

WEST LAMPETER TOWNSHIP
Lancaster County, Pennsylvania

2019 FEE SCHEDULE

HEARING (ZONING) FEES:

Variance (residential)	\$500, ½ cost of stenographer
Variance (non-residential)	\$600, ½ cost of stenographer
Special Exception (residential)	\$500, ½ cost of stenographer
Special Exception (non-residential)	\$600, ½ cost of stenographer
Appeals to the Decision of the Zoning Officer	\$500, ½ cost of stenographer
Multiple Hearing Application (for same property - residential)	\$700, ½ cost of stenographer
Multiple Hearing Application (for same property – non-residential)	\$800, ½ cost of stenographer
Procedural Challenge	\$500, ½ cost of stenographer
Conditional Use	\$650, ½ cost of stenographer
Rezoning	\$800.00
Substantial Challenge of a Zoning Ordinance	\$800.00
Continuance of a Hearing (either before the Zoning Hearing Board or Board of Supervisors)	\$200.00
Legal and Engineering Review Fees (escrow)	Actual Costs Incurred

SUBDIVISION & LAND DEVELOPMENT FEES*

Pre-Application Meeting (MOU) Actual costs incurred for legal and engineer review

Waiver from Land Development Ordinance \$100
(if not submitted as part of Preliminary or Final Plan)

Sketch Plan \$450

Lot Add On and/or Revisions

Lot Add On and/or Revised Subdivision & Land Development Plan <i>Application</i> Fee	\$450
Lot Add On and/or Revised Subdivision & Land Development Plan <i>Escrow</i> Fee	\$1,000

Residential (including Agricultural Uses)

Preliminary/Final Subdivision (ONLY) Plan <i>Application</i> Fee	\$350.00 + \$5/lot
Preliminary/Final Subdivision (ONLY) Plan <i>Escrow</i> Fee	\$1,000.00 + \$15/lot
Preliminary/Final Subdivision <u>and/ or</u> Land Development Plan <i>Application</i> Fee	\$450 + \$15/lot
Preliminary/Final Subdivision <u>and/ or</u> Land Development Plan <i>Escrow</i> Fee	\$1,500 + \$35/lot000

Non-Residential & Multi-Family Residential

Preliminary/Final Subdivision (ONLY) Plan Application Fee	\$500.00 + \$15/acre ¹
Preliminary/Final Subdivision (ONLY) Escrow Fee	\$2,000 + \$50/acre ¹
Preliminary/Final Subdivision <u>and/ or</u> Land Development Plan Application Fee	\$500.00 + \$20/acre ¹
Preliminary/Final Subdivision <u>and/ or</u> Land Development Plan Escrow Fee	\$2,000 + \$75/acre ¹

Construction Inspection Fee (engineering review & inspection fee) Actual cost incurred

¹ per acre or portion thereof (portions of an acre will be rounded *up* to the next highest acre)

Road Dedication (per street or any portion of street to be dedicated) \$300.00

*For purposes of Application and Escrow fee calculations, if the plan ONLY involves the division of land, then subdivision application and escrow fees are used; if construction of any improvement(s) is/are included as a part of the plan, the fees shall be calculated using the subdivision and/or land development plan application and escrow fees.

If the actual total engineering and legal review cost incurred is less than the escrow received, a refund will be issued. If the escrow is diminished below \$500.00, an additional amount of deposit will be required to reimburse expenses and/or cover future engineering and legal review costs.

Legal and engineering fees are billed based on charges by the Township's consultants, whose fee schedules are hereby incorporated as a part of this Resolution (see Attachments).

Additional fees, such as stormwater management plan review, shall apply.

FEE-IN-LIEU OF PARKLAND DEDICATION

In accordance with Section 240-36 of the West Lampeter Township Code of Ordinances, the Township may, at its discretion, accept a fee-in-lieu of parkland dedication. The fair market value rate for the purchase of .04 acres (per dwelling unit) has been determined to be and hereby established at \$1,700.

