

**WEST PIKELAND TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

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**RESOLUTION NO. 2017-11  
2017 FEE SCHEDULE  
As Amended, June 19, 2017**

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**WHEREAS**, the Board of Supervisors of West Pikeland Township, Chester County, Pennsylvania is authorized to impose reasonable fees with respect to the administrative costs involved and pursuant to the grant of powers set forth in the Second Class Township Code; and

**WHEREAS**, West Pikeland Township desires to amend this Resolution as to enact the following new Fee Schedule for the year of 2017.

**BE IT HEREBY RESOLVED**, that pursuant to the grant of powers set forth in the Second Class Township Code and/or municipal codes passed by the General Assembly of the Commonwealth of Pennsylvania; therefore, let it be known that the Schedule of Fees for the West Pikeland Township, Chester County, Pennsylvania, for the year 2017, has been set as follows:

**SECTION 1 – GENERAL FEES & CHARGES**

**PERMIT FEES**

**Building Permits:**

*Note – All Building Permit applications must be accompanied by the appropriate Plan Review or Application Fee. \$4.00 surcharge per permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006. Any work requiring a permit which is begun without an approved permit being issued will automatically double the permit fees.*

Single Family Dwelling up to 3,500 gross square feet	\$595.00
(includes mechanical, electrical and plumbing permits)	
Per 100 gross square feet or fraction thereof above 3,500:	\$ 8.50
(Gross square footage shall include basement, each floor level, garage, decks and porches. Measurements shall be from exterior face of wall to exterior face of wall.)	

**Additions**

Up to 500 gross square feet:	\$225.00
Per 100 gross square feet or fraction thereof above 500 square feet:	\$8.50
Mechanical, Electrical, and Plumbing Permit Fees Additional	\$125.00 minimum

**Alterations (based on 2 inspections):**

Additional inspections charge Re-inspection Fees	
Mechanical, Electrical, and Plumbing Permit Fees Additional	

Building/General Construction Permit Fees

User Fee Schedule A

**Decks/Accessory & Utility Buildings**

Up to 500 gross square feet:	\$120.00
Per 100 gross square feet or fraction thereof above 500 square feet:	\$ 8.50

**Manufactured Homes (HUD Certified)**

\$200.00

(includes mechanical, electrical and plumbing permits)

**Roof (re-roof, non-structural)**

\$75.00

**Fire Sprinkler System**

\$225.00

**Swimming Pools (includes electric permit)**

Above-Ground (1 visit)	\$95.00
In-ground (2 visits)	\$190.00

**Signs**

Signs requiring final inspection only:	\$50.00
Signs requiring footing & final inspections:	\$100.00

**Re-Inspection Fees**

First re-inspection:	\$35.00
Each additional re-inspection:	\$70.00

**Demolition Permit:**

\$100.00

**Misc. Construction (cell towers, retaining walls, etc..)**

\$70.00 minimum

1.5% of total cost of construction (materials and labor)

**Non-Residential** (Commercial & Residential - other than 1 & 2 Family Dwellings)

**Plan Review**

New Construction  
(Includes Building, Energy, Accessibility, Mechanical, Electrical and Plumbing)

\$8.50 per 100 gross square feet (\$500.00 minimum)

## Building/General Construction Permit Fees

### User Fee Schedule A

Renovations/Alterations/Change of Use  
{Includes Building, Energy, Accessibility, Mechanical, Electrical and Plumbing}

\$8.50 per 100 gross square feet (\$225.00 minimum)

#### Permit Fees

##### New Construction

Per 100 gross square feet or fraction thereof: \$23.00  
(Includes mechanical, electrical and plumbing permits) Minimum Fee: \$500.00

(Gross square footage shall include basement, each floor level, garage, decks and porches. Measurements shall be from exterior face of wall to exterior face of wall.)  
Plan Review Fees Additional

##### Additions

Per 100 gross square feet or fraction thereof: \$23.00  
(Includes mechanical, electrical and plumbing permits) Minimum Fee: \$500.00  
Plan Review Fees Additional

##### Alterations

Per 100 gross square feet or fraction thereof: \$23.00  
(Includes mechanical, electrical and plumbing permits) Minimum Fee: \$360.00  
Plan Review Fees Additional

**Demolition:** \$100.00

**Roof {re-roof, non-structural}** \$75.00

##### Swimming Pools {includes electric permit}

Above-Ground {1 visit} \$95.00  
In-ground (2 visits) \$190.00

**Misc. Construction** (cell towers, retaining walls, etc..) \$70.00 minimum

1.5% of total cost of construction (materials and labor)

