

# **Township of Middletown**

## **MASTER FEE SCHEDULE**

Effective September 12, 2016

### **A. ZONING AND SUBDIVISION/LAND DEVELOPMENT FEES**

#### **1. Zoning Hearing Board Application Fee:**

- a. Application for a Dimensional Variance or Special Exception or an Appeal of the Zoning Officer's decision for a property used as a single family dwelling - \$300
- b. Application for any Residential or Non-residential Use Variance and for all Variance and Special Exception and Appeal applications for property uses other than single family dwellings - \$500

\*If a second or subsequent date(s) are required to conclude a hearing, the applicant shall pay \$150 in advance of each additional date to cover the cost of the continuing hearing; unless the additional hearing date(s) is scheduled solely for the convenience of the Zoning Hearing Board/Township Council as the case may be.

#### **2. Conditional Use Application Fee:**

- a. Application for a Conditional Use for a property used as a single family dwelling - \$300
- b. Application for Conditional Use for all properties and uses other than single family dwellings - \$500

\*If a second or subsequent date(s) are required to conclude a hearing, the applicant shall pay \$150 in advance of each additional date to cover the cost of the continuing hearing; unless the additional hearing date(s) is scheduled solely for the convenience of the Zoning Hearing Board/Township Council as the case may be.

#### **3. Curative Amendment or Zoning Change Application fee:                   \$500\***

\*If a second or subsequent date(s) are required to conclude a hearing, the applicant shall pay \$150 in advance of each additional date to cover the cost of the continuing hearing; unless the additional hearing date(s) is scheduled solely for the convenience of the Zoning Hearing Board/Township Council as the case may be.

#### **4. Zoning Permit Application Fee: Per Zoning Ordinance Sec. 275-225.   \$50**

#### **5. Temporary Use Permit Application Fee:   \$50**

**6. Subdivision/Land Development and Planned Residential Development.**  
**Application fees:**

a. Minor Subdivision (Four lots or less-no public improvements)

	<u>Application Fee</u>	<u>Escrow**</u>
Sketch Plan	\$150	\$500
Preliminary Plan	\$250	\$1000
Final Plan	\$300	\$1500

b. Major residential subdivision/multi family land developments and apartments\*\*\*

	<u>Application Fee</u>	<u>Escrow**</u>
Sketch Plan	\$250	\$2000
Preliminary Plan	\$500/plan +\$50/lot or D.U. over 10	\$5000
Final Plan	\$500/plan +\$50/lot or D.U. over 10	\$15000

c. Non-residential subdivision/land developments\*\*\*

	<u>Application Fee</u>	<u>Escrow**</u>
Sketch Plan	\$250	\$2000
Preliminary Plan	\$500/plan+\$250 /bldg.or additions +\$50/acre	\$5000
Final Plan	\$500/plan+\$250/ bldg. or additions + \$50/acre	\$15000

d. Planned Residential Developments (PRD)\*\*

Sketch Plan	\$500	\$2000
Tentative Plan	\$500/plan + \$50/lot and/or D.U.	\$5000
Final Plan	\$500/PLAN +\$50/lot and/or D.U.	\$15000

\*The applicant shall reimburse the Middletown Township for advertising, engineering, legal or other similar expenses incurred by the Township in excess of the amount of the application fee.

\*\*The escrow fund shall be used to pay for the Township Engineer's, Solicitor's or outside consultant(s)' time spent with the applicant or his designee and the time spent reviewing the submitted plans. The rates charged for this time may be adjusted from time to time and are on file at the township. Additional escrow funds may be requested to cover costs in reviewing and administering the plans and application.

\*\*\* Fees shall be doubled for those applications requiring or being allowed to have only a one step review and/or approval process. The Township Manager may, after consultation with the Solicitor and Engineer, reduce the escrow amounts for minor nonresidential land developments upon cause shown by the applicant.

Make checks payable to the “Township of Middletown”. Two checks are required: one for the application fee and one for the escrow fee.

