

RESOLUTION - 2013 - 9

**THORNBURY TOWNSHIP
BOARD OF SUPERVISORS**

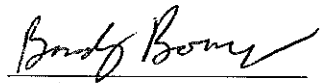
**A RESOLUTION ESTABLISHING A REVISED FEE SCHEDULE FOR SERVICES
FOR THORNBURY TOWNSHIP, CHESTER COUNTY.**

WHEREAS, the Board of Supervisors of Thornbury Township, Chester County does hereby adopt the attached fees chargeable for services for the described activities within Thornbury Township, Chester County, PA and;

WHEREAS, the Board of Supervisors of Thornbury Township, Chester County does hereby rescind the Fee Schedule established in 2012.

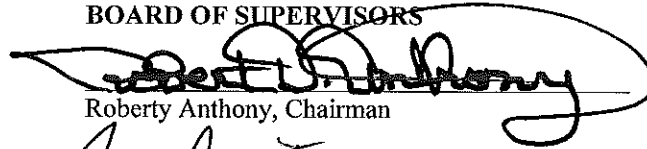
RESOLVED AND ADOPTED THIS 19th DAY OF MARCH 2013.

Attest:

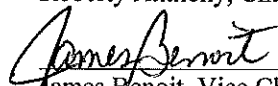


Brody Bovero
Township Manager / Secretary

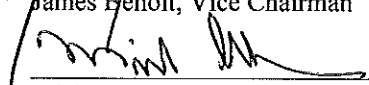
**THORNBURY TOWNSHIP, CHESTER COUNTY
BOARD OF SUPERVISORS**



Robert Anthony, Chairman




James Benoit, Vice Chairman



Michael Gallagher, Supervisor

Robert C. Miller, Supervisor



Michael Gast, Supervisor

**THORNBURY TOWNSHIP
CHESTER COUNTY**

2013 REVISED FEE SCHEDULE

EFFECTIVE MARCH 19, 2013

THORNBURY TOWNSHIP, CHESTER COUNTY BUILDING & ZONING PERMIT FEES

Applicant: _____

effective 3/19/2013

Address: _____

Pg 1 of 2

Date: _____ Permit # _____

ZONING APPLICATION FEE (ZONING PERMITS ONLY) \$10.00

	Fee	# of Units	Extended Cost
ZONING PERMITS			
Zoning Permit (only) for accessory structure 200 sq. ft. & less	\$25.00	----->	\$ _____
Retaining/Landscape Walls under 4 ft in height	\$25.00	----->	\$ _____
Fences 6 ft in height or less	\$25.00	----->	\$ _____
Decks, Porches, and patios less than 30 in. in height	\$25.00	----->	\$ _____
Any other Zoning Permit not listed above	\$25.00	----->	\$ _____
Home Occupation Registration \$25.00 Annual Renewal \$10.00		(No App fee)	\$ _____

ZONING INSPECTION FEES (PER INSPECTION, ZONING PERMITS ONLY) \$40.00 -----> \$ _____

BUILDING PERMIT APPLICATION FEE \$35.00

RESIDENTIAL CONSTRUCTION

New Dwelling Construction - includes sq footage for porches, patios, useable attics, basements, garages, and living areas - Excludes crawl spaces and dead area spaces	0.35 per SF (Min. \$250.00)	----->	\$ _____
Residential Additions/Alterations including attached garages	0.35 per SF (Min. \$200.00)	----->	\$ _____
Detached garages and accessory structures 200 sq. ft. and over, and decks	0.35 per SF (Min. \$160.00)	----->	\$ _____
Private swimming pools over 24 inches in depth, including surrounding patio/deck	0.35 per SF (Min. \$160.00)	----->	\$ _____
Storable pools over 24 inches in depth	\$35.00	----->	\$ _____
Permit for building where none of the above categories apply	0.35 per SF (Min. \$120.00)	----->	\$ _____
Renewal of Building permit	\$65.00	----->	\$ _____

