

Title: Fee Schedule

§100 PERMITS AND FEES

Items with an (*) after them require inspection by a Township approved inspector, paid for by the requestor. The type of inspection (electrical, plumbing, structural, etc.) will be determined by the permit activities performed.

All Building Permit Fees are based on Third Party Reviewed Square Footage.

§100.1 BUILDINGS AND STRUCTURES

FEE

§100.1.1(*) Building / Zoning Permits

Base fee for all Building Permits (plus following fees)	\$ 50
up to 1500 sq ft	\$ 300
from 1501 to 2000 sq ft	\$ 400
from 2001 to 2500 sq ft	\$ 450
from 2501 to 3000 sq ft	\$ 500
from 3001 to 3500 sq ft	\$ 550
from 3501 to 4000 sq ft	\$ 600
from 4001 to 4500 sq ft	\$ 650
from 4501 to 5000 sq ft	\$ 700
from 5001 to 5500 sq ft	\$ 750
Above 5501 sq ft at same ratio.	

§100.1.1.1(*) COMMERCIAL / INDUSTRIAL BUILDINGS

Base fee for Building Permit (plus following fees)	\$ 500
<u>New Construction - Fee of \$ 0.25 / square foot of</u> <u>Reviewed Square Footage</u>	

§100.1.2 Zoning Hearing Board, initial hearing \$1,000

§100.1.3 Zoning Hearing Board, subsequent hearing (each) \$ 400

§100.1.4 Curative Amendment or Township Ordinance changes \$ 2,500

To be placed within an Escrow Account

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§100.1.5	Conditional Use Hearing	\$ 1,000
§100.1.5.1	Subsequent hearing (each)	\$ 400
§100.2	MISCELLANEOUS STRUCTURES	<u>FEE</u>
§100.2.1	All fences (split rail, picket, stockade, etc.)	\$ 35
	Retaining wall less than 4 ft (decorative)	\$ 35
§100.2.2(*)	Swimming pools or outdoor hot tubs	\$ 50
	§100.2.2.1(*) In-ground Pools	\$ 100
§100.2.3(*)	Sheds, decks (for roofed patio and accessory buildings)	\$ 35
§100.2.4(*)	Curb and sidewalk installation (new and replacement) (Residential Dwelling Units)	\$ 50
	Must meet Township Specifications,	plus \$ 100 escrow
§100.2.5(*)	Curb and sidewalk installation (new and replacement) (Commercial / Industrial / Income Producing Residential Units)	\$ 50
	Must meet Township Specifications,	plus \$ 500 escrow
§100.2.6	Driveway (Residential Dwelling Units)	\$ 50
§100.2.7	Driveway (Commercial / Industrial / Income Producing Residential Units) on Township streets and roads,	\$ 50
	State Highway Permits required on state roads (separate State fee schedule)	
§100.2.8(*)	Fireplaces / Stoves/ Chimneys / Furnaces (new and replacement)	\$ 35
§100.2.9(*)	Permanent signs 0 to 25 sq ft	\$ 50
	26 to 99 sq ft.	\$ 100
	100 plus sq ft.	\$ 150
	Portable sign-temp use	\$ 50

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§100.2.10(*) Permanent signs (replacement)	\$ 35
§100.2.11 Temporary signs, etc.	\$ 25
Deposit, returned if sign removed and area cleaned up	\$ 100
§100.2.12(*) Demolition Permit (Residential Dwelling Units, per structure),	\$ 50 plus \$ 500 escrow
§100.2.13(*) Demolition Permit (Commercial / Industrial / Income Producing Residential Units, per structure or	\$ 100 plus \$ 1,000 escrow
§100.2.14(*) Billboards	\$ 500

§100.3 INTERIOR ALTERATIONS AND RENOVATIONS FEE

**§100.3.1(*) Industrial / Commercial / Income Producing
Residential Units (Reviewed Square Footage)**

Base fee for all Building Permits (plus following fees)	\$ 50
up to 1500 sq ft	\$ 300
from 1501 to 2000 sq ft	\$ 400
from 2001 to 2500 sq ft	\$ 450
from 2501 to 3000 sq ft	\$ 500
from 3001 to 3500 sq ft	\$ 550
plus \$ 15.00 per 200 sq ft above 3500 sq ft or portion thereof	

