



FEE SCHEDULE

JANUARY 6, 2020

SUBJECT

FEES

RESIDENTIAL BUILDING PERMIT FEES

All permits will include the current PA UCC fee.

New Construction and Multi-Residential Construction

Including living, habitable space, basement, & garages

\$0.50/SF - \$100.00 min.

Additions of any Residential Classification

\$0.45/SF - \$100.00 min.

Repairs and Alterations

\$0.40/SF - \$100.00 min.

Finished Basements

\$0.45/SF - \$100.00 min.

Basements utilized as kitchens, living rooms, dining rooms, bedrooms,
etc. constitute living space and shall be computed as per item (1) above.

Egress Window

\$100.00

Demolition of Existing Structures

\$150.00 up to 5,000 SF
\$200.00 over 5,000 SF

Swimming Pools

Above Ground

\$100.00

In Ground (including Hot Tubs and Spas)

\$150.00 First \$1,000.00
\$5.00 each add'l \$1,000.00
\$250.00 min.

Decks, Ramps, & Patios

\$0.55/SF - \$100.00 min.

Accessory Structures

(Including Sheds and Carports)

\$0.45/SF 201 – 500SF
\$0.40/SF over 500 SF

Roof Replacements and Repairs

\$75.00/1st \$1,000.00
\$5.00 each add'l \$1,000.00
or fraction thereof.
\$100.00 min.

SUBJECT**FEES**

Solar Panels \$75.00/1st \$1,000.00
 \$5.00 each add'l \$1,000.00
 \$150.00 min.

Change in Contractor (residential) 10% of existing permit fee
 or \$20.00 minimum,
 whichever is greater

Plan Review

A fee of \$100 shall be charged for each set of plans reviewed for all new additions, and alterations. New construction plans will be charged as time spent by office or consultant.

COMMERCIAL BUILDING PERMITS

New Construction (including Additions) \$0.50/SF for Building Shell
 \$0.55/SF Shell W/Finished Interior
 \$0.45/SF Tennant Fit Out

Accessibility Inspection Fee \$125.00 / New Construction
 \$100.00 / Existing

Repairs and Alterations \$0.50/SF - \$250.00 min.

Demolition of Existing Structures \$200.00 up to 1000 SF
 \$300.00 1001 SF up to 2000 SF
 \$400.00 over 2000SF + \$0.25/SF

Commercial Swimming Pool (Associated with residential ones):

In-ground	Less than 800 square feet of surface area	\$750
	More than 800 square feet of surface area	\$850

Communication Tower (*Including Antenna replacement*) \$0.50/\$1,000.00
 \$300.00 min.

Plan review

Commercial plans will be charged as time spent by office or consultant.

Change in Contractor (commercial) 10% of existing permit fee
 or \$30.00 minimum,
 whichever is greater

Above or underground tanks and pumps:

- (1) Non-pressurized tanks, \$25 for each \$1,000 gallons of capacity or fraction thereof, not to exceed \$400 per tank unit.
- (2) Pressurized tanks such as propane, \$25 per each 1,000 gallons, not to exceed \$500 per tank unit.
- (3) \$50 for each pump

Fees for underground petroleum crude or products pipeline as describe in Item (1) above to be based on construction costs as verified by the installing firm or in accordance with Item (3) above, whichever is greater.

On-site Sewage Disposal Facilities

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|-----|---|----------------|
| (1) | Permit fee for on-site residential systems.
Inspections of pressure dosing / drip irrigation | \$600
\$150 |
| (2) | Permit fee for renewal of expiring or expired permit within 12 months of expiration date utilizing existing data acceptable to S.E.O. | \$200 |
| (3) | Permit transfer from one name to another within the valid permit time period. | \$45 |
| (4) | Repairs to existing systems. Does not include new absorption areas | \$300 |
| (5) | Permit for an on-site individual system placed on other than a residential lot. Includes systems up to 10,000 GPD | \$600 |
| (6) | Per E.D.U. for on-site residential community system | \$300 |
| (7) | Per E.D.U. for on-site commercial community system | \$400 |
| (8) | Annual or periodic site inspection of S.F.S.T.P. | \$50 |

Fees for connecting to public sewer includes tapping, capacity, and other fees that depend on location with the Township. Fees are set periodically by the Board of Supervisors.

Note: Only for the purpose of Item (6) and (7) above, an E.D.U. is equivalent to an average flow of 400 gallons. (1 E.D.U. = 400 G.P.D.)

[Res. 17-2007]

Sewage Planning Module/ Exemption Review:

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| (1) | For Component 3-S | \$750 |
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(2) For Public Sewer Module (Component 3 or Exemption if required)	\$150
(3) On-Lot Sewage Disposal (Component 1, 2 or Exemption)	\$500 per lot

(*) Costs of Sewage Enforcement Officer review of modules and/ or testing.
 Engineer review fees (if required) are separate.