RESIDENTIAL INSPECTION FEES (PER INSPECTION) \$55.00 -----> \$ _____

NON-RESIDENTIAL CONSTRUCTION

Building Construction, Renovation, and Alterations

\$500.00 plus .50 per sq. ft. for first 10,000 sq. ft. of building area (for each floor including basement) plus .25 per sq. ft. for remaining building area -----> \$ _____

Mechanical Permit Fees

\$500.00 for the first appliance plus \$50.00 for each additional appliance
Number of appliances _____ -----> \$ _____

Sprinkler Permit Fee

\$250.00 for up to 200 sprinkler heads plus \$0.50 for each additional sprinkler head over 200
Number of Sprinkler Heads _____ -----> \$ _____

NON-RESIDENTIAL INSPECTION FEES (PER INSPECTION) \$90.00 -----> \$ _____

OTHER PERMIT FEES

\$25.00 Demolition (for each \$1,000.00 of demolition costs) \$25 Per \$1,000 of demolition cost (Min. \$125.00) -----> \$ _____

Sign (per sign) (\$200 escrow required for special event temp signs) \$50.00 -----> \$ _____

Driveway Permit \$50.00 -----> \$ _____

Fuel Storage Tank Fee (for installation of each tank) \$35.00 -----> \$ _____

Additional, Failed, or Re-inspection - Zoning (each) \$40.00 -----> \$ _____

Additional, Failed, or Re-inspection - Residential (each) \$55.00 -----> \$ _____

Additional, Failed, or Re-inspection - Non-Residential (each) \$90.00 -----> \$ _____

Violations (Conducting work without permit) **Equal to total permit fee** -----> \$ _____

Special Appointments (per hour) \$75.00 -----> \$ _____

Plumbing permit Fees - see plumbing worksheet for details -----> \$ _____

Electrical Permit Fees - see electrical worksheet for details -----> \$ _____

Act 157 Training Account Fee assessed for any construction or building permit package issued under the UCC -----> **\$4.00**

Other applicable fees - please specify \$ -----> \$ _____

INSPECTION FEES (PER INSPECTION) \$55.00 -----> \$ _____

TOTAL DUE \$ _____

THORNBURY TOWNSHIP, CHESTER CO. RESIDENTIAL ELECTRICAL FEES

Applicant: _____

effective 3/19/2013

Address: _____

Date: _____ Permit # _____

	# of Units	Extended Cost
APPLICATION FEE		\$35.00

RESIDENTIAL FEES - ONE AND TWO FAMILY DWELLINGS

Service Installation and modifications

Service not over 200 amp	\$65.00	----->	\$ _____
over 200 but not over 600 amp	\$75.00	----->	\$ _____
over 600 but not over 1,000 amp	\$110.00	----->	\$ _____
over 1,000 amp	\$125.00	----->	\$ _____
Additional meters	\$25.00	----->	\$ _____

Dwelling additions and rewiring	\$45.00	----->	\$ _____
Mobile Homes	\$70.00	----->	\$ _____
Townhouses and Condominiums - each unit	\$70.00	----->	\$ _____

Swimming Pools - bonding & electrical	\$40.00	----->	\$ _____
Generator, HVAC, and Motors	\$40.00	----->	\$ _____
Solar Power Equipment	\$40.00	----->	\$ _____

MISCELLANEOUS FEES

Permit for any electrical work which requires a permit but is not listed	\$50.00	----->	\$ _____
Re-inspection & Failed Inspection Fee	\$55.00	----->	\$ _____
Special appointments (per hour)	\$75.00	----->	\$ _____

INSPECTION FEES (PER INSPECTION)	\$55.00	----->	\$ _____
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TOTAL RESIDENTIAL ELECTRICAL FEE			\$ _____
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THORNBURY TWP, CHESTER CO. NON-RESIDENTIAL ELECTRICAL FEES

