

RESOLUTION NO. 1 OF 2025

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 2023 that the Mount Joy Township Supervisors hereby adopt the following fees:

ZONING PERMITS:

PERMITTED USE BY RIGHT (except small wireless telecommunications facilities) \$50.00

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

SIGNS

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

SMALL WIRELESS TELECOMMUNICATIONS FACILITIES (see also ROW Fees)

Application Fee – a one-time fee (schedule below) for review of zoning permit application and plans submitted for work to be done within the right-of-way:

\$500.00 for an application seeking approval of or no more than five collocated facilities and an addition \$100.00 for each additional collocated facility.

\$1000.00 for an application seeking permit for installation of a new or replacement utility pole.

ZONING APPLICATIONS:

**CONDITIONAL USE, SPECIAL EXCEPTION, VARIANCE, APPEALS FROM
DETERMINATION OF ZONING OFFICER, ZONING ORDINANCE INCLUDING ZONING
MAP (REZONING) AMENDMENT**

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 the filing fee.

SPECIAL EVENTS PERMIT: \$50.00 per application

WELL CONSTRUCTION PERMIT: \$ 50.00 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)	\$20.00
Medium Volume (Motels, fast food restaurants, service stations, small shopping plazas)	\$35.00
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.

SMALL WIRELESS TELECOMMUNICATIONS FACILITIES RIGHT-OF-WAY USE:

Annual fee of \$270 per small wireless facility or new utility pole with a small wireless facility. The Township can charge a larger fee if the Township demonstrates:

- a. A fee which is a reasonable approximation of the Township’s costs to manage the ROW
- b. That the fee established under a. is “reasonable” (note that this repeats the “reasonable” language already required in a.
- c. That the fee established under a. is nondiscriminatory (note that Act 50 does not define “nondiscriminatory,” but that it can be understood that you are not discriminating between carriers providing DAS services).

SOLID WASTE PERMIT:

Application fee	\$50.00
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SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ORDINANCE AMENDMENT APPLICATION

Filing fee	\$500.00
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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 incurred by the Township that exceed the filing fee.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

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

Payment of the per lot fees is due upon submission of the plan.

PLAN REVIEW AND INSPECTION

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	\$ 139.00/hr.
Erik M. Vranich, P.E.	\$ 139.00/hr.
Professional Licenses Surveyor	\$ 126.00/hr.
Senior Professional Engineer	\$ 126.00/hr.
Professional Engineer	\$ 112.00/hr.
Landscape Architect	\$ 110.00/hr.
Senior Designer	\$ 100.00/hr.
Sewage Enforcement Officer (SEO)/Environmental Specialist	\$ 100.00/hr.
Designer	\$ 88.00/hr.
Senior Resident Project Representative	\$ 100.00/hr.
Surveyor	\$ 95.00/hr.
Senior Technician	\$ 95.00/hr.
Resident Project Representative	\$ 89.00/hr.
Survey Assistant	\$ 74.00/hr.
Technician	\$ 74.00/hr.

Administrative Support \$ 58.00/hr.

Legal Fees

Solicitor \$175.00/hr.
Paralegal \$125.00/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.	\$150.00 – \$1050.00
Deep Soil Probe Evaluation – includes three deep soil probe evaluations per lot. Additional probes above three will be an additional \$50.00 per probe	\$180.00 + \$50.00 additional
Percolation Test (per 6-hole test)	\$350.00
System Design Review and Permit Issuance	\$175.00
Final System Inspection	\$110.00
Any site visits other than Final Inspection	\$110.00
Miscellaneous Services: Preparation for hearing and/or court appearance Township meeting attendance/correspondence Planning Module Review, etc.	\$ 75.00/hr.

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/INSPECTION:

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.
4. 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 FEES 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

1 to 999 sq.ft.	\$584.00
1,000 to 1,800 sq. ft.	\$688.00
1,801 to 2,000 sq. ft.	\$793.00
2,001 to 2,400 sq. ft.	\$925.00
2,401 up	\$925.00 plus an additional \$0.50 per sq. ft
Required under slab inspection visit	\$65.00 /visit
Fire Sprinkler: plan review and inspections	\$160.00

2. STAND ALONE STRUCTURES

A) Decks, Porches, etc.	\$225.00
B) Detached Buildings, Etc. UCC building/occupancy permit, footer, framing, final	\$374.00
C) Manufactured Homes at grade UCC building/occupancy permit, footer, piers, tie downs, r/i inspections, skirting, framing, final	\$445.00
D) In-Ground Pools UCC building/occupancy permit and final	\$410.00
E) On-Ground pools UCC building/occupancy permit final	\$100.00
F) PV systems, windmills UCC building/occupancy permit, footer, framing, and electrical, final	\$342.00

Added Service Visits

Mechanical, plumbing, electrical add to A, C above \$ 65.00 per inspection

Return inspection add to "2" and/or "4" \$ 65.00 per inspection

3. INDIVIDUAL INSPECTIONS \$ 65.00 per visit

4. ELECTRICAL SERVICE INSPECTIONS \$ 80.00 per visit

5. CONDITIONAL OCCUPANCY PERMIT INSPECTION/PERMIT \$200.00 per permit

NOTES:

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 FEES SCHEDULE

1. COMMERCIAL UNITS

Services: Plan review, pre-construction meeting 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 \$100.00 per hour

Permitting and Inspections

<u>Project Construction Cost</u>	<u>Base Fee</u>	<u>% Project Cost</u>
0 to \$500,000.00	\$600.00	0.0096
\$500,000.00 to 1-M	0.00	0.009
1.1-M to 5-M	0.00	0.0085
5.1-M to 8-M	0.00	0.008
8.1-M to 10-M	0.00	0.0075
Over 10-M priced per office schedule		

<u>Additional Inspections</u>	\$122.00 per inspection
2. OTHER COMMERCIAL SERVICES	
<u>Customer consultation</u>	\$150.00
<u>Commercial electrical services inspections</u>	
Single Phase:	
Up to 600 AMP	\$150.00
Three Phase:	
Up to 600 AMP	\$183.00
800 to 1200 AMP	\$305.00
Over 1200 AMP	Projected Priced
<u>Swimming Pools</u>	\$400.00

NOTES:

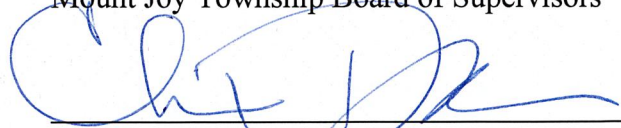
Fee schedule will be reviewed annually.
 Permits revoked or suspended for cause, – no refunds will be granted.
 All fee invoices need to be paid at time the permit will be issued.
 Written requests for permit extensions will be billed at 5% of original permit fee.

ADOPTED this 6th day of January 2025.

Attest:

Mount Joy Township Board of Supervisors


 Sheri L. Moyer, Secretary


 Christine Demas, Chairman



I, Sheri L. Moyer, Secretary for Mount Joy Township, do hereby attest that the foregoing Resolution No. 1 of 2025 was voted upon and approved by unanimous vote of the Board of Supervisors on the 6th day of January 2025.