

WEST LAMPETER TOWNSHIP
Lancaster County, Pennsylvania

2010 FEE SCHEDULE

HEARING (ZONING) FEES:

Variance (residential)	\$450.00
Variance (non-residential)	\$550.00
Special Exception (residential)	\$450.00
Special Exception (non-residential)	\$550.00
Conditional Use	\$450.00
Appeals to the Decision of the Zoning Officer	\$450.00
Procedural Challenge	\$450.00
Rezoning	\$800.00
Substantial Challenge of a Zoning Ordinance	\$800.00
Multiple Hearing Application (for same property)	\$550.00
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*

Sketch and/or Revisions

Sketch Plan and/or Revised Subdivision & Land Development Plan <i>Application</i> Fee	\$350.00
Sketch Plan and/or Revised Subdivision & Land Development Plan <i>Escrow</i> Fee	\$450.00

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	\$400.00+ \$15/lot
Preliminary/Final Subdivision <u>and/or</u> Land Development Plan <i>Escrow</i> Fee	\$1,000.00 + \$35/lot

Subdivision & Land Development Fees (continued)

Non-Residential & Multi-Family Residential

Preliminary/Final Subdivision (ONLY) Plan Application Fee	\$500.00 + \$15/acre ¹
Preliminary/Final Subdivision (ONLY) Escrow Fee	\$1,500.00 + \$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	\$1,500.00 + \$75/acre ¹

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

* 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. Two (2) checks are

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

required for each submission of plans, one for the non-refundable application fee and the other for the escrow deposit fee.

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).

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

Minor Land Disturbance Activity (less than 5,000 Square Feet) \$50.00 application fee

Major Land Disturbance Activity (greater than 5,000 Square Feet)

Storm Water Management Application Fee \$75.00 *plus*

Storm Water Management Escrow Fees listed below:

<u>Residential</u>	<u>Non-Residential</u>
1 lot \$50.00	Less than 1.0 acre \$150.00
2 - 3 lots \$100.00	1 – 4.99 acres \$300.00
4 – 10 lots \$250.00	5 – 9.99 acres \$500.00
11 – 25 lots \$375.00	10 – 14.99 acres \$600.00
26 – 50 lots \$500.00	15 – 24.99 acres \$750.00
51 – 100 lots \$750.00	25 – 49.99 acres \$1,000.00
101 – 300 lots \$1,250.00	50 + acres \$1,000.00
301 + lots \$1,250.00	+ \$10.00 per acre over 50
+ \$10 per lot over 300	

UTILITY CONNECTIONS

Sewer Connection Fee Per Suburban Lancaster Sewer Authority

On-lot System \$90.00

On-Lot Report \$25.00

Water Connection Fee Per City of Lancaster Fee Schedule

CONSTRUCTION PERMIT FEES – Applied to West Lampeter Township Only

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 two field inspections for each discipline. Additional inspections to be billed at a rate of \$50.00 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.

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.

Residential

Residential Construction

All space including living area, finished basements, garages, foot decks, and porches, but excluding unfinished basements	\$.45 per square foot (minimum fee \$100.00)
Additions and renovations	\$ 6.00 per \$1,000.00 of construction value (minimum fee \$90.00)
Residential Wind Turbine (generator)	\$150.00
Backup generator installations	\$ 50.00
New decks (> 30 inches above grade)	\$125.00
Above ground pool (including hot tubs and spas)	\$ 75.00
In-ground pool	\$200.00
Storable/Bladder Pool (no additional zoning fee)	\$ 25.00
Residential accessory structures > 400 square feet Fee based on plan review and inspections required	\$ 50.00 per inspection
Specific miscellaneous permits (single trade – electrical, plumbing, fire & mechanical)	\$ 50.00 per inspection
Demolition	\$ 50.00
Permit Renewal (maximum 2 renewals)	\$ 25.00
Zoning – Certificate of Use	\$ 35.00
State Mandated Education Fee	\$ 4.00

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.