Applicant: _____

effective 3/19/2013

Address: _____

Date: _____ Permit # _____

		# of Units	Extended Cost
APPLICATION FEE			\$35.00
NON RESIDENTIAL FEES			
Service Installation and modifications			
Service not over 200 amp	\$100.00	----->	\$ _____
over 200 but not over 600 amp	\$125.00	----->	\$ _____
over 600 but not over 1,000 amp	\$165.00	----->	\$ _____
over 1,000 amp	\$210.00	----->	\$ _____
Additional meters (each)	\$35.00	----->	\$ _____
Electrical Wiring - New Construction			
200 amp or less	\$125.00	----->	\$ _____
Over 200 amp	\$155.00	----->	\$ _____
Additions, fit-outs, and rewiring			
Generator, HVAC, and Motors	\$135.00	----->	\$ _____
Solar Power Equipment	\$85.00	----->	\$ _____
Primary Transformers, vaults, enclosures and substations for each bank of Transformers	\$265.00	----->	\$ _____
Projects involving a space that is 5,000 SF or greater			115% of actual review, inspection, consultation and travel costs (escrow account)
MISCELLANEOUS FEES			
Permit for any electrical work which requires a permit but is not listed	\$135.00	----->	\$ _____
Re-inspection & Failed Inspection Fee	\$90.00	----->	\$ _____
Special appointments (per hour)	\$135.00	----->	\$ _____
INSPECTION FEES (PER INSPECTION)	\$90.00	----->	\$ _____
TOTAL NON-RESIDENTIAL ELECTRICAL FEE - (\$300 MIN)			\$ _____

THORNBURY TOWNSHIP, CHESTER CO. PLUMBING FEES

Effective 02/15/2013
Last revised 02/15/13

Applicant: _____

Address: _____

Date: _____ Permit # _____

of Units Extended Cost

APPLICATION FEE **\$ 35.00**

RESIDENTIAL FEES

Manufactured dwelling with crawl space (includes mobile home on foundation) 85.00 → \$ _____
per unit

New Single family dwelling (not over 3 full or partial baths) 135.00 → \$ _____

 Each additional full or partial bath 55.00 _____ \$ _____

New Two family dwelling (townhouse, condominium townhouse - not over 2 full or partial baths per unit) 230.00 → \$ _____

 Each additional full or partial bath per unit 55.00 _____ \$ _____

New Multi family apartment building (not over 2 full or partial baths)

 First two units 200.00 → \$ _____

 Each additional unit 100.00 _____ \$ _____

 Each additional bath (full or partial) per unit 50.00 _____ \$ _____

New Condominium - (Not over 2 full or partial baths)

 First two units 200.00 → \$ _____

 Each additional unit 100.00 _____ \$ _____

 Each additional bath (full or partial) per unit 50.00 _____ \$ _____

NON RESIDENTIAL FEES

Minimum permit fee of \$ 375.00 for the first five (5) fixtures plus \$ 5.00 for each additional fixture
Number of fixtures _____ \$ _____

MISCELLANEOUS FEES

Sewer Lateral 65.00 → \$ _____

Water Lateral 65.00 → \$ _____

Permit for any plumbing work which requires a permit but is not listed elsewhere 55.00 → \$ _____

