

# RESOLUTION NO. 2024-1

## Westfall Township Fee Schedule

WHEREAS, the Westfall Township Board of Supervisors, Township of Westfall, County of Pike, Commonwealth of Pennsylvania, does hereby enact the following fees schedule:

<b>SEWAGE DEPARTMENT:</b>	TWP/SEO
Application fee for conventional or alternate and community on-lot or community system with less than 2,500 sq. ft. absorption area:	\$125.00/\$375.00
Application fee for conventional and community or alternate on-lot systems with 2,500 sq. ft. or greater absorption area, & all community on-lot systems:	\$500.00/\$500.00
Application fee for individual residential spray irrigation system, drip irrigation systems, Shallow limiting-zone type systems, and experimental systems:	\$250.00/\$750.00
Application fee to connect to a community system (per structure):	\$25.00/\$225.00

<b>Planning approval testing:</b>	
First soil probe:	\$20.00/\$80.00
Additional soil probes performed the same day, same project:	\$5.00/\$45.00
Witnessing soil probes performed by others:	\$5.00/\$20.00
First percolation test:	\$20.00/\$80.00
Additional percolation tests, same project:	\$5.00/\$45.00

<b>Planning Module Review:</b> (Each Submission)	\$2.50/\$7.50
	Minimum \$2.50/\$47.50

<b>Repair, Replacement or Modification:</b>	
To septic, aerobic, dosing, holding, chlorine contact, or filter tank, or distribution box:	\$25.00/\$75.00
Repairs or replacement to piping:	\$5.00/\$20.00
Repair or replacement of absorption area:	Same as new system for that type Same split also
Repairs or replacement of drip or spray infiltration zones (other than pipe)	\$150.00/\$850.00
<i>Application for an experimental version of recognized conventional or alternate system when used for a repair shall be the same as the fee for a new applicable system.</i>	

<b>Appeals</b> of denied sewage permit by applicant:	\$250.00	N/A
All other sewage related appeals:	\$500.00	N/A

<b>Special testing</b> when required by Section 7.2 (a) (l) of the Pennsylvania Sewage Facilities Act		
Performing percolation test:	N/A	\$500.00
Verification of soil probes, per probe:	\$5.00/\$45.00	
Permit application fee:	\$100.00/\$400.00	

<b>Engineering Review</b> fees (when applicable):	Fee
	Reimbursement

<b>Portable Chemical toilet:</b>	No Charge
<b>Other retaining tanks:</b>	\$125.00/\$225.00
Investigating complaints and other work not related to permit issuance:	\$50.00 per hour
Prosecuting, defending, or testifying in court:	\$100.00 per hour.
Re-submission fee for applications returned deemed incomplete or incorrect:	\$50.00
Re-inspection fee for inspections that have failed or were cancelled less than 24 hours in advance:	\$50.00.

**Note: The fee for other work and for going to court would be payable from the Township General Fund. It is not lawful to charge a property owner for investigation of a complaint.**

**BUILDING DEPARTMENT FEES:**

➤ See attached fee schedules from Building Inspection Underwriters of PA, Inc.

All Permits will be assessed a \$4.50 PA UCC fee payable at permit issuance.

**Miscellaneous:**

➤ Demolition of a structure: \$100.00

**➤ ANY WORK STARTED PRIOR TO MAKING APPLICATION FOR A PERMIT WILL BE SUBJECT TO 2 (TWO) TIMES THE BUILDING PERMIT AMOUNTS.**

**COMMERCIAL PERMITS:**

(20% Administration fee to township)

(minimum fee: \$250.00)

➤ All commercial, multiple-dwellings, and buildings: \$1.50/sq.ft. GFA  
intended for public occupancy:

➤ Renovations of existing buildings.. \$0.75/sq. Ft.  
➤ Alterations .015% total construction cost ➤

➤ Sign Permit Fee: \$25.00 + \$2.00 per sq. ft.  
○ (20% Administration fee to township)

**Miscellaneous:**

➤ Demolition of a structure: \$300.00

➤ Re-inspection fee (per permit): After 3<sup>rd</sup> Request — Direct Payment to BIU \$55.00

**➤ ANY WORK STARTED PRIOR TO MAKING APPLICATION FOR A PERMIT WILL BE SUBJECT TO FEES TO TWO (2) TIMES THE AMOUNT LISTER ABOVE (THIS DOES NOT INCLUDE ANY FINES OR ACTION TAKE BY THE BUILDING DEPARTMENT.). THIS DOES NOT INCLUDE PERMITIS THAT QUALIFY AS “EMERGENCY TYPE” PERMITS.**

## **Building Hearing Board:**

All appeals of the interpretations of the Building Officer must be heard by the Township Building Hearing Board.

