

**BEFORE THE BOARD OF SUPERVISORS OF
THORNBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2014-09

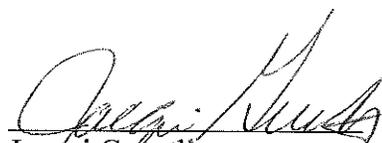
**A RESOLUTION OF THE TOWNSHIP OF THORNBURY
AMENDING THE 2014 FEE SCHEDULE**

WHEREAS, the Board of Supervisors of Thornbury Township, County of Chester, desires to amend the establish fees, fines and other charges for services provided in 2014, so to ensure the provision of building inspection and other critical services, and as such to advance the general health, safety and welfare of the Community.

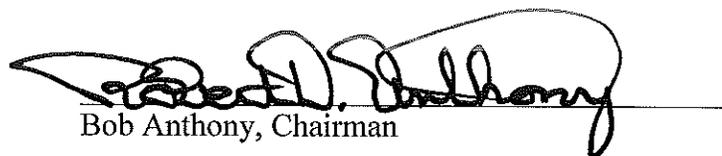
NOW, THEREFORE, BE IT RESOLVED, that Thornbury Township, County of Chester, Commonwealth of Pennsylvania, does hereby enact and adopt the 2014 Amended Fee Schedule, attached hereto and incorporated herein as Exhibit "A".

RESOLVED and ADOPTED this 1st day of July, 2014, by the Board of Supervisors of the Township of Thornbury, Chester County, Pennsylvania.

ATTEST:

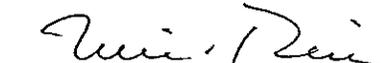

Jacqui Guenther
Township Manager

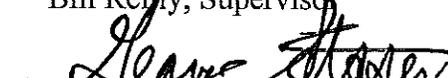
**THORNBURY TOWNSHIP, CHESTER COUNTY
BOARD OF SUPERVISORS**


Bob Anthony, Chairman

Jim Benoit, Vice Chairman


Mike Gallagher, Supervisor


Bill Reilly, Supervisor


George Stasen, Supervisor

2014 FEE SCHEDULE

Amended by Resolution 2014-09 on July 1, 2014.

BUILDING PERMIT

RESIDENTIAL

\$213.00 minimum or one percent (1%) of the total value of the cost of construction, (whichever is greater), plus a \$4.00 UCC Fee.

- A separate permit is required for all plumbing improvements and electric. Do not include plumbing improvement and/or electric costs in the value of the cost of construction calculated for a building permit.
- The minimum building permit fee is \$217.00, which includes the UCC Fee.

NON-RESIDENTIAL

\$340.00 minimum or one percent (1%) of the total value of the cost of construction, (whichever is greater), plus a \$4.00 UCC Fee.

- A separate permit is required for all plumbing improvements and electric. Do not include plumbing improvement and/or electric costs in the value of the cost of construction calculated for a building permit.
- The minimum building permit fee is \$344.00, which includes the UCC Fee.

CONDITIONAL USE APPLICATION

\$218.00 plus a \$2,000.00 escrow; plus additional funds as expended.

An executed Escrow Agreement is required for each Conditional Use Application.

- The escrow provides for all other expenses not funded by the application fee; escrow expenses may include, but are not limited to, reviews prepared by the Township Engineer and Township Solicitor, legal advertisement, and court reporter costs.
- If at any time the escrow balance drops below \$500.00 the applicant shall deposit monies sufficient to bring the account balance back up to the original required escrow amount of \$2,000.00. Upon approval or denial of the conditional use application, and after payment of all final

invoices has been made, all funds remaining in the escrow fund will be returned to the Applicant.

DECK PERMIT

\$217.00 minimum or one percent (1%) of the total value of the cost of construction (whichever is greater) per deck, which includes a \$4.00 UCC Fee.

DRIVEWAY PERMIT

RESIDENTIAL:

\$68.00, plus a Grading Permit if over 2,000 sq. ft.

NON-RESIDENTIAL:

\$116.00, plus a Grading Permit if over 2,000 sq. ft.