PLUMBING PERMIT FEES

(1) Initial registration of Master Plumbers	\$100
Each consecutive year	\$50
(2) Initial registration of Journeyman Plumbers.	\$100
Each consecutive year	\$50
(3) Initial registration of Apprentice Plumbers	\$100.00
Each consecutive year	\$25
New Construction	\$300.00 up to 8 fixtures \$5.00 each add'l fixture
Replacement of fixtures	\$75.00 min. \$5.00 each add'l fixture
Repairs to existing systems <i>(Includes lateral repairs)</i>	\$100.00
System alterations.	\$75 min \$5.00 each add'l fixture
Sanitary sewer connection to sewer main. Does not include administrative or capacity fees if otherwise required by the Township or Township entities.	\$240.00
Well permit	\$100.00 each
New, repair, or replace water service	\$100.00
New, repair, or replace gas service	\$100.00
Sewer Pumps and Tanks	\$100.00 each

ELECTRICAL PERMIT FEES

SUBJECT	FEES
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(1) Initial registration of Master Electricians	\$100
Each consecutive year	\$50
(2) Initial registration of Journeyman Electricians	\$100
Each consecutive year	\$50
(3) Initial registration of Apprentices	\$50
Each consecutive year	\$25

Residential

Electrical/mechanical	\$125.00
New Construction	\$300.00
New Service	\$175.00
Additions/Alterations	\$175.00
Solar Panels	\$250.00
Sewer Pumps	\$175.00
Above Ground Pools	\$175.00
In-Ground Pools	\$275.00
Generator	\$175.00

Commercial

Electrical/Mechanical	As per plans
New Construction/Additions/Alterations	As per plans
Communication Towers	\$250.00
Windmills	\$250.00

MECHANICAL PERMIT FEES

SUBJECT

FEES

Residential

New Construction	\$300.00
Install/replace any portion of HVAC equipment	\$100.00

Commercial

New Construction	\$400.00 min. As per plans
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All permits subject to an additional \$4.50 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act.

EROSION AND SEDIMENTATION CONTROL FEES AND ESCROW DEPOSITS

(1) Grading Permit

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| (a) | Permit fee for the first acre or fraction thereof | \$100 |
| (b) | Fee for each additional acre or fraction thereof, under 10 acres | \$50 |
| (c) | Fee for each additional acre or fraction thereof, over 10 acres | \$25 |

(2) Escrow Deposits

An initial escrow deposit for engineering inspections is required according to the following schedule. Actual Engineering and Consultant cost for review as submitted to the Township, will be billed to the applicant for payment. Upon issuance of the Use and Occupancy Certificate, the escrow monies will be refunded, less any outstanding amount owed to the Township for inspections. Any outstanding amount will be deducted from the escrowed money. The remaining balance will then be refunded. If no monies are owed to the Township then the full escrow balance will be refunded.

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| (a) | Up to 10 acres | \$500 |
| (b) | More than 10 acres | \$1,000 |

(4) MS4 Permits

Review of Stormwater Management Applications have no initial charge. If more than 1/2 hour is required for review, applicant will be charged at the rate of the reviewing professional.

Highway Occupancy Permit Fees shall be required as follows:**(1) Issuance:**

(a)	Residential Driveway	\$75
(b)	Commercial Driveway	\$100
(c)	Roadway (Street)	\$125
(d)	Temporary Use (Less than 30 days)	\$50
(e)	Supplemental fee for each 6-month time extension for each submitted change	\$25

(2) Inspection:

(a)	Residential Driveway	\$100
(b)	Commercial Driveway	\$125
(c)	Roadway (street)	\$150
(d)	Temporary Use (Less than 30 days)	\$90

(3) Exceptions:

- (a)** The Commonwealth
- (b)** Political subdivision of the Commonwealth
- (c)** Government authorities organized under the laws of the Commonwealth
- (d)** The Federal government
- (e)** Charitable organizations which are exempt from or in compliance with Act of August 9, 1963, P.L. 628, No. 337 (10 P.S. 160.1 to 160.17).

Subdivision and Land Development Fees:

(1) Subdivision

	No. of Units	Non-Refundable Fee	Refundable Escrow Fee Preliminary	Refundable Escrow Fee Final
R-1, R-2, PA, PRD, C, I, LI, MHP	2-3 lots	\$150	\$1,000	\$1,000
	3-10 lots	\$200	\$2,000	\$2,000
	10 lots or more	\$200 + \$20 per lot over 10 lots	\$200 + \$20 per lot over 10 lots	\$200 + \$20 per lot over 10 lots

(2) Land Development

(a) Residential Districts:

	No. of Units	Non-Refundable Fee	Refundable Escrow Fee Preliminary	Refundable Escrow Fee Final
R-1, R-2, R-3 Cluster Zones 1&2, PA PRD, I, MHP	2-20 units	\$200	\$1,200	\$1,200
	20 units or more	\$200 + \$10 per unit over 20 units	\$3,000 + \$15 per unit over 20 units	\$3,000 + \$15 per unit over 20 units

(b) Commercial District:

	No. of Units	Non-Refundable Fee	Refundable Escrow Fee Preliminary	Refundable Escrow Fee Final
C	12,000-20,000 sq. ft.	\$400	\$800	\$800
	20,000-50,000 sq. ft.	\$500	\$3,000	\$3,000

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50,000 sq. ft. & over	\$1,000 + .01 per sq. ft. over 50,000 sq. ft.	\$3,000 + .01 per sq. ft. over 50,000 sq. ft.	\$3,000 + .02 per sq. ft. over 50,000 sq. ft.
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(c) Limited Industrial District:

	No. of Units	Non- Refundable Fee	Refundable Escrow Fee Preliminary	Refundable Escrow Fee Final
LI	150,000 sq. ft.	\$500 + .01 per sq. ft.	\$3,000 + .02 per sq. ft.	\$3,000 + .02 per sq. ft.

