

Upper Makefield Township

2017 Fee Schedule



Page No.

I. Zoning Hearing Board Fee Schedule.....	2
II. Township General Fee Schedule (Listed Alphabetically).....	3 - 7
III. Land Development Fee Schedule	8
IV. Professional Services Fee Schedule.....	9 - 11

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.

Adopted by the Board of Supervisors December 6, 2016.

Upper Makefield Township 2017 Fee Schedule

ZONING HEARING BOARD FEE SCHEDULE

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 for the above mentioned costs plus \$70.00 and an 8% administration fee for each day of meeting room use. Any money remaining from the application fee after payment of the above costs will be refunded to the Applicant. The Applicant will receive an invoice for fees due should costs exceed the application fee.

Application Type	Application Review 2016	Application Review 2017
Residential (Single Family)	\$975.00	\$975.00
Commercial and Office (1 Unit)	\$1,250.00	\$1,250.00
Commercial, Office and Multi-Family (up to and including 5 units and under 10,000 sq. ft. devoted to use)	\$1,800.00	\$1,800.00
Commercial Office and Multi-Family (6 or more units and/or greater than 10,000 sq. ft.)	\$2,300.00	\$2,300.00
Industrial	\$2,200.00	\$2,200.00
Quarry	\$1,500.00	\$1,500.00
Non-Profit, Educational, Institutional, Religious, etc.	\$1,100.00	\$1,100.00
Signs	\$600.00	\$600.00
Challenge to Validity of Zoning Ordinance	\$20,000.00	\$20,000.00
Landowner appeal under MPC 909.1(a). (3). (4). (8). (9).	\$1,700.00	\$1,700.00

Upper Makefield Township 2017 General Fee Schedule

Fee Type	2016	2017
Accident or Incident Reports	\$15.00	\$15.00
Address Signs	\$12.00	\$12.00
Administrative Services for Township Staff to Assist with Extensive Projects	\$50.00 per hour	\$50.00 per hour
Alarm Registration and Renewal	\$25.00	\$25.00
Amendment to Joint Zoning Ordinance (Re-Zoning) Section 1602 - Joint Municipal Zoning Ordinance	\$2,500.00 filing fee	\$2,500.00 filing fee
Appeal to Board of Appeals (Appeal of Building Official or Fire Marshal interpretation)	\$100.00	\$100.00
Blasting Permit	\$200.00	\$200.00
Building Permits:	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	\$830.00 + 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 + 0.40 sq. ft.	\$700.00/unit + 0.40 sq. ft.
Minor Alteration	\$80.00 + 0.36 sq. ft.	\$80.00 + 0.36 sq. ft.
Swimming Pool-In Ground	\$350.00	\$350.00
Above Ground	\$200.00	\$200.00

Upper Makefield Township 2017 General Fee Schedule

Fee Type	2016	2017
Burning Permit	\$30.00	\$30.00
Comprehensive Plan Book	\$30.00	\$30.00
Continuation of Non-Conforming Use	\$200.00	\$200.00
Copies:		
Codified Ordinances	Book \$80.00 CD \$30.00	Paper \$75.00 Electronic \$50.00
Paper	\$.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	8.5 x 11= \$.25; \$.50 faxed; 8.5 x 14 = .25 11 x 17 +.50 Color Add .75
Public Meeting		Audio \$40.00 Audio/Video \$60.00
Zoning Hearing Board Transcript		Contact Stenographer
Zoning Ordinance		Paper \$50.00 Electronic \$40.00
Curative Amendment Application	\$11,500.00	\$11,500.00
Demolition Permit (per 1,000 square feet)	\$60.00	\$60.00
Drainage Plan Review (Ordinance 264)	\$200.00	\$200.00
Driveway/Highway Encroachment		
Permanent	\$260.00	\$260.00
Temporary	\$100.00	\$100.00
Electrical Residential:		
SFD	\$70.00	\$70.00
Addition	\$60.00	\$60.00
Minor Electrical Work	\$40.00	\$40.00
Commercial:		
New Bldg.	\$90.00	\$90.00
Addition	\$70.00	\$70.00
Minor Work	\$50.00	\$50.00
Solar Panels: + Prof. Svcs. Agreement		
Array Area < 250 sq. ft.	\$170.00 + \$800.00 Escrow	\$170.00 + \$800.00 Escrow
Array Area > 250 sq. ft.	\$390.00 + \$800.00 Escrow	\$390.00 + \$800.00 Escrow
Event Application	\$10.00	\$10.00
Fingerprinting	\$25.00	\$25.00
Fire Inspection	\$45.00	\$45.00
Inspection – High Hazard or Special Use	\$110.00	\$110.00
Sprinkler Systems Plan Review	\$150.00	\$150.00
Fire	\$20.00	\$20.00

