

UPPER NAZARETH TOWNSHIP

Escrow and Fee Schedule

Adopted by Resolution No. 21-19 on December 15, 2021 Effective January 1, 2022

Permits and Fees

An Administrative fee of 15% will be added to all Third Party Reviews to cover internal administration costs.

Fines and Penalties

See Code of Ordinances 27-107 - Enforcement, Violations and Penalties

Single Family Dwellings, Buildings and Structures

FEE

All fees for the Third Party Review and Inspection Agencies are additional and will be added to the cost of the permit.

Base fee for all Building Permits plus fees of Reviewed Sq. Footage	\$50.00	
from 201 to 1000 sq ft	\$100.00	
from 1000 to 1500 sq ft	\$350.00	
from 1501 to 2500 sq ft	\$475.00	
from 2501 to 3500 sq ft	\$575.00	
from 3501 to 4500 sq ft	\$675.00	
from 4501 to 5500 sq ft	\$775.00	
Above 5501 sq ft at same ratio.		
Above Ground Pools and Outdoor Hot Tubs	\$50.00	
Inground Pools includes Fence and Electric	\$100.00	
Retaining Walls over 4 Ft	\$50.00	
Decks	\$50.00	
Covered Decks and Patios and Porches	\$100.00	
Fireplaces/Stoves/Chimneys/Furnaces - New with inspections & Cost	\$50.00	
Permits requiring Uniform Construction Code Approval (UCC)		
Fee set by the State	\$4.50	
Demolition Permit		
Residential	\$50.00	
Grading Plan Review and Inspections		
<u>New Residential Construction</u>		
Grading Plan Review and 2 Inspections	\$800.00	
In-ground Pools includes Fence and Electric	\$450.00	
Re-Inspection or Additional Plan Reviews	\$100.00	per hour
Individual Lot Stormwater Drywell Review	\$250.00	
As-Built Grading Plan Review	\$175.00	
Recreation Fee		
Each new Residential Dwelling Unit	\$3,080.00	

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Commercial/Industrial Buildings

All fees for the Third Party Review and Inspection Agencies are additional and will be added to the cost of the permit.

Base fee for Building Permit (plus following fees)	\$500.00	
New Construction Fee of \$0.35/square foot of Reviewed Square Footage		
Curb and Sidewalk Installation Commercial if in Right of Way (new, replacement, extension)	\$50.00	
Driveway - Commercial (Non PennDot ROW) and Grading Plan	\$100.00	
Demolition Permit - Commercial/Industrial/Income Producing Residential Units, per structure	\$100.00	
Construction Trailer 6 months plus inspections	\$150.00	
6 months and up plus inspections	\$250.00	

Grading Commercial/Industrial

Fee based on Engineers Review and size of Project	\$1,000.00	min.
Re-Inspection or Additional Plan Reviews	\$100.00	per hour

Recreation Fee

Each new Industrial/ Commercial/Income Producing Residential Unit	\$10,780.00	per acre
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Non-Residential Permits for Mechanical, Electrical, Sprinklers, Hoods and Suppression Systems, Alarms, etc are based on construction cost.

<u>Interior Modification Base Fee</u>	\$150.00	
Up to \$3,500.00	\$150.00	
\$3500 up to \$5000	\$175.00	
\$5000 up to \$7500	\$225.00	
\$7500 up to \$10,000	\$250.00	
Over \$10,000	\$250.00	
Plus \$2.00 per \$1,000.00		

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Sewage Permit Fees

Test Pit Profile Analysis (Procedure for Probe)

Percolation Test (Limited to 6 Holes)

On-Lot Disposal Permit

Septic Repairs

**** All Fees are per the current SEO Fee Schedule****

Recreation

Facility

Resident

Non Resident

Security Deposit - Refundable

Required for Single Field Use

\$100.00

\$150.00

Key Fobs (when returned)

\$50.00

\$75.00

Key for Lights (when returned)

\$150.00

\$150.00

Use Fees

Single Use

\$50.00

\$75.00

2 -5 Day Use or 2 - 5 Day Tournaments

\$150.00

\$175.00

Consecutive Play 5 weeks or more 1 - 3 days a week

\$200.00

\$225.00

Consecutive Play 5 weeks or more 4 or more days a week

\$275.00

\$300.00

Concession Stand - per month

\$50.00

\$75.00

Conference Room - per use

\$25.00

\$50.00

Pavilion Rentals

Small - by the Playground

Full Day

\$50.00

\$75.00

Large - by the Gaga Pit

Full Day

\$100.00

\$125.00

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Residential Subdivisions and Land Development	(A) Fee	(B) Escrow
A. A Minor Subdivision	\$1,000.00	\$7,500.00
B. Lot Line Change	\$500.00	\$2,000.00
C. Sketch Plans - 1 - 15 Lots	\$300.00	\$2,000.00
16 and over lots	\$300.00	\$3,000.00
D. Preliminary Plan/Land Development		
a. 1 to 15 lots	\$2,500.00	\$15,000.00
b. 16 and over	\$5,000.00	\$25,000.00
E. Final Plan Submission	\$1,500.00	
a. Continue Escrow from Preliminary Submission		
F. Revised Final Plans will be considered a Preliminary Plan Resubmission and appropriate fees will be assessed.		
Traffic Impact Fee per PM Peak Hours	\$1,080.00	
Non-Residential Submissions		
a. Minor Subdivision	\$1,500.00	\$7,500.00
b. Lot Line Change	\$1,000.00	\$5,000.00
c. Sketch Plan	\$500.00	\$5,000.00
d. Preliminary Plan		
(1) Buildings less than 20,000 Sq Ft	\$250 per acre	\$10,000.00
(2) Buildings less than 100,000 Sq Ft	\$250 per acre	\$15,000.00
(3) Buildings 100,000 Sq Ft and over	\$250 per acre	\$30,000.00
e. Land Development Submission	\$250 per acre	\$35,000.00
1. Continue Escrow from Preliminary Submission		
f. Final Plan	\$1,500.00	
1. Continue Escrow from Preliminary Submission		
g. Revised Final Plans will be considered a Preliminary Plan Resubmission and appropriate fees will be assessed.		

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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.

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Land Development and/or Subdivision Fees

1. The following escrow and fee schedule includes costs for administrative, engineering and legal activities appropriate to the complexities of land development and/or subdivisions.
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
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 fifteen (15) days of billing thereof.
4. All Escrow accounts are 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 accounts that are \$30.00 or less will become property of UNT.
5. With each preliminary or final plan submissions in the review process the application fee will apply.
6. All Escrows must be accompanied by a completed Escrow Agreement.
7. Escrow Accounts will not be closed until all professional invoices have been received and paid.