

RESOLUTION # 23 – 1881

SALFORD TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION ADOPTING THE 2023 FEE SCHEDULE

WHEREAS, the Zoning Ordinance, Subdivision and Land Development Ordinance and other appropriately enacted Ordinances provide 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

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Township Board of Supervisors approves the following fee schedule and all previous fee schedule resolutions are hereby repealed:

SECTION I – ZONING PERMITS

A. Residential – Single Family Dwelling

1. Zoning Permit – new dwellings and townhouses shall be charged per unit.
 - i. \$400 Base Fee
2. Additions to Dwelling
 - i. \$100 Base Fee
3. Accessory Use Building/Structure – (Sheds, Barns, Pool House, Patio, Deck, Ground Solar)
 - i. \$100 Base Fee
4. Swimming Pool Permit – In ground & above ground
 - i. \$150 Base Fee
5. Change of Use/Remodel Permit (Impervious Coverage, Building alterations, Roof Solar Panels, Generators)
 - i. \$75 Base Fee
6. Construction Trailers & Temporary Structures
 - i. \$.40 per Square Foot
7. Renewal of Permit
 - i. \$25 Base Fee
8. Township Engineer Review of Conformity to approved Construction Plan
 - i. \$500 Base Fee (SWM Plan)
9. Failure to obtain zoning permit
 - i. \$250 Penalty

B. Commercial – Other than Single Family Dwelling

1. Zoning Permit – new construction of building other than single family dwelling.
 - i. \$500 Base Fee + \$.40 per square foot
 - ii. Multiple Tenancies (Base fee includes 1st tenant) + \$50 each additional tenant.
2. Addition to Existing Building
 - i. \$100 Base Fee
3. Accessory Use Building/Structure
 - i. \$100 Base Fee
4. Change of Use (base fee includes 1st tenant)
 - i. \$200 Base Fee + \$50 each additional tenant
5. Construction Trailers & Temporary Structures
 - i. \$.40 per Square Foot
6. Renewal of permit
 - i. \$50 Base Fee
7. Township Engineer Review of Conformity to approved Construction plan
 - i. \$500 Base Fee
8. Failure to obtain zoning permit
 - i. \$250 Penalty

SECTION II – SUBDIVISION (Payable at Application)

A. Residential Subdivisions

- i. \$500 Base Fee + per Lot Fee (see below)
 1. 2 – 5 Lots \$100 per lot
 2. 6 Lots or more \$250 per lot

B. Non Residential Subdivision and/or Land Development

- i. \$500 Base Fee + per Lot and per Unit Fee (see below)
 1. Each Lot \$250 per lot
 2. Each Unit \$100 per unit

C. Lot Line Change

- i. \$500 Base Fee + \$100 per lot

D. Professional Services Escrows:

\$2,500

- i. **Review Escrow** – \$2,500 payable at application. The purpose of the review escrow is to guarantee all legal and engineering review costs are paid by the applicant.
- i. **Construction Escrow** – shall be in accordance with Land Development Agreement.

At completion, escrow accounts shall be closed and after all outstanding professional services charges are paid any remaining balance will be refunded to applicant.

Escrow fees must be paid at time of application and replenished back to \$2,500 when the escrow balance falls below \$1,000.

SECTION III – LAND DEVELOPMENT (Payable at Application)

B. Residential Land Development

- i. Base Fee \$500
 - 1. 1 – 5 Lots \$250 per lot
 - 2. 6 Lots or more Plus \$150 each lot

C. Non Residential Land Development

- i. Base Fee \$500
 - 1. \$150 per 1,000 square feet of building

D. Professional Services Escrow: **\$2,500**

- i. **Review Escrow** – \$2,500 payable at application. The purpose of the review escrow is to guarantee all legal and engineering review costs are paid by the applicant.
- ii. **Construction Escrow** – shall be in accordance with Land Development Agreement.

At completion, escrow accounts shall be closed and after all outstanding professional services charges are paid any remaining balance will be refunded to applicant.

Escrow fees must be paid at time of application and replenished back to \$2,500 when the escrow balance falls below \$1,000.

