

**LONDON GROVE TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 648
SCHEDULE OF FEES**

Section 1. Determining Estimated Value of Construction.

Construction estimated values are intended only to determine the amount of permit fee. Construction estimated value will be determined as per the following schedule.

A. New Dwellings, including Apartments and Townhouses.

- (1) \$70.00 per square foot of living space
- (2) \$10.00 per square foot of unfinished basement
- (3) \$20.00 per square foot of finished basement
- (4) \$20.00 per square foot of garage area
- (5) \$12.00 per square foot of wooden decks
- (6) \$ 5.00 per square foot for concrete patios
- (7) \$20.00 per square foot for covered porches

Basements utilized as kitchens, living rooms, dining rooms, bedrooms, etc. constitute living space and shall be computed as per item (1) above.

B. Assembly Buildings.

- (1) \$120.00 per square foot of assembly or occupied area.
- (2) \$ 40.00 per square foot of unoccupied areas in excess of 150 square feet.

C. New Commercial, Industrial, Institutional, Assembly and all other Structures not previously included.

- (1) \$ 85.00 per square foot of all areas excluding basement, utility room, furnace room, etc., in excess of 150 square feet.
- (2) \$ 30.00 per square foot of basement, utility room, furnace room and other similar areas, in excess of 150 square feet.

D. Residential Accessory Buildings.

- (1) \$ 20.00 per square foot for buildings not intended for human occupancy, garages, sheds, barns, greenhouses, etc.
- (2) \$ 30.00 per square foot for buildings intended for human occupancy, studios, workshops, hobby shops, etc.
- (3) \$ 70.00 per square foot for buildings to be utilized as living space.

E. Additions to Private Dwellings, Apartments and Townhouses.

Same schedule as new dwellings.

F. Alterations to Private Dwellings or Their Accessory Buildings.

Reasonable figures to be submitted by contractor. Generally based on knowledge of building costs and schedule of fees for new dwellings. Contractor must submit copy of signed contract for work to be performed with all costs delineated.

Section 2. Fee Schedule.

A. Building Permit for New Dwellings and Their Accessory Uses.

\$ 70.00 for the first \$1,000 of estimated value or fraction thereof.

\$ 10.00 for each additional \$1,000 of estimated value or fraction thereof.

Roof Replacements - \$ 70.00

B. Apartments and Townhouses.

\$ 70.00 for the first \$1,000 of estimated value or fraction thereof.

\$ 10.00 for each additional \$1,000 of estimated value or fraction thereof.

C. Additions and/or Alterations to Private Dwellings, Apartments and Townhouses.

1) Building Projects.

\$ 70.00 for the first \$1,000 of value or fraction thereof.

\$ 10.00 for each additional \$1,000 of value or fraction thereof.

2) Plumbing Only Projects

(1) \$ 70.00 – New construction, plus \$5.00 for each fixture over 8.

(2) \$ 40.00 each – Repairs to existing systems.

(3) \$ 40.00 – System alterations. Does not include new fixtures. (See “New Construction”, Item (1) above.)

3) Electrical Only Projects

Permit fee, based on estimated cost of improvement:

0 - \$1,000 - \$50.00

\$1,000 - \$2,500 - \$70.00

Over \$2,500 - \$70.00, plus \$10.00 for each thousand or portion thereof.

4) Mechanical Only Projects

Permit fee, based on estimated cost of improvement:

0 - \$1,000 - \$50.00
 \$1,000 - \$2,500 - \$70.00
 Over \$2,500 - \$70.00, plus \$10.00 for each thousand
 or portion thereof.

D. Private Swimming Pools.

\$ 50.00 for storable pool, having maximum dimensions of 18' x 42" high that may be disassembled.

\$ 80.00 for all other aboveground pools.

All in-ground pools same as (A) above. Established by contract signed by both parties. Value to include pool, all equipment, paving, fence, etc. If contract excludes any part of total project, separate permit(s) will be required for those items.

