW:

Level 1:

Administrative Fee \$ (Zoning Permit Fee)

Level 2:

Administrative Fee \$ 30.00
Engineering Escrow** \$ 100.00
Total Fee **\$ 130.00**

* Engineering Escrow is for review and coordination with Township Engineer to verify site meets the Disconnected Impervious Area exemption criteria.

Level 3:

Administrative Fee \$ 50.00
Engineering Escrow** \$ 300.00
Total Fee **\$ 350.00**

** Engineering Escrow is for coordination with Township Engineer for assistance in preparing a Simplified Stormwater Management Plan to meet site conditions and for inspection of the stormwater management facilities.

Level 4:

Administrative Fee \$ 50.00
Engineering Escrow*** \$ 350.00
Total Fee **\$ 400.00**

*** Engineering Escrow is for review of the stormwater management plan by the Township Engineer to verify compliance with the Stormwater Management Ordinance and for inspection of the stormwater management facilities.

This level plan must be sealed by Applicant's consultant.

Notes:

1. The Engineering Escrow fee is an estimate of the anticipated review and inspection costs for the proposed project. If the engineering costs exceed the escrow amount, the applicant will be responsible for any additional review or inspection costs. Any remaining escrow funds will be returned to the applicant upon issuance of the final completion certificate for the stormwater management facilities.
2. All stormwater management plan reviews for Subdivision and Land Development Plans will be subject to the fee schedules established by the Township for Subdivision and Land Development Plans.
3. Administrative Fees are non-refundable

If accumulated fees for stormwater management plan surpass the initial fee collected, the land owner and/or developer shall be responsible for payment in full prior approval of the plan, at time of completion certificate issuance, or at any other time as directed by the Township Engineer or Township Supervisors.

UNIFORM CONSTRUCTION CODE (UCC)

RESIDENTIAL FEE SCHEDULE

1. RESIDENTIAL UNITS: (1- 2 family dwellings and additions)

Services: required UCC building/occupancy permits, plan review, footings, foundation, framing, electrical, plumbing, mechanical, energy, final inspection

Less than 500 sq.ft.	\$362.00
501 to 999 sq.ft.	\$445.00
1,000 to 1,800 sq. ft.	\$600.00
1,801 to 2,000 sq. ft.	\$755.00
2,001 to 2,400 sq. ft.	\$881.00
2,401 up	\$881.00 plus an additional \$0.50 per sq. ft.

Required under slab inspection visit	\$55.00 /visit
Return Inspection	\$55.00 /visit

Fire Sprinkler: plan review and inspections	\$160.00
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2. STAND ALONE STRUCTURES:

A) Detached Buildings, Decks, Porches, Etc.	
Footer, framing, final	\$187.00
Mechanical, plumbing, electrical	\$ 55.00 per Inspection
B) Manufactured Homes at grade.	
Footer, piers, tie downs, r/i inspections, skirting, framing, final	\$320.00
C) In-Ground Pools.	
Pre-pour, post pour, barrier, and final	\$290.00
D) On-Ground pools.	

Final	\$ 95.00
E) PV systems, windmills	
Plan review, footer, framing, electrical, final	\$318.00
Return inspection	\$55.00 per visit
3. <u>INDIVIDUAL INSPECTIONS:</u>	\$55.00 per visit
4. <u>ELECTRIAL SERVICE INSPECTIONS :</u>	\$70.00 per visit
Return inspection	\$55.00 per visit
5. <u>CONDITIONAL OCCUPANCY PERMIT INSPECTION/PERMIT:</u>	
	\$65.00 per permit

NOTE:

Fee schedule will be reviewed annually.
 Permits revoked or suspended for cause - no refunds will be granted.
 All fees invoices need to be paid before occupancy permit will be issued.
 Written requests for permit extensions will be billed at 5% of original permit fee

COMMERCIAL FEE SCHEDULE

1. COMMERCIAL UNITS:

Services: Plan review, footings, foundation, R/I building, R/I electric, R/I plumbing, R/I mechanical, F building, F electric, F plumbing, F mechanical, energy, fire, accessibility, and other inspections as required by project/code.

Plan Review Calculated according to the ICC Valuation Service, actual cost of construction, or other services

Plan review transfer \$91.50 per hour

Permitting and inspections

<u>Project Construction Cost</u>	<u>Base Fee</u>	<u>% Project Cost</u>
0 to \$499,999.99	\$300.00	0.0096
\$500,000.00 to 1-M	0	0.009
1.1-M to 5-M	0	0.0085
5.1-M to 8-M	0	0.0085
8.1-M to 10-M	0	0.0075
Over 10-M priced per office schedule		

Additional inspections \$122.00 per inspection

2. OTHER COMMERCIAL SERVICES:

Customer consultation \$122.00

Commercial electrical services inspections

Single Phase:

Up to 600 AMP \$125.00

Three Phase:

Up to 600 AMP \$183.00

800 to 1200 AMP \$305.00

Over 1200 AMP Project priced

Swimming Pools \$300.00

NOTE:

Fee schedule will be reviewed annually.

Permits revoked or suspended for cause, - no refunds will be granted.

All fees invoices need to be paid at time the permit will be issued.

Written requests for permit extensions will be billed at 5% of original permit fee

ADOPTED this 3rd day of January 2017.

Mount Joy Township
Adams County, Pennsylvania
Mount Joy Township Board of Supervisors

Attest:

Sheri L. Moyer, Secretary

John E. Gormont, Chairman

SEAL

I, Sheri L. Moyer, Secretary for Mount Joy Township, do hereby attest that the foregoing Resolution No. 1 of 2017 as voted upon and approved by Unanimous vote of the Board of Supervisors on the 3rd day of January 2017.