

RESOLUTION NO 16-29-19-09

FRANCONIA TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION REVISING APPLICATION FEES, PERMIT FEES, ESCROW  
REQUIREMENTS & FEES, PARK & RECREATION FEES, AND PURCHASE FEES

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**WHEREAS**, the Zoning Ordinance, Building Code, Subdivision and Land Development Ordinance, Grading Ordinance and other appropriately enacted Ordinances, provide inter alia, 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

**WHEREAS**, rising costs and other financial considerations have created a need to increase the fee schedule so that administrative services, testing and inspections related to the enforcement of applicable state and local regulations can be maintained on a self-sustaining basis.

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Township Board of Supervisors approves the following fee schedule and all previous fee schedule resolutions are hereby repealed:

**SECTION 1 – ZONING**

1. Applications to the Zoning Hearing Board for Special Exceptions, Variances and/or interpretations (excluding curative amendments).
  - A. Fee - \$1,800 Residential; \$2,000 Non-Residential
  - B. \$275.00 for each additional hearing necessitated by applicant
2. Curative amendment application to the Board of Supervisors or the Zoning Hearing Board
  - A. Fee - \$3,850 + costs
  - B. \$825 + costs for each additional hearing
  - C. Each 3 hours or fraction thereof shall constitute an additional meeting. No meetings are to extend beyond 12 midnight of the day convened.
  - D. Costs are transcript, steno, meeting room, solicitor, etc.
3. Application to Board of Supervisors for amendment to zoning ordinance or for change of zoning
  - A. Fee - \$1,925 + costs
  - B. \$605 + costs for each additional hearing
  - C. Costs are transcript, steno, meeting room, solicitor, etc.
  - D. Each 3 hours or fraction thereof shall constitute an additional meeting. No meetings are to extend beyond 12 midnight of the day convened.
4. Application to Board of Supervisors for Conditional Use Approval other than Rural Resource Residential in 5.
  - A. Fee - \$880.00
  - B. \$260.00 + costs for each additional hearing
  - C. Costs are transcript, stenographer, meeting room, solicitor, etc.
  - D. Each three hours or fraction thereof shall constitute an additional meeting.

5. Application to Board of Supervisors for Conditional Use Approval for 3 lots or less for Rural Resource Residential Subdivision / Land Development
  - A. Fee - \$275.00
  - B. \$110.00 + costs for each additional hearing
  - C. Costs are transcript, stenographer, meeting room, solicitor, etc.
  - D. Each three hours or fraction thereof shall constitute an additional meeting.

## **SECTION 2 - SUBDIVISION AND/OR LAND DEVELOPMENT**

1. Application Fees
  - A. Residential Subdivision and/or Land Development
    - 1) Sketch Plan - \$100
    - 2) Preliminary
      - a) \$660 up to 2 lots or units
      - b) Plus \$140 for each lot or unit in excess of 2 lots or units
    - 3) Lot Line Change(s)/Simple Conveyance
      - c) \$165.00
    - 4) Final Plan Application Fee
      - a) \$660.00
    - 5) Record Plan & Document Recording Fee
      - a) \$110.00
  - B. Nonresidential Subdivision and/or Land Development
    - 1) Sketch Plan – \$200
    - 2) Preliminary/Final Plan
      - a) \$660 General Fee PLUS either \$165 for each lot or unit or \$110 per acre. Whichever fee is higher will apply.
    - 3) Record Plan & Document Recording Fee
      - a) \$120.00
2. Security Escrow- All escrow accounts must be replenished when they fall below \$1,000.00.
  - A. Residential
    - 1) \$3,100 up to and including 2 lots or units
    - 2) \$7,700 3-5 lots or units
    - 3) \$10,000 6 lots/units or more plus \$110 per lot or unit in excess of 6
  - B. Nonresidential
    - 1) \$9,350 plus either \$110 per lot or unit or \$140 per acre. Whichever fee is higher will apply.

The purpose of the escrow, which is held in an interest bearing account, is to guarantee that all legal and engineering costs are paid by the applicant. A separate check shall be required for the payment of this fee. All legal and/or engineering costs will be billed monthly and payable to the Township within thirty (30) days of said billing. Should costs not be paid in full each month, the Township will stop further processing of work on the project. At the time of final plan approval, this escrow amount shall be closed and refunded to the applicant, after it has been determined that there are no outstanding charges.

3. Administrative Charges
  - A. 5% of total cost of review fees

**SECTION 3 – GRADING PERMIT**

1. Permit
  - A. Fee:
 

Up to 250 cubic yards	\$220.00
250 to 500 cubic yards	\$360.00
500 to 1,000 cubic yards	\$385.00
1000 + cubic yards	\$440.00 plus \$45 for each additional 1,000 cubic yards or portion thereof.
  
