

**NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 23-05

A RESOLUTION AMENDING THE FEE SCHEDULE

WHEREAS, the Board of Supervisors of New Hanover Township adopted its Fee Schedule by Ordinance No. 4-00 on October 23, 2000; and

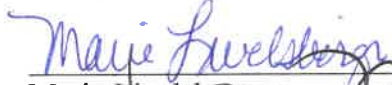
WHEREAS, Section 2 of Ordinance No. 4-00 authorizes the Board of Supervisors of New Hanover Township to revise, modify, adjust or change the adopted Fee Schedule as may be necessary and appropriate from time to time by Resolution; and

WHEREAS, the Board of Supervisors of New Hanover township has determined that it is necessary and appropriate to amend the New Hanover Township Fee Schedule according to the attached schedule; and

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the Board of Supervisors of New Hanover Township, Montgomery County, Pennsylvania, that the attached schedule of fees shall become effective on April 6, 2023 and that all previously adopted schedules of fees shall then be superseded.

RESOLVED and ENACTED this 6th day of April, 2023 by the Board of Supervisors of New Hanover Township, Montgomery County, Pennsylvania, in lawful session duly assembled.


**NEW HANOVER TOWNSHIP
BOARD OF SUPERVISORS**



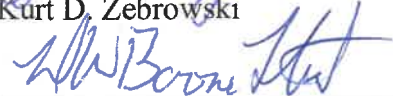
Marie Livelsberger



William Ross Snook



Kurt D. Zebrowski

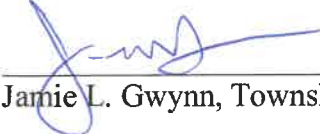


D. W. Boone Flint



Keith Youse

ATTEST:



Jamie L. Gwynn, Township Manager

New Hanover Township Fee Schedule

Index

Part 1 – Building and Zoning Permits	2
Part 2 – General Permit Inspection Fees	2
Part 3 – Zoning Hearing Board and Building Code Board of Appeals	4
Part 4 – Subdivision and Land Development	6
Part 5 – Impact Fees/Fees in Lieu	6
Part 6 – Park Rental Fees	8
Part 7 – Miscellaneous Fees	10
Appendix A	12

Fee schedule last adopted by the New Hanover Township Board of Supervisors on

April 6, 2023.

Part 1 – Building and Zoning Permits*

1. Residential Principal and Accessory Structures
 - A. New Construction & Additions – Finished Space Appendix A
 - B. New Construction & Additions – Unfinished Space Appendix A
(i.e. garages, basements, decks, porches, etc.)
 - C. Alterations/Renovations Appendix A
Includes all structural, electrical, plumbing, and mechanical alterations
 - D. Demolition Appendix A
 - E. Detached Accessory Structures
 - i. 200 SF or smaller \$50
 - ii. Greater than 200 SF and/or with utilities Appendix A
 - F. Swimming Pools/Hot Tubs/Spas Appendix A
Temporary or permanent with a water depth greater than 24 inches
 - G. Sump Pump Discharge \$50 plus \$500 escrow
 - H. Fence \$50
 - I. Zoning Permit \$50
 - J. Certificate of Occupancy \$50

2. Non-Residential Principal and Accessory Structures
 - A. New Construction & Additions – Finished Space Appendix A
 - B. New Construction & Additions – Unfinished Space Appendix A
 - C. Alterations/Renovations Appendix A
Includes all structural, electrical, plumbing, and mechanical alterations
 - D. Swimming Pools/Hot Tubs/Spas Appendix A
Temporary or permanent with a water depth greater than 24 inches
 - E. Fence \$100
 - F. Zoning Permit \$100
 - G. Sprinkler Systems Appendix A
 - H. Fire Protection (other than sprinkler system) Appendix A
 - I. Permanent Signs Appendix A + Zoning Fee
 - J. Sump Pump Discharge \$50 plus \$500 escrow
 - K. Certificate of Occupancy \$50

3. Administrative Fees
 - A. Administrative Fee \$25
 - B. PA UCC Fee \$4.50
 - C. Plan Revision Fee \$25
For plan modifications submitted prior to issuance of permit
 - D. Permit Revision Fee Appendix A + \$25
For submissions amending previously issued permit
 - E. Failed Inspection/Reinspection Fee Appendix A
 - F. Returned Check Fee \$35
 - G. Penalty for Construction Without a Permit \$150

H. Nonrefundable Permit Application Fee <i>due at time of submission</i>		
Zoning Permit Only	\$75 Residential/\$125 Non-Residential	
Building Permit - Residential		\$100
Building Permit – Non-Residential		\$300