**B. PA UNIFORM CONSTRUCTION CODE SURCHARGE FEE:**

- For Building Code, Electrical Code, Plumbing Code and Fire Code construction permits per Act 45 of 1999: **\$4.00**

**C. BUILDING PERMIT FEES:**

**1. All Building Permits:**

- a. Certificate of Occupancy Issuance: **\$50.00**

Change of ownership, occupant or use of a commercial or non-residential building or a non-residential use within a residential building resulting in the need for a new Certificate of Occupancy pursuant to the PA Uniform Construction Code but not otherwise requiring the issuance of a Building Permit. E.g. tenant fit-out of an existing premise with no construction changes requiring a Building Permit.

- b. Accessibility Review and Inspection: **\$100.00**

PA Uniform Construction Code required handicap accessibility review or inspection, or both.

- c. Plan Review Fee:

In those instances when a plan review is requested to be performed at a time prior to a potential applicant being prepared to submit a complete permitting application package a Plan Review Fee shall be assessed.

The Plan Review Fee shall be based on the recorded time expended by the Code Official in completing the plan review and preparing a plan review report multiplied by the hourly cost of the Code Official identified by the Township of Middletown’s adopted Fee Schedule.

In those cases when the Township uses a third-party agency to perform a complete or partial plan review, the Plan Review Fee shall include the invoiced cost to the Township of the third-party agency performing the plan review.

The Plan Review Fee shall be paid to the Township of Middletown upon request and prior to release of the results of the plan review and associated documentation.

**2. Residential Construction:**

- a. New detached and semi-detached single family dwellings and townhouses:
  - \$400 for the first 1000 S.F. of floor area (living space); plus \$15 for each additional 100 S.F. of floor area or fraction thereof, including attached garages.
  - No additional charge to be made for unfinished basements and attic areas. No additional charge for fireplaces, screen or open porches, and decks, if constructed as part of and at the same time as the dwelling unit.
  - The fee for dwelling units qualifying for the M.U.D. discount (see general provisions) shall be 50% of the basic permit fee.
  
- b. Additions to detached and semi-detached single family dwellings and townhouses:
  - \$100 for the first 100 S.F.; plus \$25 for each additional 100 S.F. up to 1000 S.F.; plus \$15 for each 100 S.F. thereafter.
  
- c. Alterations and Renovations to detached and semi-detached single family dwellings and townhouses, including residential fire sprinkler systems, and ducting for HVAC systems.
  - \$100 for the first \$1000 of construction cost; plus \$25 for each additional \$1000 of construction cost up to \$10,000, plus \$5 for each \$1000 of construction cost or fraction thereof over \$10,000.
  
- d. Mechanical, accessory and miscellaneous structures, buildings and improvements to detached and semi-detached single family dwellings and townhouses:
  - Roofing, above ground swimming pools, fences, non-commercial communication towers, furnace/boiler replacements, fireplace insert stoves, wood/coal stoves utilizing existing chimneys, and similar structures and garden sheds and similar accessory buildings up to 240 S.F: **\$50**
  - Structural patios, decks, screen or open porches, fireplaces, wood/coal stoves, chimney and similar structures: **\$75**
  - In-ground swimming pools, enclosed porches, sunrooms, accessory buildings between 241 and 500 S.F., detached garages, and similar structures not exempt from UCC requirements: **\$100**
  - Accessory buildings over 500 S.F. **\$150**

**3. Commercial, multi-family, multi-unit residential:**

a. New Construction:

- \$600 for the first 1000 S.F. of floor area; plus \$250 for each additional 1000 S.F. of floor area up to 10,000 S.F.; plus \$50 for each 1000 S.F. of floor area up to 100,000 S.F., plus \$5 for each 1000 S. F. over 100,000 S.F.

b. Additions:

- \$100 for the first 100 S.F. of floor area, plus \$50 for each additional 100 S.F. of floor area up to 10,000 S.F.; plus \$5 for each 100 S.F. of floor area up to 100,000 S.F., plus \$1 for each 100 S.F. over 100,000.

c. Alterations and Renovations- including HVAC, Fire Protective and Signaling Systems:

- \$50 for the first \$1000 of construction cost; plus \$15 for each additional \$1000 of construction cost up to \$10,000; plus \$10 for each additional \$1000 of construction cost up to \$100,000; plus \$5 for each additional \$1,000 of construction cost up to \$1,000,000; and \$1 for each \$1000 of construction cost over \$1,000,000.

