

Upper Makefield Township

2026 Fee Schedule



Page No.

I. Zoning Hearing Board Fee Schedule.....	2
II. Township General Fee Schedule (Listed Alphabetically)	3 - 6
III. Land Development Fee Schedule	7
IV. Professional Services Fee Schedule	8 - 9

Any amount 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. Resolution 2001-03-21.

Note: Permits applied for after commencement of any activity requiring a permit shall be two (2) times the regular fee, plus any additional penalties prescribed by Township ordinances.

Fee Schedule Adopted by the Board of Supervisors on December 2, 2025.

Upper Makefield Township 2026 Fee Schedule

ZONING HEARING BOARD FEE SCHEDULE

Zoning Hearing Board escrow covers advertising, meeting room use at \$70.00 for each day of meeting room use, 10% of the application fee for administrative expenses incurred by Upper Makefield Township, and 50% of the court stenographer appearance fee. Any funds remaining from the Zoning Hearing Board escrow, 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 Zoning Hearing Board escrow.

Application Type	Application Review 2025	Escrow 2026	Application Fee 2026
Residential (Single Family)	\$1,600.00	\$1,000.00	\$2,000.00
Commercial and Office (1 Unit)	\$1,800.00	\$1,000.00	\$2,200.00
Commercial, Office and Multi-Family (2 to 5 units and under 10,000 sq. ft. devoted to use)	\$2,000.00	\$1,000.00	\$2,400.00
Commercial Office and Multi-Family (6 or more units and/or greater than 10,000 sq. ft.)	\$2,400.00	\$1,000.00	\$2,800.00
Industrial	\$2,300.00	\$1,000.00	\$2,700.00
Quarry	\$1,800.00	\$1,000.00	\$2,200.00
Non-Profit, Educational, Institutional, Religious, etc.	\$1,100.00	\$1,000.00	\$1,100.00
Signs	\$700.00	\$1,000.00	\$700.00
Challenge to Validity of Zoning Ordinance	\$20,000.00	\$1,000.00	\$20,000.00
Landowner appeal under MPC 909.1(a). (3). (4). (8). (9).	\$1,700.00	\$1,000.00	\$1,700.00
Appeals From the Township Zoning Officer Decision	\$1,050.00	\$1,000.00	\$1,050.00

Upper Makefield Township 2026 General Fee Schedule

Fee Type	2025	2026
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	\$100.00	\$100.00
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)	Appeals meeting: \$500 Appeals Hearing: \$500 + Cost of Stenographer	Appeals meeting: \$500 Appeals Hearing: \$500 + Cost of Stenographer
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	\$88.00 + 0.18/sq. ft.	\$88.00 + 0.18/sq. ft.
Commercial, Industrial Office	\$913.00 + 0.46/sq. ft.	\$913.00 + 0.46/sq. ft.
Communications Tower or Structure + Professional Services Agreement and Escrow	\$990.00 + Zoning App. \$6,000.00 Escrow (All costs above \$7,000.00 to be paid by Applicant.)	\$990.00 + Zoning permit for commercial structure fee + additional PSA escrow of \$5,000.00
Residential Alterations, Additions	\$330.00 + \$0.42/sq. ft.	\$330.00 + \$0.42/sq. ft.
Single Family Dwelling	\$770.00/unit + \$0.44/sq. ft.	\$770.00/unit + \$0.44/sq. ft.
Minor Alteration	\$88.00 + \$0.40/sq. ft.	\$88.00 + \$0.40/sq. ft.
Swimming Pool In-Ground	\$385.00	\$385.00
Swimming Pool Above Ground	\$220.00	\$220.00
Comprehensive Plan Book	\$30.00	\$30.00
Continuation of Non-Conforming Use	\$200.00	\$200.00
Copies:		
Codified Ordinances	Paper \$100.00 Electronic \$50.00	Paper \$100.00 Electronic \$50.00
Maps: Street, Zoning, etc.	B&W - \$2.00 Color - \$4.00	B&W - \$2.00 Color - \$4.00
Paper Copies	Letter and Legal = 25¢ each Ledger = 50¢ each Color = 75¢ each	Letter and Legal = 25¢ each Ledger = 50¢ each Color = 75¢ each
Electronic Copies – per page	20¢ each	20¢ each
Electronic Portable Storage	\$25.00	\$25.00
Public Meeting	Audio \$40.00 Audio/Video \$60.00	Audio \$40.00 Audio/Video \$60.00
Zoning Hearing Board Transcript	Contact Stenographer	Contact Stenographer
Curative Amendment Application	\$11,500.00	\$11,500.00
Demolition Permit (per 1,000 square feet of floor area)	\$66 per 1000 sq. ft. of floor area (up to 1,000 sq. ft. is \$66.00, up to 2000 sq. ft. is \$132.00, etc.)	\$66 per 1000 sq. ft. of floor area (up to 1,000 sq. ft. is \$66.00, up to 2000 sq. ft. is \$132.00, etc.)