ELECTRICAL PERMIT

The electrical permit fee amount is assigned by the Township's Third Party Electrical Inspector as follows:

General Inspections:

\$60.00 for minor work with less than 5 fixtures. Includes rough and final inspections.

\$60.00 plus \$.050 per fixture for rough inspection.

\$60.00 plus \$.050 per fixture for final inspection.

Photovoltaic (Solar) Modules:

\$21.00 each for first three solar modules

\$12.00 for each additional solar modules after three

All associated feeders, service, motors, etc., are calculated in accordance with the appropriate Fee Schedule section.

Sump Pumps:

\$60.00 per sump pump

Fire Pump Controller:

All associated feeders, service, motors, etc., are calculated in accordance with the appropriate Fee Schedule section.

Service – Meter Equipment:

\$87.00 100 amp

\$104.00 200 amp

\$130.00 400 amp

\$175.00 600 amp

**ELECTRICAL
PERMIT (Continued)**

\$225.00 800 amp
\$301.75 1000 amp
\$387.75 1200 amp
\$474.00 up to 1600 amp
\$734.00 over 1600 amp
\$17.25 for each additional meter

Feeders or Sub Panels:

\$87.00 100 amp
\$104.00 200 amp
\$130.00 400 amp
\$175.00 600 amp
\$225.00 800 amp
\$301.75 1000 amp
\$474.00 up to 1600 amp
\$734.00 over 1600 amps up to 2,000 amps
\$366.00 for each additional 1,000 amps over 2,000 amps

Swimming Pools & Spas:

\$87.00 Pool Bonding
\$87.00 Wiring of Pump
\$388.00 Pennsylvania Pool Certification

Temporary Service:

\$87.00

Signs with Electric:

\$61.50 for the first sign.
\$14.00 for each additional sign.

Parking Lot Lighting:

\$61.50 for the first pole.
\$14.00 for each additional pole.

Hardwired appliances such as ranges, cook tops, dishwashers, garbage disposals, baseboard heating, heat pumps, water heaters and air conditioners:

\$61.50 outlet for single unit 20 KW, less than 1HP.
\$14.00 each additional unit 20 KW, less than 1HP.

Motors:

\$17.25 Up to ¼ HP
\$34.50 Over ¼ HP to 5 HP
\$61.50 Over 5 HP to 20 HP
\$115.00 Over 20 HP to 40 HP
\$156.00 Over 40 HP to 100 HP
\$200.00 Over 100 HP to 200 HP
\$200.00 plus \$50.00 for each 50 HP (or portion thereof) over 200 HP.

**ELECTRICAL
PERMIT (Continued)**

Generators, Welders, Furnaces:

\$34.50 Up to 10 KW
\$61.50 Over 10KW to 20 KW
\$115.00 Over 20KW to 50 KW
\$156.00 Over 50KW to 100 KW
\$216.00 Over 100KW to 150 KW
\$259.00 Over 150KW to 300 KW
\$387.00 Over 300KW to 500 KW
\$475.00 Over 500KW to 575 KW
\$647.00 Over 575KW to 1,0000 KW

\$647.00 plus \$50.00 for each 200 KW (or portion thereof) over 1,000.

Transformers, Vault, Enclosures, Substations:

\$34.50 Up to 137 ½ KVA
\$61.50 Over 137 ½ to 75 KVA
\$115.00 Over 75 KVA to 175 KVA
\$216.00 Over 175 KVA to 275 KVA
\$259.00 Over 275 KVA to 300 KVA
\$387.00 Over 300 KVA to 350 KVA
\$475.00 Over 350 KVA to 500 KVA
\$647.00 Over 500 KVA to 1,000 KVA
\$820.00 Over 1,000 KVA to 3,000 KVA

\$820.00 plus \$50.00 for each 200 KVA (or portion thereof) over 3,000.

Signaling Systems (burglar alarms, fire alarms, etc.):

\$61.50 for the first device.
\$14.00 for every 5 devices (or fraction of) thereafter.

Reintroduction of Power:

\$130.50

Modular and Mobile Homes:

\$87.00 Modular Home service and outlets.
\$90.50 Mobile Home service including feeder of receptacles.