Hearing Fee:	\$250.00
Stenographic Deposit** :	<u>\$150.00</u>
Total fees:	\$400.00

\*\* Stenographic fees in excess of the deposit paid are required to be reimbursed to the Township by the applicant. Any unused portion of the deposit will be refunded.

## **ZONING PERMIT FEES:**

### **Residential Structures or Uses:**

➤ New homes:	\$150.00
➤ Additions and Outbuildings	\$75.00
➤ Townhouses & multi-family (per unit):	\$75.00min plus/\$25.00each unit
➤ Floodplain permits:	\$75.00 plus Eng. fees
➤ Demolition: No Charge <u>Commercial Structures or Uses:</u>	
➤ All new structures:	\$200.00
➤ Multi-unit structures:	\$200.00min plus/\$50.00per unit
➤ Floodplain permits:	\$200.00 plus Eng. fees
➤ Demolition:	\$200.00
➤ Change Of Use:	\$100.00

### **Road Occupancy Permits:**

➤ New driveways (residential):	\$ 75.00
➤ New driveways (commercial) plus engineering fees if applicable:	\$200.00

### **Signs:**

➤ Wall, Freestanding, Projecting & Graphic type signs:	\$150.00
➤ Group Commercial on-site signs:	\$200.00

### **Zoning Hearing:**

➤ Variances* *.	\$550.00
➤ Other Zoning Hearings* *..	\$300.00
➤ Stenographic Fees:	Deposit \$150.00
➤ Engineering Review Fees:	Deposit \$100.00
➤ Conditional Use	\$575.00

‣ Rezoning	\$575.00
<b>‣ Curative Amendments:</b>	
Hearing Fees-includes two sessions	\$2,000.00
Review fee escrow	\$2,700.00
Stenographic Deposit* *	<u>\$ 300.00</u>
<b>TOTAL:</b>	<b>\$5,000.00</b>
3 <sup>RD</sup> and subsequent hearing session (each)	\$ 500.00

\*\* Stenographic fees in excess of the deposit paid are required to be reimbursed to the Township by the applicant. Any unused portion of the deposit will be refunded.

- **Engineering Fees**-May be reimbursable by the applicant. The Township may require a review escrow fee for engineering fees incurred for a project or hearings. Unused fees will be refunded.
- SALDO and Zoning Ordinances \$ 30.00

### **OPEN SPACE AND RECREATION AREAS AND FEES**

- \$600.00 per dwelling unit.
- A fee of \$0.25 per square foot of any new nonresidential total building floor area will be assessed. No fee shall apply for a building of less than 1000 square feet of floor area, nor for agricultural, livestock, or poultry buildings, nor for buildings/lots that does not have to comply with Chapter 503.8 of the Subdivision and Land Development Ordinance.

### **STREET EXCAVATION FEES**

- FEE FOR THE EXCAVATION PERMIT IS \$50.00 FOR THE FIRST 10 FEET AND AN ADDITIONAL \$100.00 FOR EACH 100 FEET OR FRACTION THEREOF.
- BOND WILL BE SET AT \$10,000.00

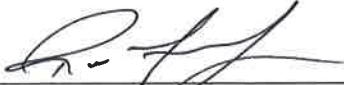
### **Short Term Rentals**

- Registration Fee: \$200
- Annual License Fee: \$200
- Inspection/Reinspection Fee: \$75.00

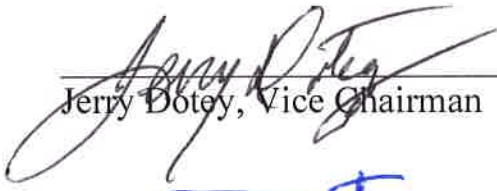
(2024-1 Continued)

Be it hereby resolved on this 2<sup>nd</sup> day of January 2024. All Fees become effective immediately.

**WESTFALL TOWNSHIP BOARD OF SUPERVISORS**



Robert Llewellyn, Chairman



Jerry Dotey, Vice Chairman




Paul Schaldonat, Supervisor



Paul Fischer, Supervisor



David Twiss, Supervisor

Attest: 

Kaitlin Hildebrandt, Secretary

Residential Building Fees  
Use Groups R-3 & R-4 Under the IRC

New construction and additions-----\$75.00 plus \$.22 per sq. ft. of GFA\*  
Alterations & Repairs-----.015 of total construction cost.  
(labor & material) (min. fee \$75.00 one visit)

Utility & miscellaneous use groups-----.015 of total construction cost.  
(sheds, fences, towers, pools (labor & material) (min. fee \$75.00 per inspection)  
concrete slabs and retaining walls, etc.)