Upper Makefield Township 2026 General Fee Schedule

Fee Type	2025	2026
Drainage Plan Review (Ordinance 327 and 328) <1000 sq. ft. + Professional Services Agreement + Escrow	\$156.00	\$156.00
Drainage Plan Review (Ordinance 327 and 328) >1000 sq. ft. + Professional Services Agreement + Escrow	\$313.00	\$313.00
Driveway/Highway Encroachment		
Permanent (New))	\$260.00	\$260.00
Permanent (Renovation)	\$150.00	\$150.00
Temporary	\$100.00	\$100.00
Electrical Residential:		
Single Family Dwelling	\$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. Services Agreement		
Array Area < 250 sq. ft.	\$190.00 + \$1,100.00 Escrow	\$190.00 + \$1,100.00 Escrow
Array Area > 250 sq. ft.	\$430.00 + \$1,100.00 Escrow	\$430.00 + \$1,100.00 Escrow
Event Application	\$10.00	\$10.00
Fingerprinting	\$25.00	\$25.00
Fire Marshal		
Inspection	\$45.00	\$45.00
Inspection – High Hazard or Special Use	\$110.00	\$110.00
Building Plan Review	\$45.00	\$45.00
Sprinkler Systems Plan Review	\$150.00	\$150.00
Floodplain Permit	\$80.00 + Professional Services Agreement	\$80.00 + Professional Services Agreement
Forestry Permit + Professional Services Agreement and Escrow	\$500.00	\$500.00
Grading Permit + Professional Services Agreement and Escrow	\$288.00	\$288.00
Historic Architectural Review Board	\$80.00	\$80.00
Holding Tank (Ord. 183)	Residential: \$120 + \$250 Escrow Commercial: \$300 + \$1,000 Escrow	Residential: \$120 + \$250 Escrow Commercial: \$300 + \$1,000 Escrow
Home Occupation/Business	\$100.00	\$100.00
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" \$18.00	11" x 17" \$5.00 36" x 22" \$18.00
Occupancy Permit		
Temporary Certificate of Occupancy - New SFD and Commercial Construction	\$330.00 + \$2,200.00 Escrow	\$330.00 + \$2,200.00 Escrow