Real Estate Certification:

\$144.00 Residential.
\$202.00 Commercial.

Plan Review:

20% of the above inspection fees added to the total.

\$34.00 minimum residential
\$100.00 minimum non-residential.

**FENCE OR
RETAINING WALL
PERMIT**

\$101.00 per fence or retaining wall.

Fences must not exceed 6 feet in height.

Walls over 48" require a building permit.

**GRADING &
STORMWATER
PERMIT**

\$51.00 for earth grading or new impervious surface coverage less than 2,000 sq. ft.

\$76.00 for earth grading or new impervious surface coverage over 2,000 sq. ft.

\$110.00 for earth grading or new impervious surface coverage in floodplain.

\$300.00 Escrow for earth grading or new impervious surface coverage or in floodplain if over 2,000 sq. ft.

An executed Escrow Agreement is required for each Conditional Use Application. The escrow provides for engineering review and inspections.

If at any time the escrow balance drops below \$50.00 the applicant shall deposit monies sufficient to bring the account balance back up to the original required escrow amount of \$300.00. Upon approval or denial of the application, and after payment of all final invoices has been made, all funds remaining in the escrow fund will be returned to the Applicant.

**MECHANICAL /HVAC
PERMIT**

\$119.00, includes \$4.00 UCC Fee.

**PARK PAVILION &
TOWNSHIP
BUILDING RENTAL**

\$50.00, plus a \$50.00 clean-up escrow*

**Pavilion must clean and free of damage for return of escrowed funds.*

**PATIO & WALKWAY
PERMIT**

\$101.00 for an area of 150 square feet or less.

\$166.00 minimum or one percent (1%) of the total value of the cost of construction (whichever is greater) for areas larger than 150 sq. ft.

**PLUMBING
PERMIT**

RESIDENTIAL

\$101.00 per modification to existing residential system, plus a \$4.00 UCC Fee.

- A modification involves the relocation of pipes and/or valves. The replacement of plumbing fixtures is not considered a modification provided all pipes and valves remain in the same location. No permit is required for the replacement of plumbing fixtures if pipes and vales remain in the same location.

\$181.14 minimum or one percent (1%) of the total value of the cost of construction, (whichever is greater), for the installation of a new residential system, plus a \$4.00 UCC Fee.

- The extension of a plumbing system to service an addition, a new restroom or similar improvement is deemed a “new residential system”.

NON-RESIDENTIAL SYSTEM:

\$181.00 minimum or one percent (1%) of the total value of the cost of construction, (whichever is greater), per modification to existing non-residential system, plus a \$4.00 UCC Fee.

- A modification involves the relocation of pipes and/or valves. The replacement of plumbing fixtures is not considered a modification provided all pipes and valves remain in the same location. No permit is required for the replacement of plumbing fixtures if pipes and vales remain in the same location.

\$246.00 minimum or one percent (1%) of the total value of the cost of construction, (whichever is greater), for the installation of a new non-residential system, plus a \$4.00 UCC Fee.

- The extension of a plumbing system to service a new area, a new restroom or similar improvement is deemed a “new non-residential system”.

**POOL & SPA
PERMIT**

ABOVE GROUND:

\$120.00, includes \$4.00 UCC Fee

IN-GROUND:

\$152.00, includes \$4.00 UCC Fe

ROAD OCCUPANCY PERMIT

\$101.00 for work not requiring pavement disturbance.

\$246.00 plus \$300.00 escrow for work requiring pavement disturbance. An executed Escrow Agreement is required for each application that involves work requiring pavement disturbance.

An executed Escrow Agreement is required for each application requiring pavement disturbance only. If at any time the escrow balance drops below \$50.00 the applicant shall deposit monies sufficient to bring the account balance back up to the original required escrow amount of \$300.00.

Upon approval or denial of the application, and after payment of all final invoices has been made, all funds remaining in the escrow will be returned to the Applicant.

ROOF PERMIT

\$101.00 or one percent (1%) of the total value of the cost of construction, (whichever is greater), plus a \$4.00 UCC Fee.

