

RESOLUTION NO 11-16-18-07

**FRANCONIA TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION REVISING APPLICATION FEES, FILING FEES, PERMIT FEES,
INSPECTION FEES, ESCROW REQUIREMENTS AND FEES FOR THE PURCHASE OF
TOWNSHIP MAPS AND DOCUMENTS**

WHEREAS, the Zoning Ordinance, Building Code, Subdivision and Land Development Ordinance, Grading Ordinance and other appropriately enacted Ordinances, provide inter alia, that the Board of Supervisors shall, from time to time, establish appropriate fees and escrow requirements; and

WHEREAS, the Board of Supervisors wishes to establish fees for the purchase of Township Maps and Documents; and

WHEREAS, rising costs and other financial considerations have created a need to increase the fee schedule so that administrative services, testing and inspections related to the enforcement of applicable state and local regulations can be maintained on a self-sustaining basis.

NOW, THEREFORE, BE IT RESOLVED, that the Franconia Township Board of Supervisors approves the following fee schedule and all previous fee schedule resolutions are hereby repealed:

SECTION 1 – ZONING

1. Applications to the Zoning Hearing Board for Special Exceptions, Variances and/or interpretations (excluding curative amendments).
 - A. Fee - \$950.00
 - B. \$250.00 for each additional hearing necessitated by applicant

2. Curative amendment application to the Board of Supervisors or the Zoning Hearing Board
 - A. Fee - \$3,500 + costs
 - B. \$750 + costs for each additional hearing
 - C. Each 3 hours or fraction thereof shall constitute an additional meeting. No meetings are to extend beyond 12 midnight of the day convened.
 - D. Costs are transcript, steno, meeting room, solicitor, etc.

3. Application to Board of Supervisors for amendment to zoning ordinance or for change of zoning
 - A. Fee - \$1,750 + costs
 - B. \$550 + costs for each additional hearing
 - C. Costs are transcript, steno, meeting room, solicitor, etc.
 - D. Each 3 hours or fraction thereof shall constitute an additional meeting. No meetings are to extend beyond 12 midnight of the day convened.

4. Application to Board of Supervisors for Conditional Use Approval other than Rural

Resource Residential in 5.

- A. Fee - \$800.00
- B. \$225.00 + costs for each additional hearing
- C. Costs are transcript, stenographer, meeting room, solicitor, etc.
- D. Each three hours or fraction thereof shall constitute an additional meeting.

5. Application to Board of Supervisors for Conditional Use Approval for 3 lots or less for Rural Resource Residential Subdivision / Land Development

- A. Fee - \$250.00
- B. \$100.00 + costs for each additional hearing
- C. Costs are transcript, stenographer, meeting room, solicitor, etc.
- D. Each three hours or fraction thereof shall constitute an additional meeting.

SECTION 2 - SUBDIVISION AND/OR LAND DEVELOPMENT

1. Application Fees

A. Residential Subdivision and/or Land Development

- 1) Sketch Plan - no fee
- 2) Preliminary
 - a) \$500 up to 2 lots or units
 - b) Plus \$100 for each lot or unit in excess of 2 lots or units
- 3) Lot Line Change(s)/Simple Conveyance
 - c) \$100.00
- 4) Final Plan Application Fee
 - a) \$500.00

B. Nonresidential Subdivision and/or Land Development

- 1) Sketch Plan – no fee
- 2) Preliminary/Final Plan
 - a) \$500 General Fee PLUS either \$125 for each lot or unit or \$75 per acre. Whichever fee is higher will apply.

2. Security Escrow- All escrow accounts must be replenished when they fall below \$1,000.00.

A. Residential

- 1) \$500 up to and including 2 lots or units
- 2) \$5,500 3-5 lots or units
- 3) \$6,500 6 lots/units or more plus \$125 per lot or unit in excess of 6

B. Nonresidential

- 1) \$5,000 plus either \$125 per lot or unit or \$150 per acre. Whichever fee is higher will apply.

The purpose of the escrow, which is held in an interest bearing account, is to guarantee that all legal and engineering costs are paid by the applicant. A separate check shall be required for the payment of this fee. All legal and/or engineering costs will be billed monthly and payable to the Township within thirty (30) days of said billing. Should costs not be paid in full each month, the Township will stop further processing of work on the project. At the

time of final plan approval, this escrow amount shall be closed and refunded to the applicant, after it has been determined that there are no outstanding charges.