E. Plan Review.

A fee of \$100.00 shall be charged for each set of plans reviewed for all new structures other than residential accessory buildings and additions costing less than \$30,000. This fee is not refundable.

F. New Commercial, Industrial and all other Structures not previously included.

(1) \$ 120.00 for the first \$1,000 of estimated value or fraction thereof.

\$ 25.00 for each additional \$1,000 of estimated value or fraction thereof, up to and including \$50,000.

\$ 20.00 for each additional \$1,000 of estimated cost or fraction thereof over \$50,000.

(2) Municipal buildings, police stations, and fire stations are exempt.

G. Additions to Commercial and Industrial Buildings or Additional Structures (except apartments and townhouses). This shall include public utility, amusement and recreational buildings, and all multi-family buildings, radio towers and all other structures.

(1) \$ 120.00 for the first \$1,000 of estimated cost or fraction thereof.

\$ 25.00 for each additional \$1,000 of estimated cost or fraction thereof up to and including \$50,000.

\$ 20.00 for each additional \$1,000 of estimated cost or fraction

thereof over \$50,000.

- (2) Municipal buildings, police stations, and fire stations are exempt.

H. Alterations to Structures Defined in Section G above.

(1) Building Only Projects

\$ 120.00 for the first \$1,000 of estimated value or fraction thereof.

\$ 25.00 for each additional \$1,000 of estimated value or fraction thereof, up to and including \$50,000.

\$ 20.00 for each additional \$1,000 of estimated cost or fraction thereof over \$50,000.

(2) Plumbing Only Projects

(1) \$ 70.00 New construction, plus \$10.00 for each fixture over 8.

(2) \$ 40.00 each – Repairs to existing systems.

(3) \$ 40.00 – System alterations. Does not include new fixtures.
(See “New Construction”, Item (1) above.)

(3) Electrical Only Projects

Permit fee, based on estimated cost of improvement:

0 - \$1,000 - \$50.00
\$1,000 - \$2,500 - \$70.00
Over \$2,500 - \$70.00, plus \$10.00 for each thousand
or portion thereof.

(4) Mechanical Only Projects

Permit fee, based on estimated cost of improvement:

0 - \$1,000 - \$50.00
\$1,000 - \$2,500 - \$70.00
Over \$2,500 - \$70.00, plus \$10.00 for each thousand
or portion thereof.

- (5) Municipal buildings, police stations, and fire stations are exempt.

I. Above or underground tanks and pumps:

(1) \$ 40.00 for aboveground tanks under a total combination of 500-gallon capacity.

(2) \$100.00 for each tank up to 3,000 gallon capacity when used for residential heating and cooking except as noted above.

(3) \$200.00 each, for all other tanks of any nature, up to and including 10,000 gallons.

(4) \$1000.00 each, for all other tanks of any nature, over 10,000 gallons.

J. Demolitions. (The estimated cost for demolitions will be determined from contractor's bid or cost estimates without credit for sale of material or other benefit.)

\$ 40.00 for the first \$1,000 of estimated cost, or fraction thereof.

\$ 10.00 for each \$1,000 of estimated cost or fraction thereof.

\$ 50.00 Demolitions of private residential garages and other small accessory buildings, with less than 500 square feet of ground area covered.

K. Grading Permit.

(1) \$50.00 – Permit fee for the first acre or fraction thereof.

(2) \$30.00 – Fee for each additional acre or fraction thereof, less than 10 acres.

(3) \$10.00 – Fee for each additional acre or fraction thereof, over 10 acres.

L. Highway Occupancy Permit. Fees shall be required as follows:

(1) Driveways

(A) Issuance:

\$ 15.00 – Minimum Use Driveway

\$ 30.00 – Low Volume Driveway

\$40.00 – Medium Volume Driveway

\$50.00 – High Volume Driveway

\$ 10.00 – Supplemental fee for each six-month time extension or each submitted change.