Re-inspection Fee 55.00 → \$ _____

Special Appointment (per hr) 75.00 → \$ _____

INSPECTION FEES (per inspection) **55.00** _____ \$ _____

TOTAL PLUMBING FEE (Permit + Inspection Fees) \$ _____

**Thornbury Township, Chester County
2013 Fee Schedule**

<u>STORMWATER & GRADING PERMITS</u>	
<u>A. Stormwater & Grading Permits</u>	
Earth grading or new impervious surface 2,000 SF or less:	\$65
Earth grading or new impervious surface over 2,000 SF or over 10% of lot:	\$120, plus \$250 escrow
Earth grading or new impervious in flood plain:	\$175, plus \$350 escrow
Earth grading or new impervious review fee in connection with building permit:	Billed to applicant at current Township engineering consultant rate
note: fees and escrow covers one plan review and one inspection. Costs incurred due to additional reviews and inspection will be billed to the applicant	
<u>UCC VIOLATIONS</u>	
A. Starting construction without permit	Double the permit fee
<u>SPECIAL FEES, REGISTRATIONS AND/OR INSPECTIONS</u>	
<u>A. Street Occupancy Permit</u> - Work performed within a township right of way	
Work not requiring pavement disturbance	\$100
Work requiring pavement disturbance	\$250, Plus Escrow per Township Engineer
<u>B. Signs</u>	
note: Exempt signs under Ordinance 155-49 do not need permits	
<u>D. Transient Retail Merchant's License</u>	
For one (1) year, Less than 10 people	\$20 per person
For one (1) year, More than 10 people	\$20 per person for first 10 people, \$15 per person thereafter
For each additional year or part thereof that license is in use after anniversary date	\$75 per entity (no change in personnel)

**Thornbury Township, Chester County
2013 Fee Schedule**

<p>V. Subdivision and Land Development</p> <p>Land Development and Subdivision Review- Residential, including mobile homes, or Non-Residential. Plan calls for subdividing property and creating land development improvements (streets, utilities, etc.) to accommodate new uses of the property</p> <p>Upon submission of the plan, the fee schedule listed below will be paid to cover administrative cost:</p>	
<p>Less than 5 acres</p> <p>5 acres to 24.99 acres</p> <p>25 acres to 99.99 acres</p> <p>100 acres or more</p>	<p>\$500.00 plus \$150.00 per new lot</p> <p>\$1,000.00 plus \$75.00 per new lot</p> <p>\$2,500.00 plus \$35.00 per new lot</p> <p>\$5,000.00</p>
<p>B. Planned Residential Development (PRD) Review- Upon submission of the plan, the fee schedule listed below will be paid to cover administrative cost:</p>	
<p>"PRD" District (100 acre min.)</p> <p>\$1,500.00 plus \$15.00 per dwelling unit</p>	
<p>C. Additional Fees and Costs for Subdivision, Land Development and PRD Plan Reviews:</p> <p>Actual costs of legal, engineering and other professional consultant fees incurred in plan review shall be reimbursed to the Township</p> <p>The applicants shall pay all Chester County Planning Commission, Chester County Health Department, Chester County Conservation District, Department of Environmental Protection, Penn Dot, Design Review Committee, Conservancy and recording fees associated with the application.</p> <p>Actual costs of engineering inspections and material tests (incurred during construction and up to acceptance by the Township) of the improvements shall be reimbursed to the Township. Upon plan approval, the applicant shall post an escrow in the amount of \$20,000 to cover these costs. The escrow amount be reduced upon recommendation of the Township Engineer.</p> <p>Inspection by the Township Engineer or the Township Engineer's Inspector will be charged at the prevailing rates charged to the Township, plus an administrative fee in the amount of 5% of each invoice.</p>	
<p>D. Escrow Fees for 110% of Public Improvements- as recommended by Township Engineer:</p>	
<p>E. In the absence of sufficient escrow, consultant fees and expenses for services provided during the reviews or construction phases of a development will be re-billed to the applicant or developer for payment to the Township. If payment is not received within (30) days of the invoice date, an administrative charge for interest and billing expenses of 1.5% per month will be charged on the following month's bill.</p>	