SECTION IV – ZONING VARIANCE, SPECIAL EXCEPTION, APPEAL, CONDITIONAL USE, CURATIVE AMENDMENT

(Base Costs are transcript, stenographer, meeting facility, documentation, reproductions)

A. Variance and/or Special Exception

- 1. Residential and/or Commercial
 - i. \$1,500 Initial Hearing + \$750 each additional hearing
 - ii. \$150 + Actual Engineering & Solicitor costs
- 2. Home Occupations
 - i. \$500 Initial Hearing + \$250 each additional hearing
 - ii. \$150 + Actual Engineer & Solicitor costs

B. Conditional Use Application

- i. \$1,500 Initial Hearing + \$750 each additional hearing
- ii. \$150 + Actual Engineer & Solicitor costs

C. Curative Amendment

- i. \$5,000 Initial Hearing + \$2500 each additional hearing
- ii. \$150 + Actual Engineer & Solicitor costs

D. Substantive and/or Procedural Challenge

- i. \$5,000 Initial Hearing + \$2,500 each additional hearing
- ii. \$150 + Actual Engineer & Solicitor costs

E. Change of Zoning

- i. \$5,000 Initial Hearing + \$2,500 each additional hearing
- ii. \$150 + Actual Engineer & Solicitor costs

SECTION V – ROAD OCCUPANCY PERMITS – (Required for Township Roads Only)

A. Residential

- i. \$100 Base Fee (1 entrance) + \$100 each (multiple)
- ii. Interceptor Grate - \$100 each (Ordinance #78 – Device A, B, or C)
- iii. Professional Review: \$150 + Actual Engineer & Solicitor costs

B. Commercial and Other Than Residential

- i. \$150 Base Fee (1 entrance) + \$100 each (multiple)
- ii. Interceptor Grate - \$100 each (Ordinance #78)
- iii. Professional Review: \$150 + Actual Engineer & Solicitor costs
- iv. Escrow Required:

C. Failure to obtain Road Occupancy Permit

- i. \$250 Penalty

SECTION VI – UTILITY POLE PERMITS - (PennDOT Fees)

<https://www.dot14.state.pa.us/EPS/common/COMlookupSelection.jsp>

- i. Permit Application Fee \$50
- ii. Up to 10 above ground facilities \$20
- iii. Additional above ground facilities \$ 2 each pole
- iv. Inspection Fees:
 - a. Opening in Pavement (/100 ft) \$40
 - b. Opening in Shoulder (/100 ft) \$20
 - c. Opening in Non-Pavement/Shoulder (/100 ft) \$10
 - d. Opening in Pavement (<36 ft) \$30
 - e. Opening in Shoulder (<36 ft) \$15
 - f. Opening in Non-Pavement/Shoulder (<36 ft) \$10
- v. Failure to obtain Pole Permit
 - a. Penalty \$250

SECTION VII – PUBLIC SEWER

- 1. Public Sewer Usage (billed quarterly) \$ 195
- 2. EDU Fee \$4,207
- 3. Lateral Inspection Fee \$ 150
- 4. Sewer Certification \$ 20
- 5. Late Fees (Quarterly & Sewer Capital) \$ 20
- 6. Returned Check Fee \$ 50
- 7. Certified Letter Fee \$ 20
- 8. Water Turn On Fee \$ 100
- 9. Posting for Shut Off Fee \$ 25

SECTION VIII – BUILDING PERMITS

Salford Township issues zoning permits only. Building Permits must be issued by an approved Certified 3rd Party Inspector. Subsequent building code inspections (Electrical, Plumbing, Foundation, etc.) must also be handled by the 3rd Party Inspector.

SECTION IX – SIGNS – Directional, business, commercial, industrial or development. (Refer to Zoning Ordinance #133, Article 18 for size restrictions.

1. Permit Fee:
 - a. \$50 Base Fee (Home Occupation)
 - b. \$100 Base Fee (Business/Commercial) each additional tenancy + \$50
 - c. Failure to obtain Sign Permit - \$250 Penalty

SECTION X – OTHER MISCELLANEOUS FEES

1. Cell Tower / Antenna
 - i. \$2,000 Base Fee per Tower
 - ii. \$1,500 each additional Tenant Antenna
2. Special Events Permit \$100
3. Timber Harvest Permit \$100
4. Use of Copier \$.10/sheet
5. Certified Right To Know Documents \$5.00/page
6. Failure to obtain Permit \$250 Penalty
7. Park Pavilion Rental
 - i. Resident: \$60 + cleaning escrow
 - ii. Non-Resident: \$100 + cleaning escrow

ADOPTED by the Salford Township Board of Supervisors in a public meeting held this 3rd day of January, 2023.

SALFORD TOWNSHIP
BOARD OF SUPERVISORS

BARBARA LYNCH, Chairperson

Attest:

Karen Landis, Secretary