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

Commercial / Mixed Use / Multi-Family Residential Construction

(including additions and accessory structures > 400 square feet)	\$0.65 per square foot (minimum fee \$300.00)
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Alterations and renovations	\$6.50 per \$1,000.00 of construction value (minimum fee \$250.00)
Electrical Service 200 amps or less	\$100.00
Electrical Service over 200 amps	\$250.00
Demolition	\$ 75.00
Specific miscellaneous permits (single trade – plumbing, & mechanical)	\$ 80.00
Electrical Inspection	\$ 80.00
Signs	
Freestanding Electric	\$150.00
Freestanding non-electric	\$ 75.00
Building façade electric	\$150.00
Building façade non-electric	\$ 50.00
Permit Renewal	½ the cost of original Permit (not to exceed \$250.00)
Zoning – Certificate of Use	\$ 40.00
State Mandated Educational Fee	\$ 4.00
Building Code Board of Appeals	
Application for hearings (non-refundable)	\$200.00
<u>ADDITIONAL ZONING PERMITS</u>	
Zoning Use permits (alone and when required with construction permits)	
New Residential	\$ 50.00 per unit
Existing Residential	\$ 25.00
New Commercial	\$100.00
Existing Commercial/Build Outs/Change of Use/ Temporary Use	\$ 50.00
Signs (additional construction fees may apply)	\$ 50.00 per sign
Accessory Structures (< 400 square feet, fences, patios, and decks < 30 inches)	\$ 25.00
Driveways (applied to additional driveways and/or expansion of existing driveways)	
Residential	\$ 25.00
Commercial	\$100.00
Road Opening (on roadways dedicated to the Township)	\$ 60.00

CONSTRUCTION PERMIT FEES – Applied to Contracted Municipalities

Residential Fees

Fee based on a plan review plus two field inspections for each electrical, plumbing, mechanical, energy, structural, etc. Additional inspections to be billed at a rate of \$60.00 per inspection.

New Homes

Plan review	\$100.00
Footings	60.00
Foundation	60.00
Electrical service	60.00
Rough frame/plumbing/mech/electric	100.00
Insulation (energy)	60.00
Final for U & O	<u>60.00</u>
	\$500.00

Decks

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

Pools (includes electrical inspections)

Above-ground pools & hot tubs	\$60.00
Plan review	<u>25.00</u>
	\$85.00

Bladder/storable pools	\$ 25.00
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In-ground pools	\$150.00
Plan review	<u>25.00</u>
	\$175.00

Additions & Renovations

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

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

Commercial & Multi-Family Residential Fees

Fee based on a plan review plus two field inspections for each electrical, plumbing, mechanical, energy, structural, etc. Additional inspections to be billed at a rate of \$60.00 per inspection.

New Commercial / Mixed Use / Multi-Family Residential Construction

(including additions) \$0.65 per square foot (minimum fee \$300.00)

Alterations and renovations \$ 6.50 per \$1,000.00 of construction value (minimum fee \$250.00)

Electrical Service 200 amps or less \$100.00

Electrical Service over 200 amps \$250.00

Signs	
Freestanding Electric	\$150.00
Freestanding non-electric	\$ 75.00
Building façade electric	\$150.00
Building façade non-electric	\$ 50.00
 Demolition	 \$ 75.00
 Specific miscellaneous permits (single trade – plumbing & mechanical)	 \$ 80.00 per inspection
 Commercial Electrical Inspection	 \$ 80.00

Additional Fees

Consulting time including, but not limited to, legal preparation, court appearances, and property maintenance inspections will be billed to the municipality at a rate of **\$50.00** per hour.

OPEN RECORDS POLICY FEES

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

Duplication / Photocopy (paper copies)	\$ 0.25 per page per side.
Duplication from electronic media to paper	\$ 0.25 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	\$70.00 paper / \$5.00 CD
Zoning Ordinance	\$16.00
Zoning Map	\$ 6.50
Storm Water Management Ordinance	\$ 6.00
Subdivision and Land Development Ordinance	\$10.00
Comprehensive Plan	\$75.00 paper / \$5.00 CD
Act 537	Township Engineer Costs
Building Code Books (available through BOCA)	Per ICC price list

REFUSE & RECYCLING PROGRAM

Curbside pick up	\$94.00 semi-annually
(senior discount of 4% and full-year payment discount of 2% available)	
Extra Service Tags	
Yellow/Extra Service	\$ 1.50
Green/Yard Waste	\$ 1.50
Orange/Tire	\$ 1.75
Red/Oversized Item	\$ 4.25
Blue/Appliance	\$12.00
Recycle Bins	\$ 4.00
Recycle Buckets	\$ 1.00
Leaf Bags (only for those not on Twp. contract)	\$.35

TOWNSHIP PERSONNEL & EQUIPMENT CHARGES

Public Works Department

Personnel (regular hours)	\$35.00 per hour per person
Personnel (overtime hours)	\$52.50 per hour per person

Pick Up / Utility Truck	\$30.00 per hour
Roller	\$40.00 per hour
Dump Truck	\$55.00 per hour
Backhoe	\$60.00 per hour
Road Counters for Study	\$400.00 per road per week

Police Department

Uniformed Personnel	\$60.00 per hour per person
Non-Uniformed Personnel	\$25.00 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
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Dog Seizure Fee	\$125.00
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