Upper Makefield Township 2017 General Fee Schedule

Fee	2016	2017
Forestry Permit	\$400.00	\$400.00
Grading Permit + Professional Services Agreement	\$220.00 + drainage fees \$1,200.00 Escrow	\$220.00 + \$1,200.00 Escrow
Historical Architectural Review Board	\$70.00	\$70.00
Holding Tank (Ord. 183)	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
Home Occupation/Business	\$80.00	\$80.00
Liquor License Transfer Application	\$500.00 + \$1,000.00 Escrow	\$500.00 + \$1,000.00 Escrow
Maps	11" x 17" \$5.00 36" x 22" \$15.00	11" x 17" \$5.00 36" x 22" \$18.00
Occupancy Permit		
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
On Lot Sewage Management Permit - Residential	Tri-Annual Pumping Required Paid by Hauler	Tri-Annual Pumping Required Paid by Hauler
Park Use, Brownsburg & Lookout Parks, Residents Only:		
Single Field Use		\$75.00 Per day/per field
Pavilion Use		\$100.00 up to 100 people \$175.00 more than 100 people (maximum 4 hr. increments)
Security Deposit		\$200.00
Photographs		
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
Park & Rec Fee in Lieu of Improvements	\$5,000.00	\$5,000.00
Planning Modules (Sewage)		
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 Review Escrow
Planning Exemption	\$150.00	\$150.00

Upper Makefield Township 2017 Fee Schedule

Fee Type	2016	2017
Plumbing/ Mechanical Permit		
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	\$70.00	\$70.00
Professional Services Agreement	Fee \$100.00 Escrow \$1,200.00	Escrow \$1,300.00
Realtors Annual Sign Permit	\$90.00	\$90.00
Recycling Bins	\$12.00	\$12.00
Re-inspection Fee (Bldg.)	\$70.00	\$70.00
Return Check (Non- Sufficient Funds)		\$35.00
Road Occupancy Permit	\$130.00	\$130.00
Septic Haulers (Annual)	\$200.00	\$200.00
Signs	\$70.00	\$70.00
Solicitor Permit	\$150.00 per 90 day permit	\$150.00 per 90 day permit
Street Map	\$2.00 - black & white \$4.00 - color	\$2.00 - black & white \$4.00 - color
Storm water Management Ordinance Copy	\$25.00	\$25.00
SALDO Book	\$50.00	\$50.00
CD Rom	\$25.00	\$25.00
Temporary Structure/Use Permit	\$60.00	\$60.00
Tax Certification	\$35.00	\$35.00
Tax Bill Duplicate	\$5.00 per parcel	\$5.00 per parcel
Utility Pole Permit	\$90.00 per pole	\$90.00 per pole
Water and Sewer Book (Design and Specifications for Public System)	\$60.00	\$60.00
Water & Sewer Certification	\$35.00	\$35.00
Well Permit		
Monitoring & Residential & Irrigation Production, Community, Public or Test Well	\$350.00	\$350.00
Geothermal or Existing	\$1,000.00	\$1,000.00
	\$200.00	\$200.00

Upper Makefield Township 2017 Fee Schedule

Fee Type	2016	2017
Wreckers on Call	\$250.00	\$250.00
Zoning Map	\$4.00	\$4.00
Zoning Permit		
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	\$90.00
Tree Removal, Per Tree		\$70.00
Re-inspection Fee	\$70.00	\$70.00

Upper Makefield Township 2017 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.