(d) Floodplain Conservation District:

Inspection fees as prescribed by the Zoning Hearing board.

ZONING PERMIT FEES

(1)	Residential	\$50
(2)	Commercial	\$100
(3)	Curative Amendment	\$1,000
	Escrow	\$2,000
	Additional funds as expended	
(4)	Variance or Special Exception	\$350
	Escrow	\$300
	Additional funds as expended	
(5)	Appeal from interpretation of Zoning Officer	\$350
	Escrow	\$300
	Additional funds as expended	
(6)	Conditional Use Application	\$500
	Escrow	\$2,000
	Additional funds as expended	

Fee for number of buildings same as residential number of units.

Nonrefundable fee is to be paid for both preliminary and final plan submission.

General Permit Requirements: Thornbury Township, in the exercise of its responsibilities, may call upon the services of consultants for engineering, legal services, site design, traffic design, landscape architecture, socio-economic impact, and such other consultants as it may deem necessary incidental to the examination of documents submitted to the Township. A 10% administrative charge shall be added to all applicable fees and deducted from the portion of the fee paid in advance. Any unused portion of the escrow shall be returned to the applicant.

In the event the escrow account at any time falls below 25% of the original escrow deposit, and it seems likely that costs will run in excess of the unused portion, the Township reserves the right to require an additional escrow deposit up to the original escrow amount. This additional escrow amount shall be paid when requested before further review of the proposed documents.

In all cases where the Code Official is requested by the builder/developer to make return or call back inspections and in all cases where there must be additional inspections occasioned by the builder's noncompliance with the notice requirements of the Thornbury Township Building Code, the builder/developer shall pay the sum of \$100 for each such inspection.

Any person who commences work on project that requires a permit before obtaining the necessary permits shall be subject to 100% of the usual permit fee in addition to the required permit fees.

Whenever a permit is required in accordance with any of the codes adopted by Thornbury Township, and a fee has not been previously established, a minimum fee of \$100 will be charged for the first \$5,000 or fraction thereof of estimated cost and \$5 will be charged for each additional \$1,000 or fraction thereof.

****An additional dollar amount as set forth by the Pennsylvania Municipal Training Account is required by the Pennsylvania Construction Code Act. This fee is subject to change by the Pennsylvania Municipal Training Account at any time. The additional fee required will reflect the current rate as set forth by Pennsylvania Municipal Training Account.***

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| (1) | Appeal from interpretation of the Building Code Enforcement Department to Board of Appeals | \$200 |
| (2) | Pre-permit inspections without permit (work commenced without permit) | \$100 |

MISCELLANEOUS FEES

(1)	Tax certifications	\$25
(2)	Residential Use and Occupancy (New or resale)	\$100
(3)	Commercial Use and Occupancy (New or resale)	\$175
(2)	Bed and breakfast inn - annual permit and inspection	\$100
(3)	Rental properties - permit and inspection	\$100
(4)	Automatic Protection Devise - False Alarm	
(a)	First occurrence in a 365-day period	NO FEE
(b)	Second occurrence in a 365-day period	\$50
(c)	Third occurrence in a 365-day period	\$75
(d)	Each occurrence thereafter in a 365-day period	\$100
(5)	Duplicate copy of permit or license	\$50
(6)	Preliminary plan review: A fee shall be charged for each set of plans submitted for a preliminary plan review. This review would not constitute final project code compliance, but only an overview of the slope. It might include one evaluation meeting to discuss project particulars: <u>Fee of \$0.20 per square foot with a \$75 minimum fee</u>	
(7)	Special Event Permit: Any event outlined in the permit application or proposed event determined to be considered by special exception.	\$100
(8)	Tree Removal Permit: as detailed in Thornbury Township Code of Ordinance 22-610, #7, A-G.	\$100
(9)	Sign Permit: as detailed in Thornbury Township Code of Ordinance Chapter 27 Article 20 Signs and Outdoor Advertising.	\$50

Changes in Fee Schedule. The Schedule of Fees as set forth herein and as shall be further revised hereunder, may be revised or amended at any time by Resolution of the Board of Supervisors of the Township of Thornbury.

The Board of Supervisors on written application of any nonprofit, charitable, or governmental institution or organization may reduce or modify any applicable fee as set forth herein upon due consideration of the necessary and proper expenditures of the Township

(Res. 9-2004, 6/16/2004; as amended by Res. 9a-2004, 10/20/2004; 2/16/2005; and by Res. 17-2007, 18-2007, 4-2010, as amended by Res.8-2010).