§100.3.2(*) Residential Dwelling Unit (Reviewed Square Footage)

Base fee for all Building Permits (plus following fees)	\$ 50
up to 1500 sq ft	\$ 300
from 1501 to 2000 sq ft	\$ 400
from 2001 to 2500 sq ft	\$ 450
from 2501 to 3000 sq ft	\$ 500
from 3001 to 3500 sq ft	\$ 550

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§100.4 FIRE AND OTHER NATURAL DISASTER REBUILDING PERMIT

§100.4.1(*) Industrial / Commercial / Income Producing Residential Units

Base fee for all Rebuilding Permits (plus following fees)	\$ 50
up to 1500 sq ft	\$ 300
from 1501 to 2000 sq ft	\$ 400
from 2001 to 2500 sq ft	\$ 450
from 2501 to 3000 sq ft	\$ 500
from 3001 to 3500 sq ft	\$ 550
plus \$ 15.00 per 200 sq ft above 3500 sq ft or portion thereof	

§100.4.2(*) Residential Dwelling Unit Rebuilding Permit \$ 100

§100.5 CERTIFICATE OF OCCUPANCY/ USE FEE

§100.5.1(*) For all NEW occupied structures, buildings or units \$ 25

§100.5.2(*) For all swimming pools, spa, hot tubs, garages, finished Basements, additions, decks, other NR Permits. \$ 20

§100.6 CONSTRUCTION TRAILER PERMIT

§100.6.1 Per trailer, per year or fraction thereof \$ 50
plus \$ 500 escrow

§100.7 RECREATION FEE

To be paid when Building Permit is issued

§100.7.1 For each new Industrial / Commercial / Income Producing Residential Unit \$10,780/ acre.

plus: per each 100 cubic feet or fraction thereof \$ 1.00

§100.7.2 For each new Residential Dwelling Unit \$ 3,080

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§100.7.3 Land Development and or Subdivisions

1. Recreation fees for the Development or Subdivision will be paid to the Township within 30 days after the date of the submission of the First Building Permit Application for the project.
2. If the project was approved in phases, payment of Recreation fees shall be paid in phases for the number of lots or planned development per phase.
 - a. Payment due on the submittal of the building permit application of the first unit in each Phase.
3. In Developments with greater than 100 units, the Recreation fee will be paid in increments of 100 units or fraction there of with payment due on the submittal of the building permit application of the first unit in each increment.
4. Approved Developments that have no activity within eighteen months (18) from date of Township approval will be required to pay the most current recreation fee. All development agreements will be structured in this manner.
 - a. Development within continually active subdivisions will be exempt from possible yearly increases.

§100.7.4 PAVILION RENTALS

Small Pavilion	\$ 35.00
Large Pavilion	\$ 50.00

§100.8 STORAGE TANKS (see Ordinance # 106)

§100.9 UCC CODE APPEAL

Amount as set by the NAZCOG and collected by the NAZCOG

§100.10 Traffic Impact Fee per PM Peak Hour Trip \$1,080

§100.11(*) GRADING PLAN REVIEW

§100.11.1(*) New Residential Construction

Grading Plan Review Only \$ 250

Grading Plan Review and 2 Inspections \$ 750

§100.11.2(*) Commercial / Industrial Construction \$1,000(min.)

Fee based on Engineers Review and size of project.

§100.11.3(*) In-ground Pools \$ 425

§100.11.4(*) Re-inspection or Additional plan reviews \$100/hour

§100.12 FINES AND PENALTIES

§100.12.1 As Set by Law, Referenced Externally

§100.12.2 Failure to acquire permit and/or pay fee prior to the inception of any individual activity covered in the **Fee Schedule** will incur a penalty or 25% (twenty-five percent) of the individual activity's fee, or \$ 50.00, whichever is greater.