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

Preliminary Applications for Subdivision and Land Developments

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

Final Applications for Subdivision and Land Development

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

Conditional Use Applications	Filing Fee	Review Escrow
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
Preliminary Zoning Opinion	\$100.00	Professional Services Agreement \$1,200.00

Revision to the Approved Plans 30 % of Above Fees

Upper Makefield Township 2017 Professional Services Fee Schedule

Fee Type	2016	2017
Grim, Biehn & Thatcher		
Township Solicitor		
Hourly Rates:		\$155.00
Litigation	\$150.00	\$155.00
Real Estate including Land Development	\$190.00	\$195.00
High Swartz		
Zoning Hearing Board		
Council Hourly Rates:	\$190.00	\$190.00
Eckert, Seamans –		
Labor Attorneys		
Hourly Rates:		
Partner	\$300.00	\$300.00
Associates	\$250.00	\$250.00
Paralegals	\$100.00 - \$200.00	\$100.00-\$200.00
CKS Engineers		
Hydrologist		
Hourly Rates:		
Principal	\$116.00	\$118.00
Asst. Engineers	\$106.00	\$108.00
Technical Assistant	\$84.00	\$86.00
Administrative Assistant	\$25.00	\$25.00
Tri-State Engineers		
Township Engineer		
Hourly Rates:		
Principal Engineer	\$97.00	
Consulting Professionals	\$96.00	
Design Technicians	\$80.00 - \$98.00	
Surveying Crews	\$75.00-\$100.00 \$105.00 - \$135.00	
Project Assistants	\$55.00 - \$70.00	
Consulting Professional Engineer III		\$100.00
Consulting Professional II		\$98.00
Consulting Professional I		\$97.00
Design Technician III		\$87.00

Upper Makefield Township 2017 Professional Services Fee Schedule

Fee Type	2016	2017
Tri-State Engineers, Continued		
Design Technician II		\$82.00
Design Technician I		\$77.00
Construction Representative III		\$75.00
Construction Representative II		\$74.00
Construction Representative I		\$66.50
Project Manager		\$87.00
Surveying Crew		\$113.00
Clerical		\$15.00
Private Utility Enterprises Treatment Plants Operator Hourly Rates:		
	\$52.25	\$52.25
Heritage Conservancy Open Space Consultant Hourly Rates:		
President	\$120.00	\$140.00
Chief Operating Officer	\$90.00	\$100.00
Accounting Manager	\$45.00	\$55.00
Director of Leadership Giving		\$80.00
Associate Director, Development	\$55.00	\$70.00
Communication Coordinator	\$45.00	\$50.00
Membership Coordinator	\$45.00	\$50.00
Volunteer Coordinator	\$40.00	\$50.00
Manager of Meetings & Special Events		\$50.00
Executive Assistant	\$45.00	\$45.00
Senior Historic Preservationist	\$65.00	\$70.00
Properties and Programs Director	\$65.00	
Director of Property Management		\$80.00
Senior Land Conservationist	\$65.00	\$75.00
Conservation Associate	\$50.00	\$75.00
Senior Conservation Steward	\$55.00	\$65.00
Property Steward	\$45.00	

Upper Makefield Township 2017 Professional Services Fee Schedule

Fee Type	2016	2017
Heritage Conservancy, Continued		
Administrative Assistant	\$35.00	\$40.00
Receptionist	\$35.00	\$40.00
Property Caretaker	\$50.00	\$50.00
GIS	\$95.00	\$95.00