

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

**RESOLUTION NO. 2015-05**

**A RESOLUTION OF THE TOWNSHIP OF THORNBURY  
ESTABLISHING THE 2015 FEE SCHEDULE**

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**WHEREAS**, the Board of Supervisors of Thornbury Township, County of Chester, desires to establish fees, fines and other charges for services provided in 2015, 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.

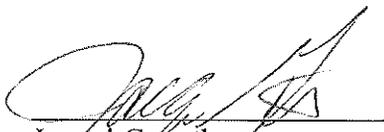
**WHEREAS**, the Board of Supervisors of Thornbury Township, Chester County does hereby rescind any and all Fee Schedules previously established.

**NOW, THEREFORE, BE IT RESOLVED**, that Thornbury Township, County of Chester, Commonwealth of Pennsylvania, does hereby enact and adopt the 2015 Fee Schedule, attached hereto and incorporated herein as Exhibit "A".

**RESOLVED and ADOPTED** this 5<sup>th</sup> day of January 2015, by the Board of Supervisors of the Township of Thornbury, Chester County, Pennsylvania.

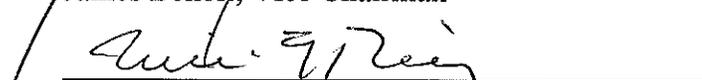
**ATTEST:**

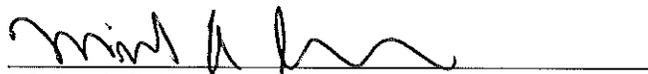
**THORNBURY TOWNSHIP, CHESTER COUNTY  
BOARD OF SUPERVISORS**

  
Jacqui Guenther,  
Township Manager/  
Municipal Secretary

  
Robert Anthony, Chairman

  
James Benoit, Vice Chairman

  
William Reilly, Treasurer

  
Michael Gallagher, Supervisor

\_\_\_\_\_  
George Stasen, Supervisor

## 2015 FEE SCHEDULE

Adopted by Resolution 2015- 6 on January 5, 2015.

### 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, mechanical and electric. Do not include plumbing improvements and/or mechanical and 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

**CONDITIONAL USE APPLICATION (Continued)**

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:**

\$70.00, plus a Grading Permit. If your driveway plans exceed more than 500 square feet of new impervious surface coverage and escrow agreement and escrow payment is required.

**NON-RESIDENTIAL:**

\$134.00, plus a Grading Permit. If your driveway plans exceed more than 500 square feet of new impervious surface coverage and escrow agreement and escrow payment is required.

**ELECTRICAL PERMIT**

The electrical permit fee amount is assigned by the Township's Third Party Electrical Inspector and is outlined below. In addition to the permit fee you are required to pay a \$4.00 UCC Fee. If you are submitting required plans with your permit, you will need to include a Plan Review Fee as indicated below:

**General Inspections:**

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

\$60.00 plus \$0.50 per fixture for rough inspection.

\$60.00 plus \$0.50 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

**ELECTRICAL  
PERMIT (Continued)**

**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
\$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.

**ELECTRICAL  
PERMIT (Continued)**

**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.

**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 1,000 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.

**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.

**FIREWORKS  
PERMIT  
(Commercial Use)**

\$100.00 for COMMERCIAL USE ONLY. If you are setting off Consumer Grade 1.4G Fireworks you are not required to register with the State. If you are setting off Display Grade 1.3G Fireworks you are required to register with the state prior to the Fireworks Permit will be issued.

A Certificate of Insurance for each event is also required.

**GRADING &  
STORMWATER  
MANAGEMENT  
PERMIT**

\$69.00 for earth grading or new impervious surface coverage less than 500 sq. ft.

\$131.00 for earth grading or new impervious surface coverage over 500 sq. ft. up to 2,000 sq. ft. plus an escrow of \$300.00.

\$193.00 for earth grading or new impervious surface coverage over 2,000 sq. ft. plus an escrow of \$1,000.00.

*Please add an additional \$220.00 for earth grading or new impervious surface coverage of any size for any work located in a floodplain.*

\$300.00 Escrow for earth grading or new impervious surface coverage if over 500 sq. ft. but is less than 2,000 sq. ft. If at any time the escrow balance drops below \$100.00 the Applicant shall deposit monies sufficient to bring the account balance back up to the original required escrowed amount.

\$1,000.00 Escrow for earth grading or new impervious surface coverage if 2,000 sq. ft. or over. 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 escrowed amount.

An executed Escrow Agreement is required for each Grading and/or Stormwater Permit Applications over 500 sq. ft. The escrow provides for engineering review and inspections.

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

**MECHANICAL  
PERMIT**

\$119.00, includes \$4.00 UCC Fee. A Mechanical Permit is required for the following:

- HVAC
- Gas powered Generators  
(Does not include not propane).

**MECHANICAL PERMIT (Continued)**

- Oil Tanks above ground and below ground. (Does not include propane).

**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.

**PLUMBING  
PERMIT  
(Continued)**

- 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 Fee

**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.

**A roof permit is ONLY required if your plans include replacement of the underlying decking/plywood.**

**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**

\$100.00 per person, less than ten (10) people, valid for six months.

\$100.00 per person for the first ten (10) people, \$50.00 per person thereafter, valid for six months.

*\*All applicants must provide a Driver's License or State Picture Identification for each individual listed on the solicitation permit application. A background check will be conducted by our local police before permit is issued.*

**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.

\$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.

**SUBDIVISION &  
LAND  
DEVELOPMENT  
(Continued)**

\$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.

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.

**FINES FOR VIOLATIONS  
(Continued)**

**PREMATURE CALLS AND "NO-SHOW" FOR INSPECTIONS:**

\$50.00 fine per incident

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:**

\$35.00 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.