

FEE RESOLUTION 2010-42

A Resolution establishing fees for the filing and processing of applications, permits and licenses for the Township of Lower Oxford.

WHEREAS, the Board of Supervisors of Lower Oxford Township has adopted a codification, consolidation and revision of the ordinances of Lower Oxford Township, and;

WHEREAS, it is the desire of the Board of Supervisors of Lower Oxford Township to eliminate all filing fees from the Code of Ordinances and enact them instead by Resolution;

NOW, THEREFORE BE IT RESOLVED, and it is hereby resolved by the Board of Supervisors of Lower Oxford Township that all fees are hereby fixed as follows:

BUILDING PERMITS

RESIDENTIAL

New one or two family dwelling:

Plan review for all space — including attached garage and Basement (minimum fee \$60).....	.06 per sq. ft.
First 1000 sq. ft. or part thereof	\$300.00
Each additional 100 sq. ft. or part thereof.....	\$10.00
Inspections – no. of inspections TBD by building inspector on plan review	\$50.00 @
Mobile/Modular Home <u>w/o basement</u> (no plan review required).....	\$225.00
Plus Inspections	\$50.00 @
Mobile/Modular Home <u>with basement</u>	\$225.00
Plan Review required (min. fee \$60).....	.06 per sq. ft.
Plus Inspections	\$50.00 @
Electrical Inspection (Applicant must hire own third-party electrical inspector)	

Additions and Alterations to One and Two Family Dwelling:

Plan review for all space — including attached garage and Basement (minimum fee \$60)06 per sq. ft.
First 1000 sq. ft. or part thereof	\$100.00
Each additional 100 sq. ft. or part thereof.....	\$10.00
Plus Inspections (TBD by building inspector on plan review)	\$50.00 @
Electrical Inspection (Applicant must hire own third-party electrical inspector)	

Alterations/Renovations.....	\$25.00
Plus Inspection(s) if needed	\$50.00
Plan Review	\$50.00

Zoning Permit (Residential) - (Required for buildings under 1,000 sq. ft.).....	\$50.00
UCC Fee	\$4.00

Zoning Permit (Agricultural) - Farm Buildings (No Plan Review).....	\$100.00
UCC Fee	\$4.00
If Setback Inspection is required	\$50.00

Accessory Structure greater than 1,000 sq. ft. of Modular or Mobile Design

Zoning Inspection & Certificate of Occupancy \$100.00
 UCC Fee \$4.00

Accessory structure NOT of Modular or Mobile Design over 1,000 sq. ft.:

First 1,000 sq. ft. \$250.00
 Each additional 100 sq. ft. or part thereof \$10.00
 Plus Inspections (TBD by building inspector) \$50.00 @
 (A plan review will be required for any accessory building with footings, i.e. detached garage - \$60 minimum).

Accessory structure NOT of Modular or Mobile Design under 1,000 sq. ft.:

Less than 1,000 sq. ft. will require a Zoning Permit (incl. UCC Fee) \$100.00
 UCC Fee \$4.00
 (A plan review will be required for any accessory building with footings, i.e. detached garage - \$60 minimum).

Deck Permit \$100.00
 Plan review for deck is required \$60.00
 Inspections (TBD by building inspector on plan review) \$50.00 @

PENALTY FEE

When a resident commences construction, alteration and/or repair of structures within the township without having first obtained the permit(s) required, a penalty/administrative fee will be assessed and paid in addition to the permit fee.

Additional Fees for permits issued <u>after</u> the zoning officer's issuance of a violation notice for commencement of work without a required permit.	\$50 .00 per permit or 50% of the cost of each permit, whichever is greater. In no event, however, shall the additional fee for any one permit exceed \$150.00.
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Notes: Basement and attic areas not to be used for the principal use, and garage areas, are to be figured at one half (1/2) the actual area. Crawl spaces and unusable attic spaces are **not** to be included.

Re-Inspection Fee for Failed Inspections..... \$75.00
 If any structure or accessory structure has to be re-inspected for any reason, including re-inspection after a failed inspection, or requires an additional inspection.

Other Inspections..... \$50.00
 In addition to the called inspections, the building official may make or require any other inspections to ascertain compliance with the IRC enforcement at that time and other laws enforced by the building official. This fee must be paid to the Township before the Certificate of Occupancy Permit is issued.

COMMERCIAL OR INDUSTRIAL

New Construction and Additions (Base Fee)..... \$0.30/sq. ft.
 Construction Fee Multiplier:
 Project or Building Area Sq. Ft (Min 3,000) * Usage Group Factor * .30 = Building Permit Fee (Area x Use x Base)
 Remodeling (Base Fee)..... \$0.20/sq. ft.

Remodeling is work that includes NONE of the following: 1) Change in Occupancy/Use Group; 2) Modify Structural or Firewalls; 3) Addition or upgrade of electrical, plumbing, or HVAC services; 4) Addition to structure of any kind.

