

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF NORTH COVENTRY TOWNSHIP**

FEE RESOLUTION 02-2022

A RESOLUTION AMENDING THE SCHEDULE OF FEES FOR TOWNSHIP BUILDING PERMITS, TOWNSHIP PLUMBING AND ELECTRICAL PERMITS, TOWNSHIP USE AND OCCUPANCY CERTIFICATES, TOWNSHIP AUTOMATIC FIRE EXTINGUISHING SYSTEMS, FIRE ALARM AND DETECTION SYSTEMS, TOWNSHIP ZONING PERMITS, PARKS AND RECREATION, AND OTHER PERMITS AND ESTABLISHING A FEE SCHEDULE FOR SUBDIVISION AND LAND DEVELOPMENT MATTERS

WHEREAS, on April 27, 1992, the Board of Supervisors enacted a Resolution establishing a Schedule of Fees for Township building permits, Township plumbing permits, Township Use & Occupancy certificates, and other permits; thereafter amended and;

WHEREAS, it is the desire of the Board of Supervisors to amend that schedule to read as follows and;

WHEREAS, The Zoning, and Subdivision and Land Development Ordinances allow for the Board of Supervisors to proscribe fees and amend them from time to time, now therefore:

WHEREAS, The Board of Supervisors on September 10, 2007 by Ordinance No. 135 did Codify the Ordinances of the Township, Pursuant to Section 1601(d) [53 P.S.§66601 (d)] of the Second Class Township Code:

BE IT RESOLVED AND ENACTED by the Board of Supervisors of North Coventry Township, Chester County, Pennsylvania, hereby establishes the following Schedule of Fees to be paid to the Township upon submission of an application for any permit or certificates required by the applicable code of the Township of North Coventry and any Amendment thereto:

SCHEDULE OF FEES

I. BUILDING

GRADING PERMIT

\$400 plus possible escrow

BUILDING PERMITS

New Construction (including additions)

Residential

**Under 500 S.F.
500-1000 S.F.
Over 1000 S.F.**

**Base fee \$75 plus \$1.00 per S.F.
Base fee \$100 plus \$.75 per S.F.
Base fee \$175 plus \$.50 per S.F.**

(includes basements, open porches & decks)

Non-Residential
Under 500 S.F.
500-1000 S.F.
Over 1000 S.F.

Base fee \$200 plus \$1.50 per S.F.
Base fee \$250 plus \$1.00 per S.F.
Base fee \$350 plus \$.75 per S.F.

ALTERATIONS AND RENOVATIONS (No new square footage added)

Residential

Base fee \$100 plus \$1.50 per \$100 of estimated cost, or fraction thereof over \$3,000.

Non-Residential

Base fee \$400 plus \$3.50 per \$100 of estimated cost, or fraction thereof over and above \$15,000 up to \$500,000 of estimated cost.

\$2.00 per \$100 for the next \$1,000,000 of estimated cost.

\$1.50 per \$100 for any additional estimated cost.

Building permits
Re-inspection fee

Residential \$150.00
Commercial \$200.00

PLAN REVIEW FEES

Non-Residential

.0013 of the estimated value.
(\$250.00 Minimum)

Electrical, Mechanical and Plumbing

25% of the above fee for each discipline (\$250.00 Minimum)

Revisions to Approved Plans

\$250.00

STARTING WORK BEFORE ISSUANCE OF PERMITS

Work started before the issuance and payment of the Building Permit required by North Coventry Township pursuant to the Pennsylvania uniform construction code shall be subject to a (50%) administrative fee.

FIRE INSURANCE ESCROW FEES

Opening and closing of Escrow Account
Attorney's Fees for failure to act

\$200
Cost

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| Additional Administrative fees Inspections | Cost \$100 |
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FIRE SYSTEM PERMITS**New Construction (including Additions)****Non-Residential**

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| Under 500 S.F. | Base fee \$125 plus 2% of estimated cost |
| 500-1,000 S.F. | Base fee \$150 plus 2% of estimated cost |
| Over 1,000 S.F. | Base fee \$175 plus 2% of estimated cost |

