

# Upper Makefield Township

## 2016 Fee Schedule

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**Any sums due and owed to Upper Makefield Township for greater than thirty (30) days after the invoice date shall incur interest at the rate of 1.5% per month or fraction thereof that the money remains unpaid.**

**2016 Upper Makefield Township General Fee Schedule**  
**Upper Makefield Township**  
**ZONING HEARING BOARD FEE SCHEDULE - 2016**

Zoning Hearing Board fees cover the cost of the court stenographer at 50% of the appearance fee, advertising, meeting room use and administrative expenses incurred by Upper Makefield Township. Applicants are billed actual costs plus \$70.00 and an 8% administration fee for each day of meeting room use. Any money remaining from the application review after payment of the above expenses will be refunded to the Applicant. The Applicant will receive an invoice for fees due.

<b>Application Type</b>	<b>Application Review 2015</b>	<b>Application Review 2016</b>
<b>Residential (Single Family)</b>	\$975.00	\$975.00
<b>Commercial and Office (1 Unit)</b>	\$1,250.00	\$1,250.00
<b>Commercial, Office and Multi-Family (up to and including 5 units and under 10,000 sq. ft. devoted to use)</b>	\$1,800.00	\$1,800.00
<b>Commercial Office and Multi-Family (6 or more units and/or greater than 10,000 sq. ft.)</b>	\$2,300.00	\$2,300.00
<b>Industrial</b>	\$2,200.00	\$2,200.00
<b>Quarry</b>	\$1,500.00	\$1,500.00
<b>Non-Profit, Educational, Institutional, Religious, etc.</b>	\$1,100.00	\$1,100.00
<b>Signs</b>	\$500.00	\$600.00
<b>Challenge to Validity of Zoning Ordinance</b>	\$20,000.00	\$20,000.00
<b>Landowner appeal under MPC 909.1(a). (3). (4). (8). (9).</b>	\$1,700.00	\$1,700.00

## 2016 Upper Makefield Township General Fee Schedule

Fee Type	2015	2016
<b>Accident or Incident Reports</b>	\$15.00	\$15.00
<b>Address Signs</b>	\$10.00	\$12.00
<b>Administrative Services</b> for Township Staff to Assist with Extensive Projects	\$50.00 per hour	\$50.00 per hour
<b>Alarm Registration and Renewal</b>	\$25.00	\$25.00
<b>Amendment to Joint Zoning Ordinance (Re-Zoning)</b> Section 1602 - Joint Municipal Zoning Ordinance	\$2,500.00 filing fee	\$2,500.00 filing fee
<b>Appeal to Board of Appeals (Appeal of Building Official or Fire Marshal interpretation)</b>	\$100.00	\$100.00
<b>Blasting Permit</b>	\$200.00	\$200.00
<b>Building Permits:</b>	Fees include mandatory \$4.00 State UCC Fees	Fees include mandatory \$4.00 State UCC Fees
Agricultural Buildings Including Structural Alterations or Additions	\$80.00 + 0.16/sq. ft.	\$80.00 + 0.16/sq. ft.
Commercial, Industrial Office	\$630.00 + 0.42 sq. ft.	\$830.00 + 0.42 sq. ft.
Communications Tower or Structure	\$900.00 + Zoning App. \$6,000.00 Escrow (All costs above \$7,000.00 to be paid by Applicant.)	\$900.00 + Zoning App. \$6,000.00 Escrow (All costs above \$7,000.00 to be paid by Applicant.)
Collocation Antenna	\$1,000.00 + Zoning App.	\$1,000.00 + Zoning App.
Residential Alterations, Additions	\$300.00 + 0.38 sq. ft.	\$300.00 + 0.38 sq. ft.
Single Family Dwelling	\$700.00/unit + 040 sq. ft.	\$700.00/unit + 040 sq. ft.
Minor Alteration	\$80.00 + 0.36 sq. ft.	\$80.00 + 0.36 sq. ft.
Swimming Pool-In Ground	\$290.00	\$350.00
Above Ground	\$200.00	\$200.00