The penalty applies to each permit and/or fee, individually.

§100.13 CONTRACTOR'S LICENSE Yearly Fee/Renewal \$ 50

New Application \$ 100

§100.14(*) MONOCACY CREEK WATERSHED ACT 167

DRAINAGE PLAN REVIEW AND PROCESSING \$ 500

§100.15 FLOODPLAIN ZONING PERMIT APPLICATION \$ 75

SUBMISSION FEE

§100.16 MOVING PERMIT (ingress and egress and within, each) \$ 5

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§100.17	ZONING ORDINANCE BOOK	\$ 38
§100.18	SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BOOK (SALDO)	\$ 35
§100.19	UPPER NAZARETH TOWNSHIP SEWER PROJECT MANUAL	\$ 100
§100.20	UPPER NAZARETH TOWNSHIP STANDARD SEWER SPECIFICATIONS BOOK	\$ 25
§100.21	PHOTOCOPIES (per each page copied by Township)	\$ 0.25
§100.30	JUNKYARD LICENSE	\$ 250
§100.40	TOWNSHIP MAPS	\$ 3.00
§100.50	An Administrative fee of <u>15%</u> will be added to all Third Party Reviews to cover internal administration costs.	
§100.60	An Administrative fee will be added to cover Internal administration costs to obtain NC Stormwater Approvals.	\$25.00
§100.70	Surcharge for returned/bad checks	\$30.00
§100.80	Repair of recycling cart	\$100.00
§100.90	Business Registration Certificate Application	\$35.00
	Yearly Renewal Fee	\$35.00
	Late Fee	\$25.00

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§100.100 Non-Residential Permits for Mechanical, Electrical, Sprinklers, Hoods and Suppression Systems, Alarms, etc. are based on construction cost.

§100.100.1	Interior Modification	Base Fee	\$125.00
§100.100.2	Up to \$3,499.00		\$125.00
§100.100.3	\$3500 up to \$4999		\$150.00
§100.100.4	\$5000 up to \$7499		\$200.00
§100.100.5	\$7500 up to \$10,000		\$225.00
§100.100.6	Over \$10,000		\$225.00
		Plus \$2.00 per \$1,000.00	

- **Cost does not include Plan Review, Inspections or Re-Inspections**
- **Other Discipline Costs may be additional> Plumbing, Electrical, Mechanical**
- **Certificate of Use is required after final inspection \$20.00**

§200 LAND DEVELOPMENT AND / OR SUBDIVISION FEES

- §200.1** The following escrow and fee schedule (**200.6**, Column A and Column B) includes costs for administrative, engineering and legal activities appropriate to the complexities of land development and / or subdivision.
- §200.2** If, in the opinion of Upper Nazareth Township Board of Supervisors, the actual costs incurred by the Township for advertising, transcription, legal services, engineering services and professional consulting services exceeds the amount of the escrow deposited as indicated by the below schedule, **NO** zoning / building permit shall be issued until such time as the appellant shall deposit with the Township a sum sufficient to reimburse the Township for the aforesaid costs.
- §200.3** The Township may, during the course of the review of any application, require the applicant to deposit that amount sufficient to reimburse ongoing costs to the Township. Prior to final approval, the Township may suspend consideration of an application, if said sums are not paid within ten (10) days of billing thereof.
- §200.4** The following deposits (items a through g in **200.6** Column A) shall be set up as an escrow account, to be replenished to the starting amount by the applicant when the escrow account level reaches fifty percent (50%) or less. These escrow accounts will also act as construction escrow accounts to cover ongoing project costs as detailed above. Idle or inactive accounts that are \$30.00 or less will become property of UNT.
- §200.5** With each preliminary or final plan submissions in the review process the following fee schedule (items (a) through (h) in **200.6** Column (B) will apply. Items (i) and (j) are one-time fees.