Alterations or Repairs to electrical, gas, mechanical or plumbing installations:

a) Single Event Permit (one inspection only) \$200.00

b) **Annual Event Permit** (inspections in each appropriate discipline are also required \$200.00

Annual Permit – as allowed in the UCC regulation (403.42(f)). Applicant must regularly employ qualified trades people. Applicant must keep detailed records of all alterations made under the permit. Applicant will submit copies to the BCO on a predetermined time schedule. BCO will schedule appropriate inspections for modifications made in the previous timeframe. Applicant will be billed for each required Compliance Inspection(s) at the time of inspection.

Municipal Base Fee (10% of Base Fee – Minimum \$100)

UCC Fee \$4.00

Follow-Up Inspections for Incomplete or Compliance Inspections for Annual Permit or Single Event Permits requiring additional inspections (per trip)..... \$100.00

Accessory Structure of Modular or Mobile Design or Construction (Includes Job Trailers)

Includes one inspection for location \$150.00

UCC Fee \$4.00

Additions to Communications Towers:

Each antenna, dish, aerial or other communication device that is added to an existing tower (1st \$1K of Construction) \$100.00

Each additional \$1K or fraction thereof..... \$20.00

UCC Fee \$4.00

Plan Review Re-submittal \$60.00

If a set of building plans is not complete and cannot be reviewed, a re-submittal fee will be assessed for each time the plans are re-submitted.

AGRICULTURAL BUILDINGS — See Zoning Permits

BUILDING DEMOLITION

Demolition of Building \$100.00

UCC Fee \$4.00

CABLE TELEVISION FRANCHISE

The franchise holder, on or before February 15th, shall pay to the Township an amount equal to five percent (5%) of the total revenues for the preceding year.

CERTIFICATE OF OCCUPANCY PERMITS (name change from U & 0):

For all structures, dwellings & buildings requiring a building permit..... \$25.00

Temporary Certificate of Occupancy Permit..... \$25.00

CHANGE OF USE..... \$125.00

All fees and costs for legal and technical services incurred by the township shall be paid by the applicant, either from the fee, or, if the fee is exhausted, the Township shall be reimbursed for incurred costs directly by the applicant.

CONDITIONAL USE PROCEDURES

All applicants shall pay, at the time of submitting an application, a fee including the base fee as provided below, plus a deposit. based upon the Township Engineer’s estimate of the anticipated fees and costs for the Township. All fees and costs incurred by the Township shall be paid by the applicant, either from the fee and/or deposit, or, if the fee and deposit are exhausted, the Township shall be reimbursed for incurred costs directly by the applicant. Unspent portions of the fee and/or deposit shall be refunded to the applicant.

Base Fees:

Quarry	\$2,500.00
Landfill	\$2,500.00
Land Application of Sludge, etc.	\$2,500.00
All Others.....	\$1,500.00

DRIVEWAY CONSTRUCTION PERMIT

Residential Driveway accessing Township roadways (each)	\$50.00
Commercial Driveways (each)	\$50.00
(Plus actual costs of engineer’s inspections)	

FAMILY FARM RELATED BUSINESS

Permit Fee (per year)	\$25.00
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GRADING PERMIT FEE	\$500.00
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HOME OCCUPATIONS

One-Time Permit Fee.....	\$25.00
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JUNK YARD

Application fee for License	\$400.00
Yearly Renewal Fee.....	\$200.00

LETTER OF INTERPRETATION (Codes, Ordinances, Procedures, etc.)

All applicants shall pay, at the time of submitting an application for a letter of interpretation, a fee as provided below to cover the incurred fees and costs for the Township. All fees and costs for legal and technical services incurred by the township shall be paid by the applicant, either from the fee, or, if the fee is exhausted, the Township shall be reimbursed for incurred costs directly by the applicant. Unspent portions of the fee shall be refunded to the applicant.

Letter of Interpretation Fee	\$500.00
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REQUEST FOR PARKING REDUCTION

All applicants shall pay, at the time of submitting an application for parking reduction, a fee as provided below to cover the incurred fees and costs for the Township. All fees and costs for legal and technical services incurred by the Township shall be paid by the applicant, either from the fee, or, if the fee is exhausted the Township shall be reimbursed for incurred costs directly by the applicant. Unspent portions of the fee shall be refunded to the applicant.

Parking Reduction Application Fee	\$500.00
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RIGHT-OF-WAY OCCUPANCY

Underground Utilities (e.g. pipe lines, buried cables with pedestals, conduit, manholes, headwalls, inlet and crates): This fee is calculated on the TOTAL linear feet of the facility or facilities being permitted within the right-of-way, regardless of whether the surface is opened.

First Fifty (50) linear feet.....	\$75.00
Each Additional Hundred (100) linear feet.....	\$100.00

Surface Openings: These fees are calculated on the total linear feet of the opening being permitted within different areas of the right-of-way.