<b>Fee Type</b>	<b>2015</b>	<b>2016</b>
<b>Burning Permit</b>	\$30.00	\$30.00
<b>Codified Ordinances</b>	Book \$80.00/CD\$30.00	Book \$80.00/CD\$30.00
<b>Comprehensive Plan Book</b>	\$30.00	\$30.00
<b>Continuation of Non-Conforming Use</b>	\$200.00	\$200.00
<b>Copies per Page</b>	\$.25; \$.50 faxed; \$5.00 per record via electronic disc	\$.25; \$.50 faxed; \$8.00 per record via electronic disc 8.5 x 11 ; 8.5 x 14 = .25 11 x 17 + (.50) Color Add .25
<b>Compact Disc Copy</b>	\$25.00	\$25.00
<b>Curative Amendment Application</b>	\$11,500.00	\$11,500.00
<b>Demolition Permit (per 1,000 square feet)</b>	\$60.00	\$60.00
<b>Drainage Plan Review (Ordinance 264)</b>	\$200.00	\$200.00
<b>Driveway/Highway Encroachment</b>		
Permanent	\$260.00	\$260.00
Temporary	\$100.00	\$100.00
<b>Electrical Residential:</b>		
SFD	\$70.00	\$70.00
Addition	\$60.00	\$60.00
Minor Electrical Work	\$40.00	\$40.00
<b>Commercial:</b>		
New Bldg.	\$90.00	\$90.00
Addition	\$70.00	\$70.00
Minor Work	\$50.00	\$50.00
<b>Solar Panels: + Prof. Svcs. Agreement</b>		
Array Area < 250 sq. ft.	\$170.00	\$170.00 + \$800.00 Escrow
Array Area > 250 sq. ft.	\$390.00	\$390.00 + \$800.00 Escrow
<b>Event Applications</b>		\$225.00
<b>Brownsburg Park Pavilion Rental</b>		\$100.00 per 4 hr. increments + \$200.00 security deposit
<b>Fingerprinting</b>	\$25.00	\$25.00
<b>Fire Inspection</b>	\$45.00	\$45.00
Inspection – High Hazard or Special Use	\$90.00	\$110.00
<b>Sprinkler Systems Plan Review</b>		\$150.00
<b>Fire Report</b>	\$20.00	\$20.00

<b>Fee Type</b>	<b>2015</b>	<b>2016</b>
<b>Forestry Permit</b>	\$400.00	\$400.00
<b>Grading Permit + Professional Services Agreement</b>	\$220.00 + drainage fees \$1,200.00 Escrow	\$220.00 + drainage fees \$1,200.00 Escrow
<b>Historic Architectural Review Board</b>	\$70.00	\$70.00
<b>Holding Tank (Ord. 183)</b>	Residential - \$120.00 + \$250.00 Escrow Commercial - \$300.00 + \$1,000.00 Escrow	Residential - \$120.00+ \$250.00 Escrow Commercial - \$300.00 + \$1,000.00 Escrow
<b>Home Occupation/Business</b>	\$80.00	\$80.00
<b>Liquor License Transfer Application</b>	\$500.00 + \$1,000.00 Escrow	\$500.00 + \$1,000.00 Escrow
<b>Maps</b>	11" x 17" \$5.00 36" x 22" \$15.00	11" x 17" \$5.00 36" x 22" \$15.00
<b>Occupancy Permit</b>		
New SFD and Commercial Construction	\$300.00	\$300.00
Accessory Structure, Additions, Alterations	\$70.00	\$70.00
Zoning Residential Occupancy	\$70.00	\$70.00
Zoning Business Occupancy	\$80.00	\$80.00
<b>On Lot Sewage Management Permit - Residential</b>	Tri-Annual Pumping Required Paid by Hauler	Tri-Annual Pumping Required Paid by Hauler
<b>Photographs</b>		
Digital - Plain Paper	\$15.00 per page	\$15.00 per page
Digital - Photo Paper	\$25.00 per page	\$25.00 per page
DVD	\$100.00	\$100.00
<b>Park &amp; Rec Fee in Lieu of Improvements</b>	\$5,000.00	\$5,000.00
<b>Planning Modules (Sewage)</b> 1 Lot	\$200.00 Filing Fee/\$1,000.00 Review Escrow	\$200.00 Filing Fee/\$1,000.00 Review Escrow
2 Lots or More	\$500.00 Filing Fee/ \$2,500.00 Review Escrow	\$500.00 Filing Fee/ \$2,500.00 Review Escrow
Planning Exemption	\$150.00	\$150.00