STORM WATER MANAGEMENT

Exemption	No Fee
Small Project (1,001- 5,000 Square Feet) (Includes plan review and one inspection)	\$125.00 application fee
Additional Inspections for Small Projects	\$50.00 per inspection
Stormwater Management Plan	
Application Fee	\$500.00
Escrow	\$1,000.00

UTILITY CONNECTIONS

Sewer Connection Fee	Per Suburban Lancaster Sewer Authority
On-lot System	\$90.00
On-Lot Report	\$25.00 plus actual costs for violations
Water Connection Fee	Per City of Lancaster Fee Schedule
Appeal of Sewer Ordinance	\$150

CONSTRUCTION PERMIT FEES – Applied to West Lampeter Township Only

Residential

Note 1: Accessory structures over 400 square feet and accessory structures, which include a utility requires the appropriate Construction Permit in addition to the Zoning Permit.

Note 2: Fee based on a plan review plus one inspection per discipline. Additional inspections to be billed at a rate of \$55.00 per inspection.

Note 3: A Plan Review fee equal to 25% of the total Permit fee, but not less than \$10.00, may be assessed on permits not obtained within 30 days of issuance. Fees unpaid for 90 days may be subject to 10% interest rate or maximum allowable by law. Unpaid fees after 1 year are subject to lien.

Note 4: Work initiated without a permit is subject to an additional fee equal to 2x the actual permit fee. In addition, work initiated without a permit may also be subject to appropriate legal action as provided by law.

Note 5: Consulting time including, but not limited to, legal preparation, court appearances, property maintenance inspections, life and safety inspections, rental inspections, will be billed at a rate of \$55.

Residential Construction (One and Two Family)

All space including living area, finished basements, garages, foot decks, and porches, but excluding unfinished basements	\$.45 per square foot (minimum fee \$150.00)
Additions and renovations	\$.40 per square foot (minimum fee \$100)
Manufactured Home/Mobile Home	\$300
Residential accessory structures > 400 square feet	\$75 plan review fee, \$.30 per sf (minimum \$100.00)
Site Built	
Pre-fabricated	\$75.00
Residential Wind Turbine (generator)	\$150.00
Backup generator installations	\$60.00
Solar panels (ground and roof mounted)	\$ 6.00 per \$1,000.00 of construction value (minimum fee \$150.00)
New decks (> 30 inches above grade)	\$175.00
Above ground pool (including hot tubs and spas)	\$100.00
In-ground pool	\$220.00
Storable/Bladder Pool (no additional zoning fee)	\$ 35.00
Specific miscellaneous permits (single trade – electrical, plumbing, fire & mechanical)	\$ 55.00 per inspection
Roof	0.15 per square foot (minimum fee \$75)
Demolition	\$ 60.00
Fireworks Display	\$ 60.00
Permit Renewal (maximum 2 renewals)	\$ 25.00
State Mandated Education Fee	\$ 4.50

Commercial

Note 1: A Plan Review fee equal to 25% of the total Permit fee may be assessed on permits not claimed within 30 days of issuance. Fees unpaid for 90 days may be subject to 10% interest rate or maximum allowable by law. Unpaid fees after 1 year are subject to lien.

Note 2: Work initiated without a permit is subject to an additional fee equal to 2x the actual permit fee.

Note3: Cost of construction includes materials and labor.

Note 4: Re-inspections may be billed at \$75 per re-inspection.

Note 5: Elevators require a certificate of inspection from Labor and Industry. Additional inspections may be required by Township Code Official.

Note 6: Consulting time including, but not limited to, legal preparation, court appearances, property maintenance inspections, life and safety inspections, rental inspections, will be billed at a rate of \$75.00 per hour (minimum 2 hours).