Upper Makefield Township 2026 General Fee Schedule

Fee Type	2025	2026
Final Certificate of Occupancy New SFD and Commercial Construction	\$330	\$330
Accessory Structure, Additions Alterations	\$77.00	\$77.00
Residential Occupancy	\$77.00	\$77.00
Business Occupancy	\$100.00	\$100.00
Road Occupancy	\$130.00	\$130.00
On Lot Sewage Management Permit - Residential	Tri-Annual Pumping Required Paid by Hauler	Tri-Annual Pumping Required Paid by Hauler
Open Burn Permits	\$35.00	\$35.00
Park Use, Brownsburg & Lookout Parks:		
Application Fee (Pavilion or Field - Non-Refundable)	Included in Reservation Fees	Included in Reservation Fees
Security Deposit (Pavilion or Single Field - Refundable)	\$200.00 Resident or Non-Resident	\$200.00 Resident or Non-Resident
Reserved Pavilion Usage	R: \$120/4 hours - less than 100 ppl NR: \$145/4 hours - less than 100 ppl R: \$195/4 hours - more than 100 ppl NR: \$220/4 hours - more than 100 ppl Plus \$200 security deposit	R: \$120/4 hours - less than 100 ppl NR: \$145/4 hours - less than 100 ppl R: \$195/4 hours - more than 100 ppl NR: \$220/4 hours - more than 100 ppl Plus \$200 security deposit
Single Use (Non-Tournament)		
Single Use Field Reservation (Resident)	\$75/field/day \$40 up to 4 hours per day	\$75/field/day \$40 up to 4 hours per day
Single Use Field Reservation (Non-Resident)	\$225/day/field \$125 up to 4 hours per day	\$225/day/field \$125 up to 4 hours per day
Tournaments/Camps		
Application Fee	\$50.00	\$50.00
Security Deposit (Refundable)	\$500.00*	\$500.00*
Resident Fee	\$100/field/day	\$100/field/day
Non-Resident Fee	\$250/field/day	\$250/field/day
Concession Stand	10% of proceeds	10% of proceeds
Security Deposit (Concession Stand Use - Refundable)	\$250.00*	\$250.00*
* UM reserves the right to increase security deposit for special circumstances.		
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	\$220.00 Filing Fee/ \$1,100.00 Review Escrow	\$220.00 Filing Fee and PSA Escrow
3 Lots or More	\$550.00 Filing Fee/ \$1,600 Review Escrow	\$550.00 Filing Fee and PSA Escrow
Planning Exemption	\$165.00	\$165.00

Upper Makefield Township 2026 General Fee Schedule

Fee Type	2025	2026
Plumbing/ Mechanical Permit		
Construction, Installation or Alteration of the Plumbing/Mechanical System of any Building	\$143.00	\$143.00
6 or more fixtures	\$23.00 additional per number of fixtures over 6	\$23.00 additional per number of fixtures over 6
Minor Work	\$77.00	\$77.00
Pre-Determination Professional Consultant Meeting	Escrow fee - based on Township's estimate of costs	Escrow fee - based on Township's estimate of costs
Professional Services Agreement	Escrow \$2,000.00	Escrow \$3,000.00
Realtors Annual Sign Permit	\$90.00	\$90.00
Recycling Bins	\$12.00	\$12.00
Re-inspection Fee (Bldg.)	\$77.00	\$80.00
Review Updated Plans (Bldg.)		\$80.00
Return Check (Non- Sufficient Funds)	\$35.00	\$35.00
Septic Haulers (Annual)	\$200.00	\$200.00
Signs	\$70.00	\$70.00
Solicitor Permit	\$250.00 per 90 day permit	\$250.00 per 90 day permit
Stormwater Infiltration Inspection	\$121.00	\$300.00
Temporary Structure/Use Permit	\$60.00	\$60.00
Tax Certification	\$45.00	\$50.00
Tax Bill Duplicate	\$10.00 per parcel	\$12.00 per parcel
Utility Pole Permit	\$90.00 per pole	\$90.00 per pole
Water and Sewer Construction (Design and Specifications for Public Systems)	\$66.00	\$66.00
Water & Sewer Certification	\$50.00	\$50.00
Water & Sewer Lien for Unpaid Fees		\$242.00
Well Permit		
Monitoring & Residential & Irrigation	\$385.00	\$385.00
Production, Community, Public or Test Well	\$1,100.00	\$1,100.00
Geothermal or Existing	\$220.00	\$220.00
Wreckers on Call	\$250.00	\$250.00
Zoning Permit for:		
New Home	\$300.00	\$300.00
Renovations & Additions	\$160.00	\$160.00
Accessory Structure > = 2,000 sq. ft.	\$240.00	\$240.00
Accessory Structure < 2,000 sq. ft.	\$70.00	\$70.00
Commercial Structure	\$400.00	\$400.00
Collocation Antenna	\$1,000.00 + Zoning App.	\$1,000.00 + Zoning App.
Tree Removal, Per Tree	\$70.00	\$70.00
Natural Resources (Steep Slopes, Wetlands, etc)		\$70.00
Re-inspection Fee	\$70.00	\$80.00

Upper Makefield Township 2026 Land Development Fee Schedule

All applications on this page require a Professional Services Agreement (PSA) and Escrow.
If a preliminary/final application is requested, a final application filing fee is due at submission.

