RESOLUTION NO. 14-01

A RESOLUTION OF SELLERSVILLE BOROUGH, BUCKS COUNTY, PENNSYLVANIA, ESTABLISHING A FEE SCHEDULE FOR ALL BUILDING, SUBDIVISION, LAND DEVELOPMENT, ZONING AND HEARING BOARD FEES, AND OTHER MISCELLANEOUS APPLICATION AND PERMITTING FEES.

I SUBDIVISION AND LAND DEVELOPMENT

A. Formal Sketch Plan Review

1. Fee:	
(a) Lot Line Change – Minor Subdivision:	$300.00
(b) Major Subdivision / Non-Residential:	$600.00
2. Professional Services Escrow Account:	$2,500.00

B. Preliminary Plan Submission *1

1. Lot Line Change:	
(a) Fee:	$300.00
(b) Professional Services Escrow Account:	$2,500.00
2. Residential Minor Subdivision / Land Development:	
(a) Base Fee:	$500.00
(b) Plus $50.00 per dwelling unit:	
(c) Professional Services Escrow Account:	$2,500.00
3. Non-Residential Land Development:	
(a) Fee:	$750.00
(b) Plus $50.00 per 1,000 gross square feet of building area	
(c) Professional Services Escrow Account:	$10,000.00
4. Major Subdivision:	
(a) Fee:	$1,000.00
(b) Professional Services Escrow Account:	$15,000.00

C. Final Plan Submission *2

1. Lot Line Change:	$100.00
2. Residential Minor Subdivision / Land Development:	
(a) Fee:	$500.00
(b) Professional Services Escrow Account:	$2,500.00
3. Non-Residential Land Development:	
(a) Fee:	$750.00
(b) Professional Services Escrow Account:	$5,000.00
4. Major Subdivision:	
(a) Fee:	$750.00
(b) Professional Services Escrow Account	$10,000.00

NOTE: A contract for professional services establishing the professional services escrow account shall be executed whenever a professional services escrow account is required. The professional services escrow account shall be required to be deposited with the Borough at the time of initial application. Where the professional services escrow account gets below fifty percent (50% of the original escrow monies deposited, the applicant is required to replenish the account back to the original escrow amount.

*1 Any filing fees incurred by applicants by first proceeding through the optional sketch plan phase shall be credited towards any filing fees incurred upon preliminary plan submission. Any amounts remaining in the professional services escrow account upon completion of the optional sketch plan phase shall be rolled over into the professional escrow account required to be established upon preliminary plan submission.

*2 Any amounts remaining in the professional services escrow account upon completion of the preliminary plan phase shall be rolled over into the professional escrow account required to be established upon final plan submission.

II ZONING PERMIT FEES *3

A. Non-Residential Use Permit:	$150.00
B. Certificates of Occupancy	
1. Residential:	
(a) Initial Fee/Inspection:	$75.00
(b) Re-Inspection:	$40.00
(c) Third Inspection:	$75.00
2. Commercial:	
(a) Initial Fee/Inspection:	$150.00
(b) Re-Inspection:	$250.00
(c) Third Inspection:	$350.00
3. Industrial	
(a) Initial Fee/Inspection:	$300.00
(b) Re-Inspection:	$400.00
(c) Third Inspection:	$500.00
4. Temporary:	
(a) Initial Fee/Inspection:	$40.00
C. Zoning Certification:	$100.00
D. Sign Permits	
1. First twelve (12) square feet:	$75.00
2. Each additional square foot up to sixty (60):	$7.50
3. Each additional square foot over sixty (60):	$10.00
E. Zoning Hearing Board Fees	
1. Residential:	$400.00
2. Escrow:	$1,000.00
3. Non-Residential:	
(a) Fee:	$500.00
(b) Escrow:	$2,500.00
4. Substantive Challenge Fee:	$7,500.00
F. Council Hearing Fees	
1. Conditional Uses:	
(a) Fee:	$500.00
(b) Escrow:	$2,000.00
2. Residential Zoning Amendments:	
(a) Fee:	$500.00
(b) Escrow:	$2,500.00
3. Non-Residential Zoning Amendments:	
(a) Fee:	$500.00
(b) Escrow:	$2,500.00
4. Curative Amendment Fee:	$7,500.00

*3 Permits applied for after commencement of construction shall be three times the regular fee, plus any additional penalties prescribed by Borough Ordinances.

III BUILDING PERMIT FEES – NEW CONSTRUCTION - RESIDENTIAL

All building and construction permits will be charged an additional $4.00 PA Labor and Industry Permit Fee.