Commercial / Mixed Use / Multi-Family Residential Construction

\$0 - \$250,000	\$0.015 plus \$150 per hour plan review fee (minimum \$150)
\$250,001 - \$1,000,000	\$0.015
\$1,000,001 - \$2,000,000	\$0.010
Over \$2,000,001	\$0.005
Accessibility Review	\$75 per hour (minimum 1 hour)
Hood & Duct System	\$300.00
Fire Alarm	\$200.00
Fire Sprinkler	\$300.00
Electrical Service 200 amps or less	\$125.00
Electrical Service over 200 amps	\$250.00
Demolition	\$150.00
Specific miscellaneous permits (single trade – plumbing, & mechanical)	\$ 80.00
Electrical Inspection	\$ 80.00
Signs (Per Sign)	
Freestanding Electric	\$150.00
Freestanding non-electric	\$ 75.00
Building façade electric	\$150.00
Building façade non-electric	\$ 55.00
Fireworks Display	\$75.00
Temporary Tent/structure/mobile trailer for retail or commercial use	\$75.00
Permit Renewal	½ the cost of original permit (not to exceed \$250.00)

State Mandated Educational Fee	\$ 4.50
Building Code Board of Appeals	
Application for hearings (non-refundable)	\$500.00
Property Maintenance Appeal	
Application for hearings (non-refundable)	\$200.00
<u>ADDITIONAL ZONING PERMITS</u>	
Zoning Use permits (alone and when required with construction permits)	
New Residential	\$75 per unit
Existing Residential	\$50
New Commercial	\$150 per unit
Existing Commercial/Build Outs/Change of Use/Temporary Use	\$75
Signs (additional construction fees may apply)	
Temporary Sign	\$25
Building Sign	\$50 per sign
Free Standing Sign	\$75 per sign
Accessory Structures (< 400 square feet, fences, patios, and decks < 30 inches)	\$ 25.00
Accessory Structures (other than above)	\$ 35.00
Accessory Dwelling Units	\$ 50.00
Accessory Dwelling Units (annual fee)	\$ 25.00
Driveways (applied to additional driveways and/or expansion of existing driveways)	
Residential	\$ 50.00
Commercial	\$100.00
Road Opening (on roadways dedicated to the Township)	\$ 60.00
Dumpster Placed on Township Roadway	\$ 20.00
<u>CONSTRUCTION PERMIT FEES – Applied to Contracted Municipalities</u>	
<i>Zoning Permit Fees (alone or when required with construction permit)</i>	
New Residential	\$ 60.00
Existing Residential	\$ 50.00
New Commercial	\$120.00
Existing Commercial	\$100.00
Build Outs/Change of Use/Per Sign/Temporary Use	\$ 80.00
Accessory Structures (sheds/decks/fences/driveways, etc)	\$ 40.00
Residential Demolition	\$ 50.00
Residential Zoning Re-inspection	\$ 60.00
Commercial Zoning Re-inspection	\$ 90.00
Permit Renewal	½ cost of original permit

Residential Fees (One and Two Family)

Note 1: Fee based on a plan review plus one inspection per discipline. Additional inspections to be billed at a rate of \$60.00 per inspection.

Note 2: Consulting time including, but not limited to, legal preparation, zoning interpretation, court appearances, property maintenance inspections, life and safety inspections, rental inspections, will be billed at a rate \$60.00 per hour.

New Homes

Plan review	\$150.00
Per Inspection	60.00
Rough frame/plumbing/mech/electric	100.00
Final for U & O	60.00

Additions & Renovations

Plan review	\$75.00
Per inspection	<u>60.00</u>
Minimum fee	\$135.00

Manufactured Home/Mobile Home \$300.00

Decks

Plan Review	\$25.00
Footing	60.00
Frame/final	<u>60.00</u>
	\$145.00

Solar panels (ground and roof mounted) \$ 6.00 per \$1,000.00 of construction value (minimum fee \$150.00)

Pools (includes zoning, plan review, and inspections)

Above-ground pools & hot tubs	\$120.00
Bladder/storable pools	\$ 40.00
In-ground pools	\$250.00

Specific miscellaneous permits \$60.00 per inspection
(single trade – electrical, plumbing & mechanical)

Commercial

Note 1: Cost of construction includes materials and labor.

Note 2: Re-Inspections may be billed at \$80 per re-inspection.

Note 3: Elevators require a certificate of inspection from Labor and Industry. Additional inspections may be required by Township Code Official.

Note 4: Consulting time including, but not limited to, pre-construction meetings, zoning interpretation, zoning violation notices, legal preparation, court appearances, property maintenance inspections, life and safety inspections, rental inspections, will be billed at a rate of \$80.00 per hour (minimum 2 hours).