SHED PERMIT

\$83.00 per shed

Sheds must not exceed 12' x 12' (144 square feet). Sheds greater than 144 square feet are considered an accessory building and require a building permit.

SIGN PERMIT

\$68.00 per sign or one percent (1%) of the total value of the cost of construction, (whichever is greater).

SOLICITATION/ TRANSIENT MERCHANT PERMIT

\$20.00 per person, less than ten (10) people, valid for one year.

\$20.00 per person for the first ten (10) people, \$15.00 per person thereafter, valid for one year.

**All applicants must provide a Driver's License or State Picture Identification for each individual listed on the solicitation permit application.*

SPECIAL APPLICATIONS TO THE BOARD OF SUPERVISORS

\$2,000.00 plus \$2,500.00 escrow; plus additional funds as expended for the following:

- Curative Amendments to Township Ordinances.
- Overlay District
- Request for change in current zoning.

**SPECIAL
APPLICATIONS TO
THE BOARD OF
SUPERVISORS
(Continued)**

\$500.00 plus a \$1,000.00 escrow; plus additional funds as expended for the following:

- Amendments to Zoning Map
- Miscellaneous hearings

The escrow provides for all other expenses not funded by the application fee; escrow expenses may include, but are not limited to, reviews prepared by the Township Engineer and Township Solicitor, legal advertisement, and court reporter costs.

If at any time the escrow balance drops below \$500.00 the applicant shall deposit monies sufficient to bring the account balance back up to the original required escrow amount. Upon approval or denial of the application, and after payment of all final invoices has been made, all funds remaining in the escrow fund will be returned to the applicant.

**SUBDIVISION &
LAND
DEVELOPMENT**

Subdivision & Land Development:

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. Upon submission of the plan, the fees listed below will be paid to cover administrative cost:

\$500.00 plus \$150.00 per new lot for properties with less than 5 acres.

\$1,000.00 plus \$75.00 per new lot for properties with more than 5 acres up to 24.99 acres.

\$2,500.00 plus \$35.00 per new lot for properties with 25 acres up to 99.99 acres.

\$5,000.00 for properties with 100 acres or more.

Planned Residential Development (PRD) Review:

\$1,500.00 plus \$15.00 per dwelling unit. 100 Acre minimum.

Additional Fees & Costs for Subdivision, Land Development and PRD:

Actual costs of legal, engineering and other professional consultant fees incurred in plan review shall be reimbursed to the Township.

**SUBDIVISION &
LAND
DEVELOPMENT
(Continued)**

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.

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.

Escrow Funds:

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.

Escrow funds for public improvements are calculated at 110% of Public Improvements as recommended by the Township Engineer.

In the absence of sufficient escrow funds, consultant fees and expenses for services provided during the review or construction phases of the development will be billed to the applicant or developer for payment to the Township. If payment is not received within thirty (30) days of the invoice date, an administrative charge for interest and billing expense of 1.5% per month will be charged on the following month's invoice.

**TREE CLEARING
PERMIT**

\$35.00 per tree if removing 10 or more trees.

**USE & OCCUPANCY
PERMIT**

\$80.00 for residential new construction.

\$150.00 for non-residential new construction.

Use & Occupancy permit is not required for resale properties.

**UCC BOARD
OF APPEALS**

\$500.00

This fee provides for (1) legal advertisement, (2) court reporter costs, and (3) administrative expenses.

Any additional costs incurred by the Township when an Applicant, or their representative(s), requests a continuance of a Board of Appeals Hearing, will be at the Applicant's expense

**ZONING
HEARING BOARD
APPLICATION**

\$1,000.00 per property*

*Non-Residential properties require a \$1,000.00 escrow.

An executed Escrow Agreement is required for each application of a non-residential property.

If at any time the escrow balance drops below \$300.00 the applicant shall deposit monies sufficient to bring the account balance back up to the original required escrow amount of \$1,000.00. Upon the decision of the ZHB, and after payment of all final invoices has been made, all funds remaining in the escrow will be returned to the Applicant.