4. Sewer Lateral Inspections \$50 per inspection

**Permit fees for building and zoning permits will be calculated based on the per-project fee articulated herein PLUS the administrative fees outlined in Section 3, as applicable. The Administrative Fee (3.A) will apply once per project in the event a building and a zoning permit are required. All building permit projects that change the footprint of the primary structure, include an accessory structure > 200 square feet, or add any new impervious surface, including decks, will be issued a building and a zoning permit. Non-residential projects that involve a change in use or occupancy must receive a zoning permit prior to occupancy regardless of whether a building permit is required. All building permit applications must submit a non-refundable application fee at time of submission which will be deducted from the total cost of the permit upon issuance. All zoning permits which do not also require a building permit must be paid for in full at time of submission, and includes the zoning permit fee and administrative fee.*

Part 2 –General Permit Inspection Fees*

1. Street Opening	\$50 plus cost per 100 linear feet
<i>Calculate cost for each 100 foot increment or fraction thereof. If a longitudinal opening simultaneously occupies two or more highway areas identified, only the higher fee will be charged. Linear distances shall be measured to the nearest foot.</i>	
Opening in Pavement	\$40
Opening in Shoulder	\$20
Opening in Right-of-Way (outside pavement and shoulder)	\$10
Escrow	\$2,000
2. Surface Opening of Less Than 36 SF	
<i>If an opening simultaneously occupies two or more highway areas identified, only the higher fee will be charged.</i>	
Opening in Pavement	\$40
Opening in Shoulder	\$20
Opening in Right-of-Way (outside pavement and shoulder)	\$10
3. Above-Ground Facilities	
A. Up to 10 physically connected above-ground facilities	\$20
B. Additional above-ground physically connected facilities	\$2
4. Crossings	\$80
5. Seismograph – Vibroseis Method	
A. First Mile	\$50
B. Each Additional Mile	\$5
6. Non-emergency test holes in pavement or shoulder	\$5
7. Other	\$20

**These fees are applied to the costs incurred in the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with Township specifications and permit provisions. Any damage to the roadway must be restored immediately in accordance with all Township design specifications.*

Part 3 – Zoning Hearing Board and Building Code Board of Appeals

1. Zoning Hearing Board Applications

Applicant will be required to pay any expenses incurred by the Township over and above these amounts, including but not limited to compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, court reporter chargers for appearance, transcription and pages of testimony, and any other necessary administrative overhead connected with the hearing.

A. Variance, Special Exception, Interpretation

- | | |
|---------------------|---------|
| i. Residential | \$750 |
| ii. Non-Residential | \$1,500 |

B. Appeal from Zoning Officer Determination

- | | |
|---------------------|---------|
| i. Residential | \$750 |
| ii. Non-Residential | \$1,500 |

2. Building Code Board of Appeals

- | | |
|--------------------|---------------------|
| A. Residential | \$1,000 |
| B. Non-Residential | \$1,000 |
| C. Continuance Fee | 50% of original fee |

Part 4 – Subdivision and Land Development

1. Residential

- A. Sketch Plans, Annexations, Lot Line Changes, and Lot Consolidations
 - i. \$100 + \$1,000 escrow
- B. Minor Subdivisions
 - i. \$500 + \$3,000 escrow
- C. Preliminary Plans (Major Subdivisions/Land Developments)
 - i. 4 to 20 lots/DU - \$150 per Lot or Dwelling Unit + \$5,000 escrow
 - ii. 21 to 100 lots/DU – \$150 per Lot or Dwelling Unit + \$10,000 escrow
 - iii. 101+ lots/DU – \$150 per Lot or Dwelling Unit + \$15,000 escrow
- D. Final Plans (Major Subdivisions/Land Developments)
 - i. 4 to 20 lots/DU - \$75 per Lot or Dwelling Unit + \$5,000 escrow
 - ii. 21 to 100 lots/DU – \$75 per Lot or Dwelling Unit + \$10,000 escrow
 - iii. 101+ lots/DU – \$75 per Lot or Dwelling Unit + \$15,000 escrow