Decks \$150.00 flat rate

Energy inspections-----\$125.00 flat rate

Minimum Fee \$75.00

Commercial Building Fees For  
All Other Use Groups listed in IBC

New construction and additions-----\$100.00 plus \$.28 per sq. ft. of GFA\*

Alterations, renovations, and repairs-----Up to \$500,000 x .015 (\$7,500.00)  
\$500,001 to \$1,000,000 x .0125 plus (\$6,250.00)  
Above \$1,000,000 x .01 plus (\$13,750.00)

Minimum Fee \$100.00

**\*GFA—Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling height of 6 ft. 6 in. or more.**

**Fee Schedule**

**Residential Mechanical Under the IRC**

Underground Inspection-----	\$75.00
Rough-in Inspection-----	\$75.00
Final Inspection-----	\$75.00

**Residential Plumbing Under the IRC**

Underground Inspection-----	\$75.00
Rough-in Inspection-----	\$75.00
Final Inspection-----	\$75.00
Utility service connections (water or sewer). Per connection-----	\$75.00

Minimum fee \$75.00

**Commercial Mechanical**

Based on total installation costs. (labor & material)

First \$1,000.00 or fraction thereof -----	\$75.00
Over \$1,000.00 to \$500,000.00 -----	\$12.00 per thousand
Above \$500,000.00 -----	\$10.00 per thousand
Copy of contract required	
Minimum Fee -----	\$75.00

**Commercial Plumbing**

Based on total installation costs. (labor & material)

First \$1,000.00 or fraction thereof -----	\$75.00
Over \$1,000.00 to \$500,000.00 -----	\$12.00 per thousand
Above \$500,000.00 -----	\$10.00 per thousand
Copy of contract required	
Minimum Fee -----	\$75.00

**Commercial Energy**

Energy inspection -----	0.02 per sq. foot of GFA *
Minimum fee -----	\$75.00

**Commercial Accessibility**

Accessibility inspection (per inspection) -----	\$150.00
Minimum fee -----	\$75.00

**Fee Schedule**

**Fire: All use groups except one and two family**

Sprinklers-----\$75.00 plus \$.50 per sprinkler head  
Standpipe-----\$100.00 each  
Wet/Dry Carbon Dioxide \$100.00 up to 100 lbs. (\$.75 each pound over)  
Commercial Cooking System-----\$160.00 per system (Hood, Duct, & Suppression)

Minimum Fee \$75.00

**Demolition:**

\$.01 per sq. ft. with a minimum of \$125.00.

**Signs:**

\$50.00 plus \$3.00 per sq.ft. of sign area [both sides when applicable]

**Fee Schedule**  
**Commercial Plan Review**

For buildings with an estimated construction value up to \$3,000,000, the building plan review fee is .0013 of the estimated value (\$350.00 minimum).

For buildings with an estimated construction value over \$3,000,000 up to \$6,000,000, the fee is \$3,900.00 plus .0005 of the estimated value over \$3,000,000.

For buildings over \$6,000,000, the fee is \$5,400.00 plus .0004 of the estimated value over \$6,000,000.

The plan review fee for electrical, mechanical and plumbing are computed at 25 percent of the building plan review fee for each discipline (\$350.00 minimum).

**Fee Schedule**  
**Residential Plan Review**

Flat fee of \$150.00 for new construction only.



## Fee Schedule

### Residential Electrical Under The IRC

Rough-in -----	\$75.00
Final -----	\$75.00

### Residential Permanent Pool

Rough-in & Final -----	\$225.00
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### Residential Signaling, Communication & Alarm Systems

Rough-in & Final -----	\$75.00
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### Mobile/Modular homes

Service, Feeder, Rough and Final -----	\$150.00
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### Service for Residential or Commercial

200 amps or less -----	\$75.00
201 amps to 400 amps -----	\$120.00
Over 400 amps: \$30.00 per 100 amps	
Sub-feeders or sub-panels ¼ of above fee,	
Over 250 volts, double above fees.	

### Commercial Signaling, Communication & Alarm Systems

\$75.00 plus \$12.00 per thousand (total labor & material)	
Over \$1,000.00 to \$500,000.00 -----	\$12.00 per thousand
Over \$500,000.00 -----	\$10.00 per thousand
Copy of contract required	

### Commercial Electrical Building

Rough-in & Final	
\$20,000.00 to \$40,000.00 -----	1.50%
\$40,000.01 to \$80,000.00 -----	1.25%
\$80,000.01 to \$120,000.00 -----	1.10%
\$120,000.01 to \$250,000.00 -----	1.0%
\$250,000.01 to \$500,000.00 -----	0.80%
\$500,000.01 to \$1,000,000.00 -----	0.60%
Over \$1,000,000.00 -----	0.50\$
Copy of contract required	

### Commercial Pools

\$75.00 plus \$12.00 per thousand (total labor & material)	
Copy of contract required	