##### Fire Sprinkler Systems

1-200 Heads: \$350.00  
Each additional head over 200: \$0.50

Building/General Construction Permit Fees

User Fee Schedule A

<b>Fire Detection / Alarm System</b>	
Up to 15,000 square feet:	\$150.00
Each additional square foot:	\$0.01
<b>Alternate Fire Suppression System:</b>	1 .5% the total cost of construction
<b>Re-Inspection (per re-inspection):</b>	\$70.00

**PLUMBING PERMIT FEE SCHEDULE**

**USER FEESCHEDULE C**

**\*\*\* NOTE\*\*\* A \$4.00 Surcharge per Permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006.**

**Residential** (One & Two Family Dwellings)

First seven (7) fixtures:	\$70.00
Each additional fixture:	\$10.00
	Minimum Fee: \$70.00

**Re-Inspection Fees**

First re-inspection:	\$35.00
Each additional re-inspection:	\$70.00

**Non-Residential** (Commercial & Residential - other than 1 & 2 Family Dwellings)

First seven (7) fixtures:	\$100.00
Each additional fixture:	\$15.00
	Minimum Fee: \$100.00

Sewer Lateral (1 Inspection): \$70.00

Water Service (1 Inspection): \$70.00

Re-Inspection {per re-inspection): \$70.00

# ELECTRIC PERMIT FEESCHEDULE

**\*\*\* NOTE \*\*\* A \$4.00 Surcharge per Permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006.**

## Residential & Non-Residential

### Rough Wiring

\$30– 1 to 20 outlets  
\$5– each additional 20 outlets

### Final Wiring

\$30– 1 to 20 outlets  
\$5- each additional 20 outlets

### Residential (new construction)

\$90 - single family up to 200 amp  
\$100- over 200 amp  
Based on 2 visits

### Townhouses

\$55 - each unit based on groups of 5 or more units per visit, roughs and services to be inspected in one visit.

### Services

\$55– not over 200 amp  
\$65– not over 350 amp  
\$90– not over 1000 amp  
\$175– not over 1500 amp  
\$250– over 1500 amp

### Feeders & Panel Boards

\$20- not over 200 amp  
\$30- not over 400 amp  
\$35 - not over 1 000 amp  
\$40- up to 1500 amp

### Heating and AC

\$45 - 30 Kw or less  
\$65 - over 30

### Kw Minor Alterations and

### Additions

\$65 - up to 25 outlets and a service (up to 200 amp) one visit

### only Signs

\$35 - first sign, \$5 each additional

### sign Re-Inspections

\$35 - first re-inspection  
\$70 - each additional re-inspection

### Protective Signaling Systems

\$50– Residential  
\$60– Other than residential

### Swimming Pools, Spas, etc.

\$45 - Above ground (single visit)  
\$90– Inground (two visits)  
\$180 - 3 year state certification  
\$45– Spa, hot tub, etc...

### Mobile Homes

\$55– Service Fee  
\$25– Feeder

### Motors, Generators, Transformers

\$35– 1hp to 30hp or Kv  
\$10– each additional  
\$45 - 50hp to 100hp or Kv  
\$10– each additional

### Transformers, Vaults, Enclosures

\$70– not over 200 Kv  
\$100– not over 500 Kv  
\$140- not over 1000 Kv  
\$200– over 1000 Kv

# MECHANICAL PERMIT FEE SCHEDULE

## USER FEE SCHEDULE D

**\*\*\* NOTE \*\*\* A \$4.00 Surcharge per Permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006.**

### **Residential** (One & Two Family Dwellings)

First individual appliance (including associated ductwork/piping):	\$70.00
Each additional individual appliance (including associated ductwork/piping):	\$35.00

Electrical hook-ups require an Electrical Permit

#### **Re-Inspection Fees**

First re-inspection:	\$35.00
Each additional re-inspection:	\$70.00

### **Non-Residential** (Commercial & Residential - other than 1 & 2 Family Dwellings)

First individual appliance (including associated ductwork/piping):	\$100.00
Each additional individual appliance (including associated ductwork/piping):	\$50.00

Electrical hook-ups require an Electrical Permit

<b>Re-Inspection (per re-inspection):</b>	<b>\$70.00</b>
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<b>Hood &amp; Duct Systems (per system):</b>	<b>\$300.00</b>
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Road Openings	Use schedule of fees for Highway Occupancy Permits as Established by PennDot - last revised September 1992. (see attached)
Earthmoving Permit	\$100 Non-refundable filing fee plus \$500 Escrow to defray the actual costs of review by the Township Staff and Township Engineer.
Special Event Permit - <i>with permission granted from the Supervisors</i>	\$100 per event
Seasonal Agricultural Sales Permit	\$40 per month
Tent Permit	\$100 per event (up to five tents)
Telecommunications Tower & Antenna Construction & Installation	\$2,500