<b>Fee Type</b>	<b>2015</b>	<b>2016</b>
<b>Plumbing/ Mechanical Permit</b>		
Construction, Installation or Alteration of the Plumbing/Mechanical System of any Building	\$130.00	\$130.00
6 or more fixtures	\$21.00 additional per number of fixtures over 6	\$21.00 additional per number of fixtures over 6
Minor Work	\$60.00	\$70.00
<b>Professional Services Agreement</b>		Fee \$100.00 Escrow \$1,200.00
<b>Realtors Annual Sign Permit</b>	\$90.00	\$90.00
<b>Recycling Bins</b>	\$12.00	\$12.00
<b>Re-inspection Fee (Bldg.)</b>	\$70.00	\$70.00
<b>Road Occupancy Permit</b>	\$130.00	\$130.00
<b>Septic Haulers (Annual)</b>	\$200.00	\$200.00
<b>Signs</b>	\$70.00	\$70.00
<b>Solicitor Permit</b>	\$150.00 per 90 day permit	\$150.00 per 90 day permit
<b>Street Map</b>	\$2.00 - black & white \$4.00 - color	\$2.00 - black & white \$4.00 - color
<b>Stormwater Management Ordinance Copy</b>	\$25.00	\$25.00
<b>SALDO Book</b>	\$50.00	\$50.00
CD Rom	\$25.00	\$25.00
<b>Temporary Structure/Use Permit</b>	\$60.00	\$60.00
<b>Tax Certification</b>	\$35.00	\$35.00
<b>Tax Bill Duplicate</b>	\$5.00 per parcel	\$5.00 per parcel
<b>Utility Pole Permit</b>	\$90.00 per pole	\$90.00 per pole
<b>Video Recording of Meetings</b>	\$60.00	\$60.00
<b>Water and Sewer Book</b> (Design and Specifications for Public System)	\$60.00	\$60.00
<b>Water &amp; Sewer Certification</b>		\$35.00
<b>Well Permit</b>		
Monitoring & Residential & Irrigation	\$300.00	\$350.00
Production, Community, Public or Test Well	\$1,000.00	\$1,000.00
Geothermal or Existing	\$200.00	\$200.00

<b>Fee Type</b>	<b>2015</b>	<b>2016</b>
<b>Wreckers on Call</b>	\$250.00	\$250.00
<b>Zoning Book CD Rom Disc</b>	\$60.00	\$60.00
CD Rom Disc (Zoning Book)	\$40.00	\$40.00
Zoning Map	\$4.00	\$4.00
<b>Zoning Permit</b>		
New Home	\$300.00	\$300.00
Accessory Structure > = 2,000 sq. ft	\$240.00	\$240.00
Renovations & Additions	\$160.00	\$160.00
Accessory Structure < 2,000 sq. ft.	\$70.00	\$70.00
Commercial Structure	\$400.00	\$400.00
Business Certificate of Occupancy		\$90.00

## 2016 Upper Makefield Township Land Development Fee Schedule

Professional Services Agreement - All applications on this page require \$100.00 + \$1,200.00 Escrow. An 8% administrative fee applies to all submissions. If a preliminary/final application is requested, a final application filing fee is due at submission.

<b>Application Type</b>	<b>Plan Filing and Processing</b>	<b>Review Escrow</b>
<b>Sketch</b>	\$600.00	\$1,000.00
<b>Large Lot</b>	\$480.00	\$2,300.00
<b>Lot Line Change</b>	\$500.00	\$3,000.00

Preliminary Applications for Subdivision and Land Developments

<b>Lot/Unit Size</b>	<b>Plan Filing and Processing</b>	<b>Plan Review Refundable</b>
<b>1-2 Lots/Units</b>	\$480.00	\$2,300.00
<b>3-5 Lots/Units</b>	\$1,000.00	\$4,600.00
<b>6-10 Lots/Units</b>	\$1,700.00	\$26,000.00
<b>11 or more Lots/Units</b>	\$2,500.00	\$47,000.00
<b>** PLUS → \$200.00 per lot &gt; 10 and ≤ 50</b>	<b>**PLUS → \$200.00 per lot &gt; 50</b>	

Final Applications for Subdivision and Land Development

<b>Lot/Unit Size</b>	<b>Plan Filing and Processing</b>	<b>Plan Review Refundable</b>
<b>1-2 Lots/Units</b>	\$400.00	\$1,300.00
<b>3-5 Lots/Units</b>	\$950.00	\$15,500.00
<b>6-10 Lots/Units</b>	\$1,900.00	\$25,000.00
<b>11 or more Lots/Units</b>	\$3,400.00	\$45,000.00
<b>** PLUS → \$100.00 per lot &gt; 10 and ≤ 50</b>	<b>** PLUS \$200.00 per lot/ units &gt; 50</b>	