d. Mechanical, Accessory and Miscellaneous Structures and Improvements:

- Shingles, roll roofing, above-ground swimming pools, fences, fireplace inserts, wood/coal stoves utilizing existing chimneys, and similar structures and accessory buildings up to 240 S.F.; **\$50**
- Structural patios, screen or open porches, decks, fireplaces, wood/coal stoves requiring a new chimney, and similar structures: **\$75**
- In-ground swimming pools, hot-tar and all membrane type roofing systems, enclosed porches, sun rooms, and similar structures: **\$100**
- Accessory buildings over 240 S.F. **\$150**
- Accessory structures including; commercial communication towers and antennas, tanks, silos, exterior fixed processing equipment, exterior fixed material handling equipment, water and sewage pumping and treatment facilities and similar structures: \$50 for the first \$1000 of construction cost; plus \$15 for each additional \$1000 of construction cost up to \$10,000; plus \$10 for each additional \$1000 of construction cost up to \$100,000; plus \$1 for each additional \$1000 of construction cost over \$100,000.

e. Temporary Structures

- Seasonal Kiosks: **\$50**
- Temporary tents, canopies, air-supported and similar structures having a permitted occupant capacity of 100 persons or fewer: **\$100 for up to 3 days** + \$10 for each additional day:
- Temporary tents, canopies, air-supported and similar structures having a permitted occupant capacity of between 100 and 500 persons: **\$150 for up to 3 days** + \$25 for each additional day.
- Temporary tents, canopies, air-supported and similar structures having a permitted occupant capacity of greater than 500 persons: **\$200 for up to 3 days** + \$50 for each additional day.

4. **Signs:**

a. New and Replacement Signs:

**\$100**

- Temporary signs: including, development, sale, rental, lease, project, contractors and similar signs: **\$50**
- Temporary Banners and other promotional devices as approved by Township Council: **\$50**

5. **Demolition Fees:**

- a. \$50 for the first \$1000 of demolition cost; plus \$15 for each additional \$1000 of demolition cost up to \$10,000. No charge for over \$10,000.

6. **Plan Review and Inspection Fees for Development of the Promenade at Granite Run:**

Permit fees associated with the development of the Promenade at Granite Run are as follows, and are inclusive of all code compliance review and inspection for Building Components, Structural, Life Safety, Accessibility, Mechanical, Plumbing, and Fire Protection:

- a. \$0.65 per s.f. of gross floor area of any occupied structure within the project site
- b. \$0.30 per s.f. of gross floor area of all on-site parking structures

Electrical permits are not included in this fee and will be charged a separate permit fee per Section F of the Master Fee Schedule.

**D. PLUMBING PERMIT FEES:**

1. Plumber Registration Fee: **\$50 per year**
2. New plumbing construction:
  - First Five Fixtures: \$75, each fixture after the fifth: \$10
3. Alterations:
  - First fixture: \$50, each fixture after first: \$10
  - Changes to piping other than repairs: \$50
4. Replacements:
  - For fixtures not requiring electrical or those not listed in #6 below: \$10
5. Other Services:
  - Water Service: \$50
  - Well Service: \$50
  - Air conditioning, water connection, or drain line: \$10
6. Fixtures or equipment requiring water supply and/or drain connections if done with #2 or #3 above (if not, \$50 for the first fixture and the usual fee for each additional fixture:
  - Fixture or equipment not listed herein: \$10
  - Fixture piping but no fixtures installed: \$10
  - Dishwasher: \$10
  - Floor Drain: \$10
  - Garbage disposal unit: \$10
  - Grease interceptor: \$10
  - Hot water heater (potable water): \$10
  - Hot water storage tank (potable water): \$10
  - Safe-wastes: \$10
  - Sewage ejectors: \$10
  - Washing machines: \$10
  - Water cooler: \$10
  - Water Softener: \$10
  - Vending machines: \$10
  - Boiler - water supply: \$10
7. Back flow preventer: \$50
8. Building Sewer Lines:

- Building sewer line including building curb trap and vent: \$50
- Building curb trap or vent when installed separately: \$50

8. Annual Plumbing Permit Fee: \$250

- When the nature of the plumbing work is for routine repairs, maintenance or replacement, the Code Enforcement Officer may issue an annual permit for a designated site upon the payment of the required fee by January 31<sup>st</sup> of each year.
- Annual permits for the routine repair, maintenance or replacement of plumbing work and equipment may be issued to owner(s) or occupant of a building regularly employing one or more licensed plumber on the premises.
- Each holder of an annual permit shall maintain a record of all work in the nature of replacement or repairs and request inspections.