2. Non-Residential

- A. Sketch Plans, Annexations, Lot Line Changes, and Lot Consolidations
 - i. \$250 + \$1,500 escrow
- B. Minor Subdivisions
 - i. \$500 + \$3,000 escrow
- C. Preliminary Plans (Major Subdivisions/Land Developments)*
 - i. Up to 3,000 SF - \$500 + \$5,000 escrow
 - ii. 3,001 SF to 25,000 SF – \$500 + \$30/1,000 GSFFS + \$7,500 escrow
 - iii. 25,001 SF to 50,000 SF – \$1,200 + \$25/1,000 GSFFS + \$7,500 escrow
 - iv. 50,001 SF to 100,000 SF – \$2,000 + \$20/1,000 GSFFS + \$7,500 escrow
 - v. Over 100,000 SF – \$3,000 + \$15/1,000 GSFFS + \$10,000 escrow
- D. Final Plans (Major Subdivisions/Land Developments)*
 - i. Up to 3,000 SF - \$500 + \$5,000 escrow
 - ii. 3,001 SF to 25,000 SF – \$500 + \$30/1,000 GSFFS + \$7,500 escrow
 - iii. 25,001 SF to 50,000 SF – \$1,200 + \$25/1,000 GSFFS + \$7,500 escrow
 - iv. 50,001 SF to 100,000 SF – \$2,000 + \$20/1,000 GSFFS + \$7,500 escrow
 - v. Over 100,000 SF – \$3,000 + \$15/1,000 GSFFS + \$10,000 escrow

*GSFFS = Gross Square Feet of Floor Space based on area of new building construction

Applicants must execute a Professional Services Agreement (PSA) with the Township that provides for establishing a professional services escrow account. Fees for professional consultants as defined in the Municipalities Planning Code (MPC) shall be charged to the applicant at the same hourly rate as the consultants charge the Township. This escrow account covers expenses incurred by the Board of Supervisors and Planning Commission and other advisory services provided to the Township for plan review. Professional services as defined by the MPC may include time spent for the services of consultants for engineering, planning, legal, site design, traffic design, landscaping, lighting or any other consulting services deemed

necessary by the Township to properly examine the proposed subdivision and/or land development plan.

The professional services escrow account must be replenished when it is depleted to twenty percent (20%) of the original amount and further costs expected to be incurred by the Township.

A ten percent (10%) administration fee will be added to the first \$1,000 of all invoices. Invoices in excess of \$1,000 shall carry a flat administrative charge of \$150.

Any unused escrow account balance will be refunded to the applicant upon written request to the Township Manager within twelve (12) months after the final plan has been recorded. Unused escrow funds not requested by the applicant within the twelve (12) month period after the plan has been recorded shall be forfeited to the Township.

3. Escrow Releases	\$100
4. Conditional Use Applications**	\$1,500
5. Petition for Zoning Change**	\$2,000
6. Curative Amendment Application**	\$2,000
7. Preliminary Zoning Opinion ** (New Development Projects)	\$1,500

**Applicant will be required to pay any expenses incurred by the Township over and above these amounts, including but not limited to compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, court reporter chargers for appearance, transcription and pages of testimony, and any other necessary administrative overhead connected with the hearing.

Part 5 – Impact Fees/Fees in Lieu

1. Fee in Lieu of Park and Recreation Area

A. Annexation	\$500
B. Minor Subdivision	\$500
C. All other Subdivisions*	
i. Heavy Industrial (HI)	\$75,00/acre
ii. Light Industrial (LI)	\$75,00/acre
iii. Commercial Business 1 (CB1)	\$75,00/acre
iv. Commercial Business 2 (CB2)	\$75,00/acre
v. Residential 15 (R-15)	\$55,00/acre
vi. Residential 25 (R-25)	\$55,00/acre
vii. Residential 50 (R-50)	\$35,00/acre
viii. Residential 2 (R-2)	\$35,00/acre

*An acre is determined by multiplying the number of proposed lots by 0.0124

Part 6 – Park Rental Fees

	Resident	Non-Resident
1. Hickory Park		
A. Pavilion 1	\$85	\$135
B. Pavilion 2	\$85	\$135
C. Pavilion 3	\$135	\$185
D. Pavilion 4	\$85	\$135
E. Entertainment Gazebo	\$60	\$70
2. New Hanover Community Park		
A. Pavilion	\$85	\$135
B. Indoor Facility	\$160	\$210
3. Recreation Center Fees		
A. Gym Use Fee (No Furniture or Kitchen)		
Resident/Non-Profit		\$30 per hour/2 hour minimum
Non-Resident/Organized Sports Group		\$45 per hour/2 hour minimum
B. Gym Use Fee (With Furniture or Kitchen)		
Resident/Non-Profit		\$50 per hour/2 hour minimum
Non-Resident		\$75 per hour/2 hour minimum
C. Individual Room (No Furniture)		
Resident/Non-Profit		\$10 per hour/2 hour minimum
Non-Resident		\$20 per hour/2 hour minimum
D. Individual Room (With Furniture)		
Resident/Non-Profit		\$15 per hour/2 hour minimum
Non-Resident		\$25 per hour/2 hour minimum
E. Multi-Use Field Rental Fee		\$35 per hour/2 hour minimum