<b>Conditional Use Applications</b>	<b>Filing Fee</b>	<b>Review Escrow</b>
With Land Development Plan	\$1,300.00	\$2,000.00
W/O Land Development Plan	\$1,800.00 *** Plus \$100.00 per lot > 10	\$3,200.00 *** Plus \$200.00 per lot > 50
<b>Preliminary Zoning Opinion</b>	\$100.00	Professional Services Agreement \$1,200.00

**Revision to the Approved Plans 30 % of Above Fees**



<b>Fee Type</b>	<b>2015</b>	<b>2016</b>
<b>Grim, Biehn &amp; Thatcher</b>		
<b>Township Solicitor</b>		
<b>Hourly Rates:</b>		
<b>Litigation</b>	<b>\$150.00</b>	<b>\$150.00</b>
<b>Real Estate including Land Development</b>	<b>\$185.00</b>	<b>\$190.00</b>
<b>McNamara, Bolla &amp; Panzer</b>		
<b>Zoning Hearing Board Council</b>		
<b>Hourly Rates:</b>	<b>\$175.00</b>	<b>\$190.00</b>
<b>Eckert, Seamans - Labor Attorneys</b>		
<b>Hourly Rates:</b>		
<b>Partner</b>	<b>\$300.00</b>	<b>\$300.00</b>
<b>Associates</b>	<b>\$250.00</b>	<b>\$250.00</b>
<b>Paralegals</b>	<b>\$100.00 - \$200.00</b>	<b>\$100.00 - \$200.00</b>
<b>CKS Engineers</b>		
<b>Hydrologist</b>		
<b>Hourly Rates:</b>		
<b>Principal</b>	<b>\$113.00</b>	<b>\$116.00</b>
<b>Asst. Engineers</b>	<b>\$103.00</b>	<b>\$106.00</b>
<b>Technical Assistant</b>	<b>\$82.00</b>	<b>\$84.00</b>
<b>Administrative Assistant</b>	<b>\$25.00</b>	<b>\$25.00</b>
<b>Gilmore &amp; Associates</b>		
<b>Township Engineer</b>		
<b>Hourly Rates:</b>		
<b>Principal Engineer</b>	<b>\$102.00</b>	<b>\$115.00</b>
<b>Consulting Professionals</b>	<b>\$92.00 - \$100.00</b>	<b>\$100.00 - \$110.00</b>
<b>Design Technicians</b>	<b>\$70.00 - \$90.00</b>	<b>\$80.00 - \$98.00</b>
<b>Construction Reps</b>		<b>\$75.00-\$100.00</b>
<b>Surveying Crews</b>		<b>\$105.00 - \$135.00</b>
<b>Project Assistants</b>		<b>\$55.00 - \$70.00</b>
<b>Private Utility Enterprises</b>		
<b>Treatment Plants Operator</b>		
<b>Hourly Rates:</b>	<b>\$52.25</b>	<b>\$52.25</b>

<b>Fee Type</b>	<b>2015</b>	<b>2016</b>
<b>Heritage Conservancy Open Space Consultant Hourly Rates:</b>		
<b>President</b>	<b>\$120.00</b>	<b>\$120.00</b>
<b>Chief Operating Officer</b>	<b>\$90.00</b>	<b>\$90.00</b>
<b>Accounting Manager</b>	<b>\$45.00</b>	<b>\$45.00</b>
<b>Associate Director, Development</b>	<b>\$55.00</b>	<b>\$55.00</b>
<b>Comm. Coordinator</b>	<b>\$45.00</b>	<b>\$45.00</b>
<b>Membership Coordinator</b>	<b>\$45.00</b>	<b>\$45.00</b>
<b>Volunteer Coordinator</b>	<b>\$40.00</b>	<b>\$40.00</b>
<b>Executive Assistant</b>		<b>\$45.00</b>
<b>Senior Historic Preservationist</b>	<b>\$65.00</b>	<b>\$65.00</b>
<b>Properties and Programs Director</b>	<b>\$65.00</b>	<b>\$65.00</b>
<b>Senior Land Conservationist</b>	<b>\$65.00</b>	<b>\$65.00</b>
<b>Conservation Associate</b>		<b>\$50.00</b>
<b>Senior Conservation Steward</b>	<b>\$55.00</b>	<b>\$55.00</b>
<b>Property Steward</b>	<b>\$45.00</b>	<b>\$45.00</b>
<b>Administrative Assistant</b>	<b>\$35.00</b>	<b>\$35.00</b>
<b>Receptionist</b>	<b>\$35.00</b>	<b>\$35.00</b>
<b>Property Caretaker</b>		<b>\$50.00</b>
<b>GIS</b>	<b>\$95.00</b>	<b>\$95.00</b>