**E. ON-SITE SEPTIC SYSTEM PERMIT FEES**

1. Standard and pressure dose systems, new construction or system replacement for single family dwelling, community residential and commercial land development.
  - a. Basic Permit Fee \$400. The Basic Fee includes a maximum of 2 deep hole test pits and 2 percolation (perc) tests, (Requires State Permit)
  - c. \$125 each additional EDU (equivalent dwelling unit is equal to 400 GPD) (Chapter 71, Section 71.1)
  - d. Septic tank replacement \$100 (Requires State Permit)
  - e. Additional deep hole test pits and perc tests in addition to basic permit allowance: \$50 (Township Permit Only)
  - f. Repairs (D Box, Broken Lateral, etc.) \$50 (Township Permit Only)
  - g. Redesign/relocation of system \$250 plus \$100 EDU (Requires State Permit)
2. Subdivision reviews \$200 application fee plus \$50 per hour for SEO testing services.
3. Annual Maintenance Contract \$50.

**F. ELECTRICAL LICENSE & PERMIT FEES:**

1. Electrical Contractor's License: \$50 per year.

2. Electric Permit Fees:

- \$100 for the first \$1000 of estimated cost, plus \$25 for each additional \$1,000 of construction cost up to \$10,000; plus \$5 for each \$1,000 of construction cost up to \$100,000, plus \$1 for each \$1000 over \$100,000.

Pursuant to Section J.2 of this fee schedule, an additional plan review or consultation fee, or both, shall apply where the Township Engineer determines that the nature and extent of the proposed electrical construction will require additional attention and supervision. The fee charged shall be the hourly rate of the third-party electrical inspection firm under contract with the Township at such time.

3. Annual Electric Permit Fee: \$250

- When the nature of the electrical work is for routine repairs, maintenance or replacement, the Code Enforcement Officer may issue an annual permit for a designated site upon the payment of the required fee by January 31<sup>st</sup> of each year.
- Annual permits for the routine repair, maintenance or replacement of electrical work and equipment may be issued to the owner(s) or occupant of a building regularly employing one or more licensed electricians on the premises.
- Each holder of an annual permit shall maintain a record of all work in the nature of replacement or repairs and request inspections.

**G. HIGHWAY CONSTRUCTION PERMIT FEE:**

- 1. Highway Openings: \$75 for each opening.
- 2. Roads and Driveways: \$100 for each road,  
\$35 for each driveway.
- 3. Inspection Fee: Hourly rate for Township Engineer  
per adopted fee schedule.

NOTE: Middletown Township Sewer Authority is exempt from the fee but not from the provisions of the Ordinance.

The inspection fee shall apply where the Township Engineer determines that the extent of the work will need additional attention and supervision. This rate may be changed from time to time to cover Township costs.

H. **SOIL EROSION & SEDIMENTATION CONTROL AND/OR  
STORMWATER MANAGEMENT PERMIT FEES:**

1. Single or multi-family residences when part of a subdivision or land development having an approved Erosion, Sediment and Stormwater Control Plan.

(Stormwater Operations & Maintenance Agreement for Development **must be in place.**)

Stormwater Permit Fee:	\$0
Erosion & Sedimentation Control Permit Fee:	\$0

2. Single or multi-family residences when part of a subdivision or land development having an approved Erosion, Sediment and Stormwater Control Plan, but the house size/location or ownership has changed or the Approved plan requires an on-lot system.

(A Stormwater Operations & Maintenance Agreement **must be recorded.**)

Stormwater Permit Fee: \$100, plus cost of engineering review time  
Erosion & Sedimentation Control Permit Fee: \$100, plus cost of engineering review time

3. All work or construction for a single or multi-family residence, structure, addition, building, land development, etc. **Less than 499 s.f.** of disturbance and/or impervious.