First 100 feet or fraction thereof in the following areas within the right-of-way:

Opening in the Pavement.....	\$55.00
Opening in the Shoulder.....	\$20.00
Opening in Outside the Pavement & Shoulder.....	\$10.00

Surface Opening of Less Than 36 Square Feet (i.e., service connections performed independently of underground facility installation, pipe line repairs)

Each opening in the following areas within the right-of-way:

Opening in the Pavement.....	\$35.00
Opening in the Shoulder.....	\$15.00
Opening in Outside the Pavement & Shoulder.....	\$10.00

SIGNS

Permit & Initial Inspection Fee.....	\$50.00
Each Additional inspection.....	\$25.00
Temporary Sign.....	\$35.00
Off-Premises Sign (per Township Specifications).....	\$400.00
Penalty for placing unauthorized signs within Township limits.....	\$10.00 per sign
(Signs will be removed by the Codes Enforcement Officer and billed to the violator)	
Base fee for each sign in the Commercial District.....	\$25.00
Plus per square foot.....	\$.75
Permanent monument and free-standing signs (Plus Base Fee \$25).....	\$1.00 per sq. ft.
Wall signs (Plus Base Fee \$25).....	\$.50 per sq. ft.

SUBDIVISION AND LAND DEVELOPMENT

All fees must be paid by the applicant when the application is submitted. The application fee is nonrefundable and is used to pay for Township administrative costs. All fees and costs for legal and technical services incurred by the Township shall be paid by the applicant from the professional services fee. If the fee is exhausted; the Township shall be reimbursed for incurred costs directly by the applicant. The Township encourages the applicant to enter into an escrow agreement for the professional services fee. Unspent portions of the professional services fee shall be refunded to the applicant.

SUBDIVISION FEES:

Minor Plan (1-3 lots without public improvements)

Sketch Plan Fee.....	\$200.00
Plus Engineering Fees (if applicable).....	TBD
Final Plan - Application Fee for each lot.....	\$150.00
Professional Services Escrow Fee	\$700.00

Major Plan (1-3 lots with public improvements; 4+ lots with or without public improvements)

Sketch Plan Fee.....	\$200.00
Plus Engineering Fees (if applicable).....	TBD
Application Fee — Preliminary Plan.....	\$600.00
Application Fee — Final Plan	\$250.00
Professional Services Escrow Fee	\$1,000.00
Plus Per Lot Fee without public improvements.....	\$25.00
Professional Services Escrow Fee	\$1,000.00
Plus Per Lot Fee with public improvements.....	\$100.00

LAND DEVELOPMENT (Raw Land)

Major Plan

Sketch Plan Fee.....	\$200.00
Plus Engineering Fees (if applicable).....	TBD
Application Fee - Preliminary Fee.....	\$500.00
Final Plan.....	\$250.00
Professional Services Escrow Fee	\$2,000.00
Plus per acre fee.....	\$250.00

LAND DEVELOPMENT (Expansion of Existing Use)

Minor Plan

Sketch Plan	\$200.00
Plus Engineering Fees (if applicable – TBD by Engineer).....	TBD
Final Plan — Application Fee	\$400.00
Professional Services Escrow Fee	\$2,000.00
Plus per acre fee.....	\$100.00

SWIMMING POOLS

In-Ground Pool (minimum inside water depth of 24”).....	\$200.00
Plan Review (Required for in-ground pool)	\$60.00
Inspections (TBD by building inspector plan review).....	\$50.00 @
Electrical Inspection (Applicant must hire own third-party electrical inspector)	
Above Ground Pool (minimum inside water depth of 24”).....	\$200.00
Inspections (TBD by building inspector – no plan review required).....	\$50.00 @
Electrical Inspection (Applicant must hire own third-party electrical inspector)	

TAX COLLECTOR

Tax Certification Fee- Made payable to the Tax Collector.....\$15.00
Duplicate Bill Fee – Made payable to the Tax Collector.....\$5.00

UNIVERSAL CONSTRUCTION CODE TRAINING

State Mandated Fee per Permit.....\$4.00

ZONING PERMITS

Buildings not requiring Building Permits will be required to have Zoning Permits. A Zoning permit will only require one location inspection and will **not** require a Certificate of Occupancy Permit. A Zoning Permit will be required on all buildings including agricultural buildings.

Zoning Permit \$75.00

ZONING HEARINGS

Zoning Hearing Board Proceedings..... \$1,000.00

RESOLVED AND ENACTED into a Resolution on this 8th day of December, 2010.

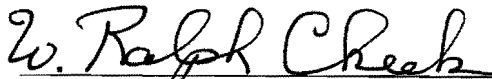
**BOARD OF SUPERVISORS
LOWER OXFORD TOWNSHIP**

ATTEST:


Sara B. Laganelli, Secretary


Kenneth L. Hershey, Chairman


W. Ronald Kepler, Vice-Chairman


W. Ralph Cheek, Member