- 3. Administrative Charges
 - A. 5% of total cost of review fees

SECTION 3 – GRADING ORDINANCE

- 1. Permit
 - A. Fee: Up to 250 cubic yards \$100.00
250 to 500 cubic yards \$125.00
500 to 1,000 cubic yards \$150.00
1000 + cubic yards \$200.00 plus \$40 for each additional 1,000 cubic yards or portion thereof.
- 2. Retaining Wall (greater than 3 feet with footing) \$75.00

SECTION 4 – BUILDING PERMITS: A \$4.00 fee will be added to all permits as per the regulations of the UCC Building Code.

- 1. Residential
 - A. Building Permits - New single-family detached dwellings, duplex dwellings, twin dwellings, quadraplex dwellings and townhouses shall be charged per unit. Apartments shall be charged per building.
 - 1) \$350 plus \$0.25 per square foot of floor area including basement and garage, but excluding crawl space and attic.
 - B. Alterations and additions
 - 1) \$175 plus \$0.25 per square foot of floor area with \$650.00 maximum fee
 - C. Basement Egress Door or Window
 - 1) \$100
 - D. Window or Door Replacement with increased opening size
 - 1) \$75
 - E. Decks and Patios greater than 100 square feet
 - 1) \$105.00 plus \$0.25 per square foot of area
 - F. Barn, pole barn, detached garage, utility building, bathhouse, gazebo and storage sheds
 - 1) \$75.00 up to 200 square feet and \$25 for each additional 200 square feet or fraction thereof
 - G. Construction Trailers
 - 1) Temporary Sales Office \$300.00
 - 2) Temporary Job Office \$300.00
 - 3) Job Site Storage Trailers \$100.00 each
- Trailers must be removed 15 days before project dedication

2. Commercial Industrial, Institutional, Shopping Center or Other Nonresidential
 - A. New Alterations and additions
 - 1) Fee - \$650.00 for the first 1,000 sq. ft. of floor area.
 - 2) \$100.00 for each additional 1,000 sq. ft of floor area or fraction thereof.
 - 3) Each 18-foot interval in height or fraction thereof shall count as an additional story. Where more than one building classification is incorporated within the permit, the higher fee shall be paid for all square footage of all buildings.
 - 4) Maximum fee of \$650.00 for all farm buildings.
 - B. Construction Trailers
 - 1) Temporary Sales Office \$300.00
 - 2) Temporary Job Office \$300.00
 - 3) Job Site Storage Trailers \$100.00

Trailers must be removed 15 days before Use and occupancy Permit is issued.
 - C. Swimming Pools, Tennis Courts and all other recreational uses related to Residential
 - 1) Fee - \$65.00 for the first \$1,000 of cost.
 - 2) \$25.00 for each additional \$1,000 of cost or fraction thereof, \$650.00 maximum fee.
 - D. Hot Tubs and Saunas
 - 1) Fee - \$75.00
 - E. Gas or Wood Fireplaces
 - 1) Fee - \$75.00

In any instances where more than one building classification is incorporated within a permit, the higher fee classification shall apply.

SECTION 5 – DRIVEWAY

1. New - \$75.00 Fee
2. Paving of an existing driveway - \$45.00 Fee

SECTION 6 – PLUMBING

1. Permits
 - A. Residential Inspection - \$50.00
 - B. Industrial & Commercial Inspection - \$100.00
 - C. Per Fixture – New \$15.00 each
 - D. Per Fixture – Replacement \$10.00 each
 - E. Public sewer line connection inspection - \$150.00 lateral
(Any costs exceeding \$200.00 will be the responsibility of the homeowner)
 - F. Lawn Sprinkler System - \$40.00 for first \$1,000 and \$25 for each additional \$1,000 or fraction thereof
 - G. Automatic Fire Sprinkler - \$40.00 for first \$1,000 and \$25 for each additional \$1,000 or fraction thereof

SECTION 7 – ELECTRICAL

1. Permits
 - A. \$25.00 for each \$1,000 of cost or fraction thereof
 - B. Security Alarm System
 - 1) \$25.00 for each \$1,000 of cost or fraction thereof