**Thornbury Township, Chester County
2013 Fee Schedule**

VI. Hearing Fee Deposits and Reimbursable Costs	
A. Fees applicable to Zoning Hearing Board Applications: Residential/Agricultural	
Appeals from Zoning Officer's decision regarding interpretation of Zoning Ordinances	\$500.00 Administrative fee, \$400.00 escrow; additional funds as expended
Challenge to validity of Ordinance or Map	\$1500.00 Administrative fee, \$1000.00 escrow; additional funds as expended
Variance requests, including dimensions, setback, lot size and other dimension variance.	\$500.00 Administrative fee, \$300.00 escrow; additional funds as expended
Special Exceptions	\$500.00 Administrative fee, \$300.00 escrow; additional funds as expended
Commercial/Industrial	
Appeals from Zoning Officer's decision regarding interpretation of Zoning Ordinances	\$500.00 Administrative fee, \$800.00 escrow; additional funds as expended
Challenge to validity of Ordinances or Map	\$1500.00 Administrative fee, \$1000.00 escrow; additional funds as expended
Variance requests, including dimensions, setbacks, lot size and other dimension variances	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
Special Exceptions	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
B. Fees applicable to special applications before the Board of Supervisors: Residential/Agricultural	
Curative Amendments to Township Ordinances	\$2000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended
Requests to Change Current Zoning	\$2000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended
Conditional Use hearing	\$500.00 Administrative fee, \$2,000.00 escrow; additional funds as expended
Amendments to Zoning Map	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
Miscellaneous Hearings	\$300.00 Administrative fee, \$300.00 escrow; additional funds as expended

**Thornbury Township, Chester County
2013 Fee Schedule**

Commercial/Industrial	
Curative Amendments to Township Ordinances	\$2000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended
Requests to Change Current Zoning	\$2000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended
Conditional Use hearing	\$500.00 Administrative fee, \$2,000.00 escrow; additional funds as expended
Amendments to Zoning Map	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
Miscellaneous Hearings	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
C. The Following costs incurred by the Township relative to hearings before either the Zoning Hearing Board or Board of Supervisors shall be paid from the application fees:	
Actual review fees of Township professional consultants incurred when considering Ordinance amendments, the development of new ordinances or other applications made under Section VI and in conducting hearings thereon.	
Cost for publication of "Notice of Public hearing" and other legal publication charges.	
Cost preparation and mailing of notices of hearing and decisions.	
Cost of appearance fee of the Court Reporter	
Cost of (1) copy of original transcript.	
If the cost of any hearing exceeds the escrow fee, the application shall be liable for the excess. If the costs are less than the application fee, the balance will be refunded to the applicant.	
VII. Space Rental	
A. Parks	
Goose Creek Park Pavilion	\$50, plus \$50 clean-up escrow
B. Township Building	
Board Room	\$50, plus \$50 clean-up escrow

**Thornbury Township, Chester County
2013 Fee Schedule**

VIII. Miscellaneous Fees	
Tax Certifications	\$25
Zoning Certification	
Residential (excluding multi-family)	\$50 per dwelling
Non-Residential & Multi-family residential	\$85 per building
Tree Clearing Permit (10 or more trees)	\$35 per tree
Communication Antenna	\$500
Automatic protection Device - False Alarms	
1st occurrence in a 365 day period	No Fee
2nd occurrence in a 365 day period	\$50
3rd occurrence in a 365 day period	\$100
Each occurrence thereafter in 365 day period	\$250
Building Code Board of Appeal Application fee	\$500
Copying of Township Records - the cost for the copying of Township records pursuant to the "Right to Know Law" Act 2100 of 2002, as amended shall be as follows:	
Postage - the actual cost of mailing	
Duplication - The fees are based upon the duplication of records maintained and duplicated on standard 8 1/2 by 11 inch paper. All larger records, including but not limited to plans, maps and similar documents are "over-size records" for purpose of the fee schedule.	
Photocopy - \$0.25 per page	
Over-size documents - documents or plans that must be sent out for copying shall be billed at the Township cost plus a charge of \$10.00 to reimburse the Township for the cost of transporting the documents and/or plans to and from the firm that copies them.	
Mailing labels shall be charged at the rate of \$1.50 per page (30 labels) plus the administrative cost involved in compiling and printing them.	
Township Documents	
1. Comprehensive Plan	\$40
2. Master parks Plan	\$50
3. Bicycle and Pedestrian Mobility Plan	\$20
4. Zoning Ordinance	\$25
5. Sub-division and Land Development	\$15
6. Comprehensive Plan, Master Parks Plan, and Mobility Plan available on disk	\$5