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| <u>FIREWORK DISPLAYS</u> | \$250 plus bond. |
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| <u>EXPLOSIVES</u> | \$175 fee |
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| <u>LP-GAS</u> | \$175 fee |
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| <u>FLAMMABLE & COMBUSTIBLE LIQUIDS</u> | \$175 fee |
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| <u>MISCELLANEOUS COMBUSTIBLE STORAGE</u> | \$175 fee |
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| <u>PYROTECHNIC SPECIAL EFFECTS MATERIAL</u> | \$175 fee |
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| <u>STORAGE OF SCRAP TIRES & TIRE BYPRODUCTS</u> | \$175 fee |
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| <u>TEMPORARY MEMBRANE STRUCTURES, TENTS & CANOPIES</u> | \$175 fee |
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| <u>CUTTING & WELDING</u> | \$175 fee |
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| <u>HAZARDOUS MATERIALS</u> | \$175 fee |
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| <u>STANDPIPE SYSTEMS</u> | \$175 fee |
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| <u>SPRAYING & DIPPING</u> | \$175 fee |
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| <u>DEMOLITION</u> | \$2.50 per \$100 of estimated cost, or fraction thereof. |
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| <u>TEMPORARY BUILDINGS</u> | \$.75 per S.F. |
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| <u>SIGNS</u> | \$150 plus \$3.00 per S.F. of Total sign area. |
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| <u>SWIMMING POOLS</u> | \$2.50 per \$100 of estimated cost, or fraction thereof. |
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| <u>TENNIS COURTS</u> | \$2.00 per \$100 of estimated cost, or fraction thereof. |
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| <u>BURN PERMITS(Agricultural)</u> | \$15.00 |
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| <u>SALE OF PRODUCT PERMIT</u> | \$50.00 |
| <u>USE & OCCUPANCY CERTIFICATE</u> | |
| Residential | \$125 per unit. |
| Non-Residential | \$225 per unit. |
| <u>ALTERNATIVE HEATING EQUIPMENT</u> | |
| Inspection for insurance certification | \$50.00 |
| <u>PLUMBING PERMITS (New Construction, Renovations and Alterations)</u> | |
| Residential | \$250.00 |
| Non-Residential | \$450 plus 2% of estimated cost |
| License | \$100 Master \$50 Journeymen |
| <u>ELECTRICAL PERMITS (New Construction, Renovations and Alterations)</u> | |
| Residential | \$250.00 |
| Non-Residential | \$450 plus 2% of estimated cost |
| License | \$100 Master |
| <u>MECHANICAL PERMITS (New Construction, Renovations and Alterations)</u> | |
| Residential | 2% of estimated cost |
| Non-Residential | 2% of estimated cost |
| II. <u>ZONING</u> | |
| <u>ZONING PERMIT</u> | \$100.00 |
| Tree Removal Permit | \$85.00 |
| Tree Harvesting Permit/Review | \$1,000 plus \$1,000 escrow for review by the Township Forester |
| ZONING HEARINGS | |
| Residential | \$500 plus actual administrative cost beyond the first hearing |
| Commercial or Industrial | \$1,500 plus actual administrative cost beyond the first hearing |
| Conditional Use | \$2,200.00* |
| Curative Amendment | \$2,500.00* |
| *Plus an escrow of that equal to the Subdivision and Land Development Ordinance Escrow for engineering, legal and other professional services used by the Township. | |
| III. <u>DRIVEWAY/ROAD OPENING</u> | |
| Permit | \$150 plus \$400 escrow |

IV. SUBDIVISION AND LAND DEVELOPMENT FEES**A. MINOR SUBDIVISION AND/OR LAND DEVELOPMENT**

- a. Residential (includes lot line change): General Application fee of \$400 + \$50 per lot/dwelling unit plus Escrow of \$1500.
- b. Commercial: General Application Fee of \$600 plus Escrow of \$1500.