(B) Inspection:

\$ 10.00 – Minimum Use Driveway

\$ 20.00 – Low Volume Driveway

\$ 35.00 – Medium Volume Driveway

\$ 50.00 – Medium Volume Driveway

a. Exceptions:

- The Commonwealth.
- Political subdivision of the Commonwealth.
- Government authorities organized under the laws of the Commonwealth.
- The Federal government.

(C) Additional inspection fees. If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more employees to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permittee shall be charged for all salary, overhead, and expenses incurred by the Township for inspection.

(2) Road Opening

(A) Application fees

\$50.00 – Application fee

\$10.00 - Supplement fee (each 6-month time extension or change)

(B) Inspection fees

(1) Surface opening

\$40.00 – Each 100 linear feet or fraction thereof of Pavement opening.

\$20.00 – Each 100 linear feet or fraction thereof of opening in the right of way.

(2) Surface opening less than 36 Square feet.

\$30.00 – Opening in pavement

\$15.00 – Opening in shoulder

(3) Aboveground Facilities

\$20.00 – Up to 10 physically connected facilities

\$2.00 – Each additional physically connected facility

(4) Crossings

\$80.00 per crossing

(C) Additional inspection fees. If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more employees to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permittee shall be charged for all salary, overhead, and expenses incurred by the Township for inspection.

M. Zoning Permits.

- (1) \$50.00 – Zoning Permits
- (2) \$100 – Zoning Officers Certification
- (3) \$750 – Zoning Officers Preliminary Opinion

N. Sign Permits.

- (1) \$150.00 – Wall Sign
- (2) \$250.00 Pole Sign
- (3) \$50.00 Temporary Sign
- (4) \$100.00 Replacement Sign (Same Structure)

O. Reinspection Fee

- (1) In all cases where the Code Official is requested by the builder/developer to make return or call back inspections and in all cases where there must be additional inspections occasioned by the builder's noncompliance with the notice requirements of the International Codes, the builder/developer shall pay the sum of \$50.00 for each such inspection.

P. Work Started without permit.

- (1) Construction work commenced without permit shall result in the fee being doubled up to a maximum of \$200.00 additional fees.

Q. Board of Appeal

\$1,500 Escrow shall be established with the submittal of an application for appeal, the following will be deducted from the escrow account;

- Notes of testimony & transcription costs
- Stenographers appearance costs
- Advertising costs
- Plus an administrative fee of 10% of charges incurred in conjunction therewith; \$50.00 minimum.

If the costs of the proceedings are more then the established escrow deposit, the applicant will be responsible for the difference.

R. False Alarm Fee's

Offense punishable by a fine of not less than \$100.00 nor more than \$1,000.00, plus cost of prosecution. Such fine and costs shall be collectable before any Magisterial District Judge as like fines and penalties are now by law collectable. Each twenty-four hour period during which failure to comply continues shall constitute a separate offense.

S. Annual permits

\$150.00 for annual permits issued to an approved institution for electrical, gas, mechanical, or plumbing work.

T. Home Occupation Permits

\$50.00 fee.

U. Peddling Fees

\$ 50.00 – Non-profit entity – Permit Renewal Fee - \$10.00

\$250.00 – Business – Permit Renewal Fee - \$50.00

V. Stormwater Management Plan1. Simplified Method

Application Fee	\$50.00
Review & Inspection Escrow*	\$500.00

2. Engineered Method

Application Fee	\$50.00
Review & Inspection Escrow*	\$1,500.00

*The applicant will be responsible for any Staff or Consultant fees incurred in excess of the escrow. Any funds remaining in the escrow once the stormwater management plan is complete will be refunded to the applicant. If the stormwater management plan is part of a subdivision or land development plan, the stormwater management plan review and inspection escrow will not be required.

W. Road Department Services

Labor and Equipment (per hour)

\$75.00 – Skilled Laborer

\$100.00 – Skilled Laborer with Transportation

\$125.00 – Backhoe / Front End loader with operator

\$200.00 – Backhoe / Front End Loader with operator for snow removal.

\$100.00 – Single axle dump truck with operator

\$200.00 – Snow plow with operator

\$125.00 – Riding mower or tractor with operator

\$100.00 – Hand mower, Snow Blower or other hand equipment with operator.