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§200.6

Escrow and Fee Schedule

	<u>(A) Escrow</u>	<u>(B) Fee</u>
a. A two (2) lot subdivision	\$ 2,000	\$ 500
b. A five (5) or less lot subdivision	\$ 3,500	\$ 1,000
plus for each additional lot 3, 4 or 5	\$ 100	\$ 100
c. All single family dwelling unit development	\$ 10,000	\$ 1,000
plus for each lot over the first ten (10) lots	\$ 100	\$ 100
d. All multiple family dwelling unit development	\$ 10,000	\$ 1,000
plus for each dwelling unit after the second	\$ 200	\$ 100
e. Commercial / Industrial, either subdivisions or development	\$ 10,000	\$ 2,000
plus for each acre or fraction thereof	\$ 100	\$ 100
f. Planned Residential Development	\$ 10,000	\$ 1,000
plus for each dwelling unit after the second	\$ 200	\$ 100
g. Land development submission	\$ 7,500	\$ 1,000
plus for each acre or fraction thereof		\$ 200
h. Site Plan Submissions and Reviews	\$ 1,500	\$ 500
i. Sketch plan submission		\$ 300
i.1. Commercial / Industrial	\$1,000	\$ 300
j. Pre-construction meeting (actual cost to be charged to the Developer)		\$ 50 minimum

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§300 SEWAGE PERMIT FEES

Following fees from **300.1** through **300.4** as per current SEO Fee Schedule and are subject to change.

§300.1 Test Pit Profile Analysis

§300.1.1 Permit application (single lot) – The property owner or his / her representative will be required to set up an appointment with the Sewage Enforcement Officer (SEO) to arrange for evaluation of the pit, collection of necessary site data, taking of necessary slope readings and notation of all soil mapping information. The owner is required to supply the necessary excavation and any information pertinent to the application. At this time the SEO will try to answer any questions that the owner may have in reference to his system planning or permit procedure.

Per pit evaluation	\$	115
Quantity evaluation (per perc site)	\$	115

§300.1.2 Subdivision Planning – The subdivision is required to supply a drawing of the proposed subdivision delineating proposed subsurface disposal areas (drawn to scale) for each lot and shall have physically marked these areas in the field according to their individual location on the subdivision plan. At this point the sub-divider will contact the Township SEO to set up an appointment to arrange for the SEO’s observation of the pit. The developer shall retain a soil scientist, or other qualified individual, to evaluate individual probes. This is typically performed for general site suitability and planning module preparation.

If either soil conditions or slopes exist which would indicate unsuitable sites, the sub-divider may have to incorporate this area into acceptable surrounding proposed plots. The sub-divider must provide all necessary equipment and labor.

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	Per pit observation	\$ 115
	Quantity observation (per perc site)	\$ 115
§300.2	Percolation Test (limited to six holes)	
	Complete	\$ 470
	Partial	\$ 375
	Observation	\$ 320
§300.3	On-lot Disposal Permit application fees	
	New	\$ 175
	Minor repair (building sewer / transmission line)	\$ 255
	Pre-construction inspection	\$ 190
	Final inspection (standard system)	\$ 190
	Final inspection (sand mound)	\$ 355
§300.4	System Malfunction (per hour)	(*)
§300.5	Sewer Lateral Connection Fee	(*)
§300.5.1	Connection Fee (per EDU) Paid to NBMA	(*)
§300.6	Sewer Lateral Inspection	(*)
§300.7	New or Additional Sewer Lateral Installation	
	All work is contracted and paid for by the applicant, using an approved and licensed contractor. The applicant is responsible for all costs associated with estimate preparation, engineering, inspection and any other fees associated with the project. The new lateral is only provided to the applicant's property line (edge of Township's right-of-way).	
§300.8	TBD	

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Fee Notes-Application for Sanitary Sewer Review: Any residential development proposing 500 GPD or more of flow and all commercial or industrial development shall be reviewed by the NBMA authority engineer.

1 EDU = \$200 gpd

Tapping Fee = \$3,500.00/EDU

Connection Fee = \$2500.00/EDU

Customer Facilities Fee = \$300.00

Bulk Users = \$500 gpd and more = \$17.50/gallon

(*FEES ARE SUBJECT TO CHANGE WITHOUT MODIFICATION OF THIS DOCUMENT