New Commercial / Mixed Use / Multi-Family Residential Construction

\$0 - \$250,000	\$0.015 plus \$150 per hour plan review fee (minimum \$150.00)
\$250,001 - \$1,000,000	\$0.015
\$1,000,001 - \$2,000,000	\$0.010
Over \$2,000,001	\$0.005
Accessibility Review	\$80 per hour (minimum 1 hour)
Hood & Duct System	\$300.00
Fire Alarm	\$220.00
Fire Sprinkler	\$300.00 (\$1.00 for each head over 100)
Electrical Service 200 amps or less	\$125.00
Electrical Service over 200 amps	\$250.00
Signs (Per Sign)	
Freestanding Electric	\$160.00
Freestanding non-electric	\$ 80.00
Building façade electric	\$160.00
Building façade non-electric	\$ 60.00
Demolition	\$160.00
Specific miscellaneous permits (single trade – plumbing & mechanical)	\$ 90.00 per inspection
Commercial Electrical Inspection	\$ 90.00
Fireworks Display	\$ 80.00
Temporary Tent/structure/mobile trailer for retail or commercial use	\$ 80.00

OPEN RECORDS POLICY FEES

West Lampeter Township will charge the following fees for duplication of public records requests:

Black and White Duplication / Photocopy (paper copies)	\$ 0.25 per page per side.
Black and White Duplication from electronic media to paper	\$ 0.25 per page per side
Color Duplication/Photocopy (paper copies less than 11X17)	\$.40 per page per side
Large Format Duplication/Photocopy	\$10 per page per side
Duplication to electronic media diskette	actual cost
Postage for records mailed to requester	actual postage cost

In the event West Lampeter Township incurs additional costs, over and above those stated here, additional fees will be charged on actual cost. The Township will require prepayment if the total fees are estimated to exceed \$100.00.

REFERENCE MATERIALS

Code of Ordinances	\$150.00 paper / \$5.00 CD
Zoning Ordinance	\$16.00
Zoning Map	\$ 6.50
Storm Water Management Ordinance	\$10.00
Subdivision and Land Development Ordinance	\$10.00
Comprehensive Plan	\$100.00 paper / \$5.00 CD
Act 537	Township Engineer Costs

REFUSE & RECYCLING PROGRAM

Curbside pick up	\$113.50 semi-annually
(senior discount of 4% and full-year payment discount of 2% available)	
Extra Service Tags	
Yellow/Extra Service	\$ 1.50
Orange/Tire	\$ 1.75
Red/Oversized Item	\$ 4.25
Blue/Appliance	\$12.00
Kraft Bags	\$ 0.50 each
Recycle Bins	\$10.00
Recycling Carts	\$ 75.00

TOWNSHIP PERSONNEL & EQUIPMENT CHARGES (minimum 2 hours)

Public Works Department

Road Master/Public Works Director	\$60.00 per hour
Personnel (regular hours)	\$45 per hour per person
Personnel (overtime hours)	\$60 per hour per person
Mower	\$30.00 per hour*
Pick Up / Utility Truck	\$40.00 per hour*
Roller	\$50.00 per hour*
Dump Truck	\$65.00 per hour*
Backhoe/Loader	\$75.00 per hour*
Road Counters for Study	\$400.00 per road per week
*plus employee rate. Minimum two (2) hours.	

Police Department

Uniformed Personnel	\$75.00 per hour per person
Non-Uniformed Personnel	\$35.00 per hour per person

Community Development Department

Building Code Official	\$55.00 (regular)/\$75 (overtime) per hour per person
Zoning Officer	\$55.00 (regular)/\$75 (overtime) per hour per person
Stormwater Coordinator	\$45.00 (regular)/\$65 (overtime) per hour per person

TOWNSHIP FACILITY USE CHARGES – VILLAGE PARK

Certificate of insurance required

Fees are based on a 3-hour period and are non-refundable.