B. MAJOR SUBDIVISION AND/OR LAND DEVELOPMENT**a. Residential**

1. 3 to 10 Lots/Dwelling Units \$600 + \$50 per Lot/Dwelling Unit plus Escrow of \$5000
2. 11 to 25 Lots/Dwelling Unit \$1200 + \$50 per Lot/Dwelling Unit plus Escrow of \$5000
3. 26 to 75 Lots/Dwelling Unit \$1750 + \$55 per Lot/Dwelling Unit plus Escrow of \$7576
Lots/Dwelling Units and \$2250 + \$60 per Lot/Dwelling Unit plus Escrow of \$10,000.

b. Non-Residential (Commercial, Industrial, Institutional)

1. Subdivision Only: \$1250 plus Escrow of \$2500
2. Land Development: \$2500 and
 1. Up to 25,000 Gross S.F. of floor space: \$25 per thousand S.F. plus Escrow of \$7500
 2. 25,001 to 50,000 Gross S.F. of floor space: \$22 per thousand S.F. plus Escrow of \$7500
 3. 50,001 to 100,000 Gross S.F. of floor space: \$20 per thousand S.F. plus Escrow of \$7500
 4. 100,001 and Over Gross S.F. of floor space: \$17 per thousand S.F. plus Escrow of \$7500

C. REQUEST FOR RELIEF FROM LAND DEVELOPMENT PROCESS:

- a. General Application Fee: \$600 plus Escrow of \$1500

V. PARKS AND RECREATION**Athletic Facilities****(Includes exclusive use of turf fields/ Basketball Courts/ Tennis Courts/ Disc Golf Course)****Contracted Facility Use (4 hours per day, per facility) \$50****Contracted Facility Use (2 hours per day, per facility) \$25****Single Day Use Resident \$125****Single Day Use (Nonresident) \$150****Security Deposit 25% of seasonal reservation schedule/minimum \$100****Pavilion Rental****(Includes exclusive use of the pavilion per day)****Resident \$30**

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| Non-Resident | \$60 |
| Security Deposit | \$50 |

Fernbrook Craft Center**(Includes exclusive use of the Craft House per day)**

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| Resident | \$50 |
| Non-Resident | \$75 |
| Security Deposit | \$50 |

Food Vendor**(Includes permitted authorization for food sales with approved Health Department permits)**

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| Special Event | \$50 |
| Annual | \$300 |

Special Activities Permit (SAP)

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| Application fee | \$25 |
| 1-100 people | \$100/with refundable \$200 security deposit |
| 101-250 people | \$250/with refundable \$500 security deposit |
| 251-500 people | \$500/with refundable \$1000 security deposit |

VI. PLAN REVIEW ESCROW

In addition to the non-refundable application fees described above, each applicant, owner, subdivider, or developer seeking approval of any zoning change (map or text) amendment, curative amendment, subdivision ordinance amendment, or any plan for subdivision or land development shall place into escrow with the Township, at the time of the application, an amount outlined above to cover all costs of engineering reviews and/or inspections, professional planning review (not to include the Chester County Planning application fee), legal services, and other professional services used by the Township in connection with the application. From this escrow, the Township shall pay invoices of these professionals, as they become due. When the escrow amount drops below 50%, as the escrow deposit for expenses incurred is expended, the applicant shall make further deposits upon notice from the Township to reestablish the escrow fund in the full amount until approval of the plan. If the applicant fails to timely (45 days after notice) reestablish the escrow account the Township may give an additional notice by Certified Mail and if the applicant fails to reestablish the escrow within 30 days of receipt of said Certified Mail the Township may deny the application for any outstanding noncompliance with Township Ordinances as set forth in the MPC. Thereupon the Applicant will have to re-apply. Upon approval of the final plan, the Township shall refund any uncommitted portion of the escrow deposit remaining after expenses incurred by the Township have been paid in full by the applicant. To the engineering and legal fees and other professional fees required to be paid by the Township by this part, there shall be added 2% as reimbursement to the Township of the costs incurred by the Township for the collection of such fees and the disbursement of the same by the Township.

Finally, the applicant must sign a Professional Services Agreement as required by the Township.

RESOLVED AND ENACTED by the Board of Supervisors of North Coventry Township this 3rd day of January, 2022.

Attest:

DocuSigned by:
Erica Batdorf
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Erica L. Batdorf, Manager/Secretary

**NORTH COVENTRY
TOWNSHIP BOARD OF
SUPERVISORS**

DocuSigned by:
Jim Marks
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Jim Marks, Chairman

DocuSigned by:
Rick Scheler
BE9A9980E7594AD...

Richard Scheler, Vice Chairman

DocuSigned by:
R. Elliot
366554D26745475...

Rebekah Elliot

DocuSigned by:
Carrie Hipple
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Carrie Hipple

Vacant