**Miscellaneous Administrative Charges:**

Appeals to the UCC Appeals Board	\$750
Building & related Code books	Township cost, plus \$25 handling fee
Comprehensive Plan and Addendum	\$50
Copies –B&W per copied side 8 ½ x 11	\$.25
B&W per copied side 11x17	\$.50
8 ½ x 11 per copied side Color	\$1.25
11 x 17 per copied side Color	\$2.50
Duplicate Bills/Invoices	\$20
Duplicate Payment Refund	\$10
Mileage	Current IRS rate
Returned Check	\$50
Subdivision and Land Development Ordinance	\$50
Subdivision/Land Development Application – Residential	Sketch Plan \$0, plus any applicable consultant review fees Preliminary Plan \$2,500, plus \$100 per lot, and any applicable consultant review fees Final Plan \$1,500, plus \$50 per lot, and any applicable consultant review fees
Subdivision/Land Development Application – Non-Residential	Sketch Plan \$0, plus any applicable consultant review fees Preliminary Plan \$2,500, plus \$100 per quarter acre, and any applicable consultant review fees Final Plan \$1,500, plus \$50 per quarter acre, and any applicable consultant review fees
Solicitation Permit	\$100 per person
Recreational Fee-In-Lieu of Mandatory Land Dedication per Dwelling Unit (of required recreational land per SLDO)	\$2,500
Pine Creek Park Pavilion Reservation	\$50 Security Deposit \$50 Fee (non-refundable)
Appointed Third Party Consultants	See attached fee schedules
Act 54 of 2013 Approval Verification (extending expiration date)	
Residential Approval Verification Fee -	\$100 per approval
Commercial Approval Verification Fee -	\$500 per approval

Zoning Applications:

Special Exception, Variance, and Validity Hearings before the Zoning Hearing Board	\$750 Non-refundable filing fee plus \$500 Escrow to defray the actual costs of the hearing.
Zoning compliance letters	\$75
Zoning Ordinance Book (includes maps)	\$50

Miscellaneous Hearings before the Board

Conditional Use Application and Hearing	\$1000 Non-refundable filing fee plus \$750 Escrow to defray the actual costs of the hearing. \$500 non-refundable fee for each additional hearing. A fully executed Professional Services Agreement must be attached to each application.
Curative Amendment	\$1000 Non-refundable filing fee plus \$1000 Escrow to defray the actual costs of the hearing. \$500 non-refundable fee for each additional hearing.
Owner Initiated Zoning Change request	\$1500 Non-refundable filing fee plus \$1000 Escrow to defray the actual costs of the hearing. \$500 non-refundable fee for each additional hearing.



## Municipal Campus and Theater Fees

Rental Options	Mon-Thurs	Friday/Saturday	Sunday	Weekday Hourly*	Weekend Hourly*
1. Theater Only	\$350	\$600	\$400	\$25	\$50
2. Meeting Room 1 (Includes side courtyard)	\$100	\$100	\$100	\$20	\$20
3. Meeting Room 2 (Includes front court yard, lobby and dressing rooms)	\$100	\$100	\$100	N/A	N/A
4. Earthworks	\$50	\$50	\$50	N/A	N/A

**Notes:**

- 50+ Reservation days on one applications results in a 50% discount
- 200+ Reservation days on one application results in a 75% discount

**Cleaning Fee:**

- \$100 non-refundable janitorial fee for groups of 30 or more

**Security Deposit:**

- Security Deposit is equal to the highest rental rate within a given week and will be returned within one month of the rental date if township management find the condition satisfactory. Renter will be responsible for additional costs beyond the security deposit if necessary.
- No refund of fees for incimate weather
- There is a \$35 fee on all returned checks

\*Hourly rate may not be used for more than 3 consecutive hours and is not applicable on days where another reservation has been made.

**SECTION 2 – CONSULTANT FEES & CHARGES**

Rebill of various consultant fees according to fee schedules on file at the Township.

**SECTION 3 – PAST DUE INVOICES**

All past due invoices are subject to interest rate charges as provided by law. Charges for services that involve a late fee as stated in this resolution are not subject to charges for interest.

**SECTION 4 – INCONSISTENT RESOLUTIONS**

All Resolutions inconsistent herewith are repealed and of no force and effect.

**SECTION 5- DISCLAIMER**

The failure to list, in this Resolution, a fee that is properly listed elsewhere shall not obviate the responsibility to pay that fee.

The West Pikeland Township 2017 Fee Schedule is hereby **RESOLVED AND ENACTED** on this 19th day of June, 2017.

**WEST PIKELAND TOWNSHIP  
BOARD OF SUPERVISORS**

ATTEST:

\_\_\_\_\_  
Jonathan Slaven, Township Secretary

\_\_\_\_\_  
Richard Bright Jr.

\_\_\_\_\_  
Pamela Conti

\_\_\_\_\_  
Harold Hallman III

\_\_\_\_\_  
Ernie Holling

\_\_\_\_\_  
Charlie Humphreys