In-Line Skate Rink	\$35.00
Basketball Court	\$25.00
Baseball Field	\$25.00
Multi-purpose Field	\$25.00
Picnic Pavilion	\$25.00

SPONSORSHIP CHARGES – VILLAGE PARK

In-line Hockey Rink Advertising Board	at designer cost
In-line Hockey Annual Sponsorship Fee	\$350.00
Baseball Field Advertising Banner	at designer cost
Baseball Field Annual Sponsorship Fee	\$200.00

OTHER TOWNSHIP FEES

Interest may be charged on invoices 30 days past due or more.	
Returned Check Fee (applies to all services) (returned for non-sufficient funds, closed accounts)	\$25.00 per returned check
*Dog Seizure Fee	\$225.00
Amusement/Mechanical Device Tax	\$150.00
Solicitation Fee	\$50 application fee, renewable for up to five (5) consecutive monthly increments at \$10 per month. \$5 permit fee for each mandatory identification card

*[Amended by Resolution 3-2019]

Morgan, Hallgren, Crosswell & Kane, P.C.

2019 Fee Schedule

	<u>Hourly Rate</u>
William C. Crosswell	\$185.00
Anthony P. Schimaneck	\$180.00
Josele Cleary	\$180.00
Robert E. Sisko	\$180.00
Jason M. Hess	\$175.00
Other Attorneys	Not to exceed \$185.00

In addition, out-of-pocket expenses will be required to be reimbursed, including, but not limited to, photocopying, long distance telephone charges, filing and recording fees, and travel expenses.



**HOURLY BILLING RATE SCHEDULE
FOR 2019 CONSULTING SERVICES**

STAFF TYPE	HOURLY BILLING RATE
ELA GROUP, INC. – ENGINEERS AND LANDSCAPE ARCHITECTS	
President and President Emeritus	\$ 155.00 - \$ 175.00
Principal-In-Charge	\$ 155.00 - \$ 170.00
Department Director/Principal	\$ 115.00 - \$ 160.00
Senior Project Manager/Engineer/Landscape Architect	\$ 105.00 - \$ 155.00
Project Manager	\$ 100.00 - \$ 120.00
Project Engineer	\$ 60.00 - \$ 150.00
Designer	\$ 80.00 - \$ 95.00
Transportation Technician	\$ 90.00 - \$ 95.00
CADD Manager	\$ 90.00 - \$ 105.00
Senior CADD Designer	\$ 85.00 - \$ 95.00
CADD Designer/Graphic Coordinator	\$ 85.00 - \$ 100.00
CADD Technician	\$ 55.00 - \$ 75.00
GIS	\$ 120.00
Administration	\$ 50.00 - \$ 80.00
ELA SPORT – ATHLETIC FACILITY PLANNING	
Principal-In-Charge: ELA Sport	\$155.00
Project Manager	\$ 100.00 - \$ 155.00
Senior Designer	\$ 100.00 - \$ 110.00
ELA TECHNOLOGIES – ELECTRONIC DATA MANAGEMENT	
Account Manager	\$ 90.00 - \$ 110.00
Tech Support	\$ 90.00 - \$ 110.00
Scanning (Document Imaging)	\$ 45.00

REIMBURSABLE EXPENSES

Reimbursable expenses are at cost including, but not limited to the following:

- | | |
|-------------------------------------|------------------------------------|
| 1. Mileage | 9. Testing Services |
| 2. Travel Expenses, including Meals | 10. Outside Consultants |
| 3. Blueprints | 11. Equipment Rental |
| 4. Mylar Copies | 12. Traffic Counter Rental |
| 5. Xerox Copies | 13. Application Fees |
| 6. Postage | 14. Recording/Notary Fees |
| 7. Film Processing/Photographs | 15. Permit or Other Fees |
| 8. Laboratory Work | 16. Other Project Related Expenses |

ELA Group, Inc./ELA Sport adjusts the fee schedule annually to reflect the cost of doing business for the coming year. This fee schedule is effective December 22, 2018 through December 20, 2019. For projects in progress that extend past the dates of the fee schedule attached to executed contracts, rates will be adjusted on the invoices and may adjust the amount of the project contracted fee.