Part 7 – Miscellaneous Fees

1. Grading and Excavating Permit
 - < 5,000 SF of Disturbance \$75 fee; \$700 escrow
 - >5,000 SF of Disturbance \$75 fee; \$2,000 escrow

In the event that the cost of review and inspection exceeds the fees set forth above, the property owner shall be required to reimburse the Township in the full amount of the deficiency. In the event that the fee paid above exceeds the actual review and inspection costs, the Township shall reimburse the remaining amount to the applicant.

2. Timber Harvest Zoning Permit + \$2,000 escrow
3. Driveways
 - A. Driveway Permit \$35
 - B. Highway Occupancy Permit (site specific permit) \$35
4. Snow Clearing (Clearing Unshoveled Sidewalks) \$65/hour
5. Police Accident Report \$15
6. Applicant Fingerprinting
 - \$10 per Resident
 - \$25 per Non-Resident
 - \$5 per additional card
7. Towing Registration (Annual) \$50
8. Trash Hauler Registration (Annual) \$150
9. Copies of Ordinances and Publication
 - A. Act 209, Traffic Sufficiency Analysis \$17
 - B. Appendix \$20
 - C. Act 537 Plan \$40
 - D. Comprehensive Plan \$30
 - E. Open Space Plan and Update \$30
 - F. Sanitary Sewer Standard Construction Specific \$30
 - G. Subdivision and Land Development Ordinance \$30
 - H. Township Construction Specifications Manual \$30
 - I. Bicycle and Pedestrian Trails Master Plan \$25
10. Licenses
 - A. Junkyard License \$500
 - B. Peddling License \$50/day or \$500/year
 - C. Contractor's License (when applicable) \$50
11. Oil and Gas Drilling Applications
 - A. Initial Application \$1,500
 - B. Initial Permit \$500

C. Renewal Permit	\$500
D. Rework Permit	\$500

12. Landlord Rental Unit Registration

A. All rental/rentable units

Registration	\$25 initial registration or upon conversion of the use or change
Inspection	Fee as contracted by BOS with independent contractor

13. Service Charge

A service charge of one and one-half percent (1.5%) per month will be applied to balances over 30 days old. In the event that the invoice remains unpaid, payee will be responsible for all costs incurred during collection, including but not limited to legal, interest and reasonable attorney fees.

Appendix A

**RESIDENTIAL
2023 Building Permit Fee Schedule**

The following permit costs include the initial plan review (unless noted otherwise) and initial inspections as required for UCC compliance. Inspections will be conducted Monday – Friday between 8:00 am and 4:00 pm. If requested, off hours inspections will be subject to double fees, only if they can be accommodated.

Building Permits

New Construction & Additions – Finished Space**	\$0.60/sq. ft. (1) (2)
New Construction & Additions – Unfinished Space** (Garages, Basements, Decks, Porches, Accessory Structures, etc.)	\$0.30/sq. ft. (1) (2)
Demolition	\$120
Swimming Pools – Above Ground	90 (1) (2)
- In Ground	\$180 (1) (2)
Alterations/Renovations Minimum fee - up to \$1,000 of fair market value* - for each additional \$1,000 or fraction thereof (as stated by contract or fair market value*)	\$90 (1) (2) \$12
Permit Renewal Fee	\$60
Failed Inspection/Reinspection Fee	\$114
Penalty for construction without a permit	Double fee(s)
Plan review	\$87/hour
Miscellaneous permit/plan review & inspection	(1) (2)
Certificate of Occupancy	\$48
Partial Occupancy	\$114

*Fair Market Value – a cost determined by the Construction Code Officer or Borough/Township Engineer when a contracted cost is not available. This cost may be established before or after construction is completed.