\$125.00 – Skid steer with attached equipment, including Snow Blower, and operator.

Materials

\$85.00 – Salt per ton

\$50.00 – Blacktop per ton

All other materials will be billed on an actual cost basis.

These services are only available on an Emergency basis, as determined by the Township or Mutual Aid agreements. The purpose of these fee's is to set forth a standard rate of reimbursement.

X. Fire Code Operational Permits

(1) Manufacture, storage or handling of Aerosol products, Cellulose nitrate film, Combustible fibers, Compressed gases, Cryogenic fluids, dry cleaning plants, Flammable & Combustible liquids, ethylene gas, Magnesium, organic coatings, Pyroxylin plastics, spraying or dipping, Tire rebuilding plants, & waste handling.

1. \$200.00 – 30 day permit

2. \$500.00 – Yearly permit

(2) Special amusement buildings, Aviation facilities, Places of assembly, Repair garages & motor fuel-dispensing facilities, rooftop heliports - \$200.00 yearly permit

(3) Carnivals and Fairs - \$300.00 – 30 day permit

(4) Exhibits and trade shows - \$200.00 – Per Event, Maximum 30 days

(5) Covered mall Buildings

1. Combustible Goods - \$200.00 – yearly permit

2. Flame Producing Devises, Gas Fired Equipment

1. \$200.00 – 30 day permit

2. \$500.00 – Yearly permit

(6) Floor finishing - \$50.00 – 60 day permit (Operations exceeding 2,000 Square feet)

(7) Explosives, Hazardous materials, HPM materials

3. \$25.00 – Single Day Permit

4. 200.00 – 30 day permit

5. 1000.00 – Yearly permit

(8) Pyrotechnics - \$100.00 per event

(9) Industrial Ovens - \$100.00 yearly permit

(10) Lumber yards and woodworking plants, wood product storage – \$300.00 yearly permit

(11) Storage of scrap tires and tire byproducts - \$500.00 yearly permit

Y. On-Lot Septic System Agreement \$200 per agreement

Z. Whenever a permit is required in accordance with any of the codes adopted by London Grove Township, and a fee has not been previously established, a minimum fee of \$70.00 will be charged for the first \$1,000 or fraction thereof of estimated cost and \$10.00 will be charged for each additional \$1,000 or fraction thereof.

Section 3. Insurance Requirements

Before Building, Plumbing, Electrical or Mechanical permits are issued, a Certificate of Insurance must be submitted in the amount of \$100,000. or the value of the structure being worked on, whichever is greater, for property damage and \$100,000/\$300,000 for bodily injury.

Section 4. Changes in Fee Schedule. The Schedule of Fees as set forth herein and as shall be further revised hereunder, may be revised or amended at any time by Resolution of the Board of Supervisors of the township of London Grove.

A. The Board of Supervisors on written application of any nonprofit, charitable, or governmental institution or organization may reduce or modify any applicable fee as set forth herein upon due consideration of the necessary and proper expenditures of the Township.

Adopted this 4th day of January 2016.

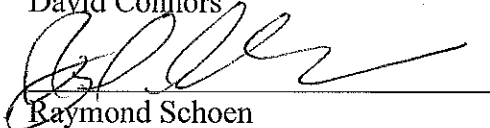
**BOARD OF SUPERVISORS
LONDON GROVE TOWNSHIP**



Richard Scott-Harper



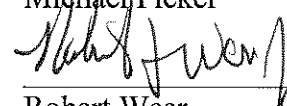
David Connors



Raymond Schoen

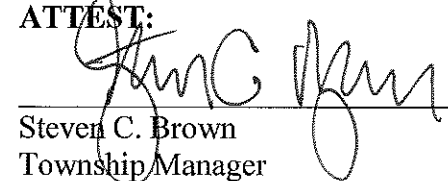


Michael Pickel



Robert Weer

ATTEST:



Steven C. Brown
Township Manager