Application Type	Plan Filing and Processing	Additional PSA Escrow
Sketch	\$600.00	\$1,250.00
Large Lot	\$480.00	\$2,875.00
Lot Line Change	\$500.00	\$3,750.00

Preliminary Applications for Subdivision and Land Developments

Lot/Unit Size	Plan Filing and Processing	Additional PSA Escrow
1-2 Lots/Units	\$480.00	\$2,875.00
3-5 Lots/Units	\$1,500.00	\$5,875.00
6-10 Lots/Units	\$1,700.00	\$11,875.00
11 or more Lots/Units	\$2,600.00	\$40,000.00
** 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	Additional PSA Escrow
1-2 Lots/Units	\$400.00	\$1,625.00
3-5 Lots/Units	\$950.00	\$5,250.00
6-10 Lots/Units	\$1,600.00	\$11,500.00
11 or more Lots/Units	\$2,400.00	\$14,750.00
** PLUS → \$100.00 per lot > 10 and ≤ 50	** PLUS \$200.00 per lot / units > 50	

Land Development Waiver Request – Filing Fee	\$225.00
Park and Rec Fee in Lieu of Improvements	\$5,000.00

Conditional Use	Escrow	Application Fee
Residential	\$1,000.00	\$2,000.00
Commercial	\$1,000.00	\$2,400.00
Preliminary Zoning Opinion	\$100.00	Professional Services Agreement

Revision to the Approved Plans 30% of Above Fees

Upper Makefield Township 2026 Professional Services Fee Schedule

Fee Type	2025	2026
Grim, Biehn & Thatcher - Township Solicitor - Hourly Rates:		
General Legal Services	\$185.00	\$190.00
Litigation	\$185.00	\$190.00
Real Estate including Land Development	\$225.00	\$230.00
CKS Engineers - Hydrologist - Hourly Rates:		
Principal	\$149.00	\$159.00
Assistant Engineer I / Construction Manager	\$139.00	\$151.00
Assistant Engineer II		\$145.00
Junior Engineer	\$77.00	
Technical Assistant I (Inspector, Draftsman, Surveyor, etc.)	\$110.00	\$125.00
Technical Assistant II	\$62.00	\$80.00
* All direct expenses such as telephone, postage, printing, etc. will be charged at their direct cost. Automobile expenses will be charged in accordance with the IRS Standard Rate.		
SMM Consulting - Hourly Rates:		
Floodplain Administration	\$125.00	\$125.00
FEMA Project Management	\$125.00	\$125.00
Gilmore & Associates - Twp. Engineer - Hourly Rates: <i>(and Tri-State Engineers)</i>		
Principal III	\$160.00	\$160.00
Principal II	\$155.00	\$155.00
Principal I	\$150.00	\$150.00

Upper Makefield Township 2026 Professional Services Fee Schedule

Fee Type	2025	2026
Gilmore & Associates - Twp. Engineer - Continued: <i>(and Tri-State Engineers)</i>		
Consulting Professional V	\$145.00	\$145.00
Consulting Professional IV	\$140.00	\$140.00
Consulting Professional III	\$135.00	\$135.00
Consulting Professional II	\$130.00	\$130.00

Consulting Professional I	\$125.00	\$125.00
Design Technician V	\$120.00	\$120.00
Design Technician IV	\$115.00	\$115.00
Design Technician III	\$110.00	\$110.00
Design Technician II	\$105.00	\$105.00
Design Technician I	\$100.00	\$100.00
Construction Representative III	\$121.00	\$121.00
Construction Representative II	\$111.00	\$111.00
Construction Representative I	\$101.00	\$101.00
Project Assistant	\$88.00	\$88.00
Surveying Crew	\$185.00	\$185.00
Private Utility Enterprises Treatment Plants Operator - Hourly Rates:	\$56	\$58