**Minimum fee = \$120

- (1) Add Zoning Fee as applicable
- (2) Add Certificate of Occupancy Fee as applicable

Note: All square foot calculations are based on exterior dimensions of structures

RESIDENTIAL
2023 Building Permit Fee Schedule (continued)

Electrical Permits

Service Upgrade	400 amps or less	\$106
200 amp service or less	Up to and including 100 devices	\$312
	Over 100 devices	\$312 + \$0.60/device over 100
Over 200 amp service	Up to and including 100 devices	\$402
	Over 100 devices	\$402 + \$0.60/device over 100
Branch Circuit Work	Up to and including 50 devices	\$198
	Over 50 devices	\$282
Reinspection Fee		\$114
Standby generator/transfer switch		\$119
Photovoltaic (solar)		\$312.00 + structural permit when applicable (1)

Plumbing Permits

<i>Type</i>	<i>Fee per unit</i>
Sanitary Sewer Connection	\$87
Water Service Connection	\$87
First Trap or Fixture	\$50
Additional Trap or Fixture	\$14
Water Heater (relief valve)	\$93
Heating Boiler (relief valve)	\$93
Steam heating boiler	\$93
Domestic water piping	\$50
Sanitary Lift Station/Grinder pump	\$50
Rain conductor	\$14
Dishwasher	\$14
Garbage disposal	\$14
Sump Pump	\$33
Mechanical Permit (new home)	\$282
Mechanical Permit (replacement)	\$108
Reinspection fee	\$114
New home (covers first trap or fixture, water connection, sewer connection, first rain conductor, domestic water piping and domestic hot water)	\$222
Residential Sprinkler	\$186+ plan review

RESIDENTIAL
2023 Building Permit Fee Schedule (continued)

General Fees

Non-refundable application fee***	\$60
Uniform Construction Code Education Fee (applies to all building permits)	\$4.50
Zoning Inquiry Fee (Covers requests for information pertaining to the zoning ordinance. Fee covers time spent on information requested up to a quarter hour. Each additional quarter hour will be billed an additional \$15)	\$42
Returned Check Fee	\$48

***Application fee is applied to the overall cost of the permit(s) with the balance due at pick-up.

**NON-RESIDENTIAL
2023 Building Permit Fee Schedule**

The following permit costs include the initial plan review (unless noted otherwise) and initial inspections as required for UCC compliance. Inspections will be conducted Monday – Friday between 8:00 am and 4:00 pm. If requested, off hours inspections will be subject to double fees, only if they can be accommodated.

Building Permits

New Construction & Additions – Finished Space**	\$0.60/sq. ft. (\$378 min.)
New Construction & Additions – Unfinished Space** (Garages, Basements, Accessory Structures, etc.)	\$0.30/sq. ft. (\$378 min.)
Warehouse/Industrial Building Shell in excess of 100,000 square feet	\$.21/sq. ft.
Plumbing	\$0.06/sq. ft. (\$378 min.)
Electrical (new construction)	\$0.06/sq. ft. (\$432 min.)
Mechanical	\$0.06/sq. ft. (\$378 min.)
Accessibility	\$0.06/sq. ft. (\$378 min.)
Sprinkler System	\$312 plus \$6 per head
Fire Protection (other than sprinkler system)	\$0.06/sq. ft. (\$378 min.)
Demolition	\$240
Swimming Pools	\$300
Alterations/Renovations	
Minimum fee - up to \$1,000 of fair market value*	\$156
- for each additional \$1,000 or fraction thereof	\$12
Certification of Occupancy	\$66
Permit Renewal Fee	\$72
Failed Inspection/Reinspection Fee	\$138
Penalty for Construction without a permit	Double fee(s)
Plan review	\$103.00/hour
Miscellaneous permit/plan review or inspection	
Partial Occupancy	\$114

**NON-RESIDENTIAL
2023 Building Permit Fee Schedule (continued)**

Electrical Permits

600 amp service or less	Up to and including 200 devices	\$432
	Over 200 devices	\$432 + \$0.60/device over 200
Over 600 amp service		\$0.06/sq. ft. (\$420 min.)
Branch circuit work (600 amps or less)	Up to and including 50 devices	\$282
	Over 50 devices	\$348
Reinspection fee		\$103
Service upgrade (600 amps or less)		\$192
Miscellaneous permit/plan review & inspection/additional plan review		\$103.00/hour
Standby generator/transfer switch		\$282.00 plus plan review
Photovoltaic (solar)		\$372.00 plus plan review + structural permit when applicable (1)

General Fees

Non-refundable application fee***	\$180
Uniform Construction Code Education Fee (applies to all building permits)	\$4.50
Zoning Inquiry Fee (Covers requests for information pertaining to the zoning ordinance. Fee covers time spent on information requested up to a quarter hour. Each additional quarter hour will be billed an additional \$15)	\$42
Returned Check Fee	\$48

***Application fee is applied to the overall cost of the permit(s) with the balance due at pick-up.