A Zoning Board Hearing is required for the following:

- Appeal's from Zoning Officer's decision regarding interpretation of Zoning Ordinances.
- Challenge to validity of Ordinance or Map.
- Variance requests including dimensions, setbacks, lot size and any other dimension variance.
- Special Exceptions.

Any additional costs incurred by the Township when an Applicant, or their representative(s), requests a continuance of a Zoning Board Hearing, will be at the Applicant's expense.

**MISCELLANEOUS
FEES**

COMMUNICATION ANTENNA

\$500.00

MAILING LABELS

\$1.50 per page (30 labels) plus postage if applicable.

PA UCC FEE

\$4.00 PA UCC Continuing Education Fee for every Building Permit. This fee is not applicable to Zoning Permits.

PARKING APPLICATION FOR DISABLED PERSONS

\$25.00

PHOTOCOPYING

\$0.25 per page

RIGHT-TO-KNOW RECORDS REQUEST FEES

Duplication of records maintained by the Township, pursuant to the "right-to-know" Act 3 of 2008, as amended are as follows:

\$0.25 per 8½" x 11" single sided copy.

All larger records, including but not limited to plans, maps and similar oversized documents will be sent out for copying and 100% of those costs must be reimbursed to the Township prior to receiving the photocopied documents.

In addition, a fee of \$10.00 will be charged for reimbursement to the Township for the cost of transporting the documents to and from entity that photocopies the documents.

Postage will be charged for the actual costs of mailing documents to the applicant.

TAX CERTIFICATION

\$25.00

TOWNSHIP BOOKS & ORDINANCES

\$40.00 Comprehensive Plan

\$20.00 Bicycle and Pedestrian Mobility Plan

MISCELLANEOUS FEES (Continued)

- \$30.00 Master Parks Plan
- \$15.00 Sub-Division & Land Development
- \$25.00 Zoning Ordinance
- \$ 5.00 Disc for any of the above

ZONING CERTIFICATION

- \$50.00 per residential dwelling (excluding multi-family)
- \$85.00 per building Non-Residential& Multi-family residential

FINES FOR VIOLATIONS

UCC VIOLATION/FAILURE TO OBTAIN A PERMIT PRIOR TO THE START OF CONSTRUCTION:

A fine equal to twice the required permit fee, up to \$500.00 per incident

The above-noted fine shall be levied when a property owner, applicant or applicant's representative fails to obtain a required building or zoning permit prior to the onset of construction. In addition to this fine, the property owner, applicant and/or the applicant's representative shall bear any cost to (1) remove, disassemble or otherwise alter and/or reconstruct the improvement so as to provide for the required inspections of same; and, (2) test any materials, as may be required by the Township. This fine must be paid prior to the issuance of a building or zoning permit.

FALSE ALARM CALLS FOR AUTOMATIC PROTECTION DEVICES:

- \$ 0.00 First occurrence in a 365 day period.
- \$ 50.00 Second occurrence in a 365 day period.
- \$100.00 Third occurrence in a 365 day period.
- \$250.00 Each additional occurrence in the same 365 day period.

The above-noted fine shall be levied when the police are called for false alarms. This fine was assessed to cover Township's costs for the police time spent to investigate false alarms.

PREMATURE CALLS AND "NO-SHOW" FOR INSPECTIONS:

\$50.00 fine per incident

FINES FOR VIOLATIONS (Continued)

The above-noted fine shall be levied when the applicant and/or the applicant's representatives fail to show up for a previously-scheduled inspection. This fine shall be paid before any additional inspections are conducted. The above-noted fine shall also be levied when the applicant and/or the applicant's representative communicates to the Township that certain work or improvements have been made, and said work or improvements have not been made at the time of a scheduled inspection.

RETURNED CHECK FEE:

\$25.00 for any returned check.

CHANGES IN FEE SCHEDULE

The Fee Schedule as set forth herein may be revised or amended at any time by Resolution by the Thornbury Township Board of Supervisors.

The Board of Supervisors on written application of any nonprofit, charitable or governmental institution or organization may reduce or modify any applicable fee as set forth herein upon due consideration of the necessary and proper expenditures of the Township.