A. Residential: Single Family Detached

1. First 2,500 square feet of Gross Floor Area (GFA): $1,355.00
   Gross Floor Area includes garages, corridors, stairs, closets, and 1/2 of any basement. Crawl spaces with a maximum height of three (3) feet are excluded from Gross Floor Area calculations.
2. Add $0.30 per square foot above 2,500 square feet total square foot area.

B. Residential – Multi-Family

1. Each unit up to 2,500 square feet of GFA: $1,355.00
2. Add $0.30 per square foot above 2,500 square feet total square foot area.
3. For three (3) or more dwelling units – commercial rates apply.

C. Modular/Manufactured: $800.00

IV BUILDING PERMIT FEES – ALTERATIONS, ADDITIONS, AND/OR ACCESSORIES

A. Residential

1. Addition: $624.00
   Electrical, plumbing and mechanical permits are additional.
2. Alteration: $170.00
   Electrical, plumbing and mechanical permits are additional.
   Includes up to two (2) inspections.
3. Decks: $335.00
4. Electrical Permit: Includes two (2) inspections: $170.00
5. Mechanical Permit: Includes two (2) inspections: $170.00
6. Plan Reviews $100.00/hour
7. Plumbing Permit: Includes two (2) inspections: $170.00
8. Roofing Replacement: Includes one (1) inspection: $86.00

B. Detached / Accessory Buildings

1. Garages / Accessory structure: $510.00
   Electrical, plumbing and mechanical permits are additional.
2. Utility sheds under 200 square feet and one (1) story or less.
   No building permit required; however, a zoning permit is necessary.

C. Swimming Pools

1. Above Ground Pool (24" depth or greater): $200.00
2. In-ground pool: $850.00
   Electrical, plumbing and mechanical permits are additional.
3. Hot Tub/Spa $200.00
4. Compliance Escrow $500.00

D. Commercial, Industrial, Shopping Center or other Non-Residential:

1. New construction and additions permit: $2,300.00
2. Alterations/Miscellaneous: $935.00
3. Engineering plan review: $100.00/Hour
4. General inspections: $100.00/Hour
5. Electrical/mechanical/plumbing inspections: $100.00/Hour
6. Agricultural:
   (a) First 1,000 Square feet: $150.00
   (b) Each 1,000 Square feet: $50.00

E. Miscellaneous Permits

1. Driveway and Road Opening Permit:	$100.00
2. Demolition Permit: Includes one (1) inspection: May require an erosion and sedimentation permit.	$750.00
(a) Residential primary structure:	$150.00
(b) Residential accessory building:	$100.00
(c) Non-Residential:	$500.00
(d) Non-Residential accessory building:	$150.00

V. MISCELLANEOUS CHARGES

A. Photo Copies

1. Letter and legal size per page:	$0.25
2. Zoning maps:	$10.00
3. Plan sheets:	
(a) Large 45" x 35" :	$25.00
(b) Medium 30" x 20" :	$15.00

B. Fax Charge (Per page):	$2.00

C. Publications

1. Zoning Ordinance:	$30.00
2. Zoning Map:	$10.00
3. Subdivision / Land Development Ordinance:	$25.00
4. Comprehensive Plan:	$25.00
5. Storm water Ordinance:	$30.00
6. Act 537 Plan:	$75.00
7. Water, sewer, and highway specifications:	$25.00

D. Checks returned for insufficient funds:	$25.00
E. BOCA/UCC Appeals Board Hearing:	$750.00

VI STORMWATER MANAGEMENT FEE

A. Plan Review

1. Fee:	$150.00
2. Escrow:	
(a) For the first five (5) lots:	$450.00
(b) Each additional lot (Total not to exceed $2,500):	$100.00/lot

B. Permit/Inspection

1. Fee (Includes three (3) inspections):	$450.00
2. Additional inspections over three (3):	$100.00/hour

VII. EROSION AND SEDIMENTATION PLAN

Erosion and sedimentation plan review and permit required for earth disturbances of 1,500 square feet or greater for all types of permits.

A. Residential (Plan review up to three (3) inspections):	$450.00
B. Commercial (Plan review and inspection):	$100.00/hour

REPEALER

All fees set forth in prior Resolutions which are inconsistent to the fees set forth herein are hereby repealed.

RESOLVED this 10th day of February, 2014 by Sellersville Borough Council.

SELLERSVILLE BOROUGH

Attest: _____
David J. Rivet
Manager/Secretary

_____
Robert C. Rudick
President

APPROVED, this 10th day of February, 2014.

_____
Thomas C. Hufnagle
Mayor