SECTION 8 – USE & OCCUPANCY

1. New Residential
 - A. Fee - \$100.00
Use and Occupancy Permit required and fee applicable when tenant changes in any in-law suite.
2. New Commercial or Industrial; Change in use for industrial or commercial; Nonconforming change of ownership, tenant or occupant.
 - A. Fee - \$125.00
3. Residential Resale
 - A. Fee - \$100.00
This includes two (2) inspections and certificate
 - B. Fee - \$40.00
Additional inspections each as needed

SECTION 9 – SIGNS – Directional, business, commercial, industrial or development

1. Permit Fee – permanent directional sign of 3 sq. ft. or under
 - A. \$25.00
2. Permit Fee – all others
 - A. \$50.00 for the first \$1,000 of cost and \$25.00 for each additional \$1,000 of cost or fraction thereof.

SECTION 10 – SEWER MANAGEMENT PROGRAM

1. On-lot Disposal System – SED Inspection
 - A. Fee - \$85.00. NOTE: Applied once for each inspection cycle.
2. Pumper/Hauler Registration
 - A. First Registration- \$25.00
 - B. Per Year thereafter - \$15.00

SECTION 11 – PARK AND RECREATION FEES

1. Pavilion Fee
 - A. \$35.00 - Non-Resident User Fee
2. Field Reservation

- A. A refundable security deposit of \$250.00 is required by any Non-Profit organization or group reserving any township athletic field. The deposit is due prior to use of the field. Any damage to the field or violation of the rules and regulations agreed upon through the completion and signature of application will result in forfeiture of deposit.
 - B. \$20.00 – Non Profit Organizations or Groups in excess of twenty (20) using Township athletic field for a single day event
 - C. \$100.00 - Non Profit Organizations or Groups in excess of twenty (20) using Township athletic field for a period of five (5) days
 - D. \$400.00 - Non Profit Organizations or Groups in excess of twenty (20) using Township athletic field for a period of thirty (30) days
 - E. \$1,200.00 - Non Profit Organizations or Groups in excess of twenty (20) using Township athletic field for a period exceeding thirty (30) days
3. Concession Stand
- A. \$25.00 - User Fee per time block for the use of the concession stand. Concession stands may be reserved in 4 hour time blocks (see application). A refundable security deposit of \$100.00 is required prior to use of the stand.

SECTION 12 – OTHER MISCELLANEOUS FEES

- 1. Utility Poles (relocation or replacement)
 - A. Fee - \$95.00 each pole
- 2. Cell Tower “Antenna” Replacement
 - A. Fee - \$150.00
- 3. Fire Suppression Hood System
 - A. Fee - \$75.00
- 4. Demolition of any Structure
 - A. Fee - \$65.00 for the first 1,000 sq. ft.
\$20 for each additional 1,000 square feet or fraction thereof.
- 5. Relocation of a structure
 - A. Fee - \$65.00
- 6. Roadside Stands
 - A. Seasonal Only - \$50.00
Fee waived if stand on property where products are raised.
- 7. Parking Area (other than accessory to private residence)
 - A. Fee - \$100.00 + engineer’s inspection fee
- 8. Fence Installation
 - A. Fee - \$50.00

9. Dog Boarding
 - A. Fee- \$10.00 per day

In any instances where more than one building classification is incorporated within a permit, the higher fee classification shall apply.

10. Impact Fees
Fees to be set forth in separate resolution adopted from time to time by the Board of Supervisors.

SECTION 13 – MAP/DOCUMENT PURCHASE FEES

1. Zoning Ordinance \$25.00
2. Subdivision & Land Development Ordinance \$25.00
3. Zoning Map \$7.50
4. Complete set of all Codified Ordinances in Binder \$500.00
5. Supplementation Service (only for 4 above) \$40.00 annual charge
6. Use of Copier (for all related subject matter) \$.25 per sheet

DULY PRESENTED AND ADOPTED by the Franconia Township Board of Supervisors, Montgomery County, Pennsylvania, in a public meeting held this 18th day of July 2011.

FRANCONIA TOWNSHIP
BOARD OF SUPERVISORS

Steven P. Barndt, Chairman

Attest:

Kevin D. Baver, Secretary