(A Stormwater Operations & Maintenance Agreement **is not required.**)

Stormwater Permit Fee:	\$0
Erosion & Sedimentation Control Permit Fee:	\$0

4. All work or construction for a single or multi-family residence, structure, addition, building, land development, etc. **500 – 1,999 s.f.** of disturbance and/or impervious.

(A Stormwater Operations & Maintenance Agreement **must be recorded.**)

Stormwater Permit Fee: \$100, plus cost of engineering review time  
Erosion & Sedimentation Control Permit Fee: \$100, plus cost of engineering review time

5. All work or construction for a single or multi-family residence, structure, addition, building, land development, etc. **2000 s.f. and over** of disturbance and/or impervious.

(A Stormwater Operations & Maintenance Agreement **must be recorded.**)

Stormwater Permit Fee: \$100, plus cost of engineering review time

Erosion & Sedimentation Control Permit Fee: \$100, plus cost of engineering review time

Escrow Fee based upon the cost of Construction

## 6. NON-RESIDENTIAL

(A Stormwater Operations & Maintenance Agreement **must be recorded.**)

Stormwater Permit Fee: \$250, plus \$50 per acre, plus cost of Engineering review time/inspection

Erosion & Sedimentation Control Permit Fee: \$100, plus cost of Engineering review time/inspection

Erosion & Sedimentation Control Escrow Fee: \$150 per acre (\$450 min.)

Escrow Fee based upon the cost of Construction

### I. **FIRE CODE PERMIT FEES**

#### 1. Open Burning Permits:

a. \$50/day for commercial properties or subdivision/land developments. (PA DER Bureau of Air Quality permit may also be required)

b. \$10/day for existing single family and multi-family properties.

#### 2. Blasting Permits: \$50/day or \$200/week

#### 3. Fireworks Display Permits: \$50/display

#### 4. Fire Code Operational and Construction Permits not included elsewhere in this fee schedule \$50/permit

#### 5. Fire Alarm System Permits: \$25.00 (new registration) \$10.00 (yearly renewal)

**J. GENERAL PROVISIONS APPLYING TO ALL PERMITS.**

1. In case any work, for which a permit is required by Township Code, is started or proceeded prior to obtaining said permit, the fee specified shall be doubled, but payment of such doubled fee shall not relieve any person or corporation from complying with the requirement of the Township Codes in the execution of the work, or from any other penalties prescribed therein.
2. Additional fees may be imposed for the review of plans and inspections made by outside agencies, individuals or organizations. The fee imposed shall be reasonable and will be calculated by the Township Engineer, based on actual cost to the Township.
3. In the case where the fee is calculated using area, the area shall be determined using outside measurement of the structure, and each fraction of area over the base unit shall be counted as a full additional base unit.
4. In the case where the fee is calculated using construction costs, the Township reserves the right to require the applicant to produce suitable evidence establishing stated construction cost. In addition, each fraction of construction cost over the base unit shall be counted as a full additional base unit.
5. Multiple Unit Discount (M.U.D.) A. multiple unit discount shall apply for all building permits for single family residential units and townhouses in any case where;
  - (a) The structure to be built is the same design and/or model as a structure previously constructed within the same subdivision by the same sub-contractors, and
  - (b) The structure for which the M.U.D. will apply is constructed within two (2) years of permit issuance of the original design and/or model.
  - (c) Minor changes in the floor plan, not involving structural changes or increases in area will not affect application of the M.U.D.
  - (d) Any increase in living area will be charged at the regular rate for residential-new family construction over 1500 sq. ft.
6. Appeals. Upon request Township Council may modify or suspend any permit fee for due cause.
7. Severance Clause: If any provisions of this permit fee schedule are held invalid, unenforceable or unconstitutional by a court of competent jurisdiction, that decision shall not affect the validity of the remaining provisions of this permit fee schedule.
8. Fee for transfer of Permit: There shall be a fee of \$50 per permit to cover the cost of transferring any previously issued permit to a different contractor.