2. Security Escrow-All Escrow accounts must be replenished when they fall below \$1,000.00.
  - A. Residential
    - 1) \$3,300
  - B. Nonresidential
    - 1) \$10,000 with an additional \$2,000 for lots greater than 5,000 square feet of impervious
  
3. Retaining Wall (greater than 3 feet with footing)     \$100.00
4. Administrative Charges
  - A. 5% of total cost of review fees

**SECTION 4 – BUILDING PERMITS:** A \$4.00 fee will be added to all permits as per the regulations of the UCC Building Code.

1. Residential
  - A. Building Permits - New single-family detached dwellings, duplex dwellings, twin dwellings, quadraplex dwellings and townhouses shall be charged per unit. Apartments shall be charged per building.
    - 1) \$500 plus \$0.35 per square foot of floor area including basement and garage, but excluding crawl space and attic.
  - B. Alterations and additions
    - 1) \$300 plus \$0.35 per square foot of floor area with \$750.00 maximum fee
  - C. Basement Egress Door or Window
    - 1) \$110
  - D. Window or Door Replacement with increased opening size
    - 1) \$85
  - E. Decks and Patios greater than 100 square feet
    - 1) \$115.00 plus \$0.35 per square foot of area
  - F. Barn, pole barn, detached garage, utility building, bathhouse, gazebo and storage sheds
    - 1) \$85.00 up to 200 square feet and \$30 for each additional 200 square feet or fraction thereof
  - G. Construction Trailers
 

1) Temporary Sales Office	\$330.00
2) Temporary Job Office	\$330.00
3) Job Site Storage Trailers	\$110.00 each

 Trailers must be removed 15 days before project dedication

2. Commercial Industrial, Institutional, Shopping Center or Other Nonresidential  
Plan Review Fee – Under 2,000sq ft - \$150; 2,000-5,000sq ft - \$400; 5,000-10,000sq ft- \$600;  
10,000+- \$750 (Non-Refundable Fee must be paid at the time of submittal.)

A. New Alterations and additions

- 1) Fee - \$715.00 for the first 1,000 sq. ft. of floor area.
- 2) \$110.00 for each additional 1,000 sq. ft of floor area or fraction thereof.
- 3) Each 18-foot interval in height or fraction thereof shall count as an additional story. Where more than one building classification is incorporated within the permit, the higher fee shall be paid for all square footage of all buildings.
- 4) Maximum fee of \$715.00 for all farm buildings.

B. Construction Trailers

- 1) Temporary Sales Office \$330.00
- 2) Temporary Job Office \$330.00
- 3) Job Site Storage Trailers \$110.00

Trailers must be removed 15 days before Use and occupancy Permit is issued.

C. Swimming Pools, Tennis Courts and all other recreational uses related to Residential

- 1) Fee - \$75.00 for the first \$1,000 of cost.
- 2) \$30.00 for each additional \$1,000 of cost or fraction thereof, \$715.00 maximum fee.

D. Hot Tubs and Saunas

- 1) Fee - \$85.00

E. Gas or Wood Fireplaces

- 1) Fee - \$85.00

In any instances where more than one building classification is incorporated within a permit, the higher fee classification shall apply.

**SECTION 5 – DRIVEWAY**

1. New - \$85.00 Fee
2. Paving of an existing driveway - \$50.00 Fee

**SECTION 6 – PLUMBING**

1. Permits

- A. Residential Inspection - \$55.00
- B. Industrial & Commercial Inspection - \$110.00
- C. Per Fixture Residential– New \$15.00 each; Commercial \$25
- D. Per Fixture Residential– Replacement \$10.00 each
- E. Public sewer line connection inspection - \$200.00 lateral  
(Any costs exceeding \$200.00 will be the responsibility of the homeowner)
- F. Lawn Sprinkler System - \$48.00 for first \$1,000 and \$30 for each additional \$1,000 or fraction thereof
- G. Automatic Fire Sprinkler Residential- \$48.00 for first \$1,000 and \$30 for each additional \$1,000 or fraction thereof  
Commercial - \$510 base plus \$5 per head

## **SECTION 7 – ELECTRICAL – Third Party Inspected**

Plan Review Fee – Residential \$260 – (Fee must be paid at the time of submittal. The review fee will be deducted from the total permit fee.)

1. Permits
  - A. Residential single family up to 400 amp service - \$260  
Residential 401 amps to 600 amps - \$320.00  
Residential Alterations up to 500 sq ft (\$10/ sq ft additional thereafter) - \$150  
Generator up to 20 kw - \$200 (over 21 kw & over price quoted after plan review)  
Solar project up to 10 kw - \$300 (\$20 additional for each 10 kw or fraction thereof)  
Temporary Service up to 200 amp - \$125  
Temporary Service 200 amp to 400 amp - \$150  
Residential Fire/Burglar Alarm System - \$60  
400-600 amp Service new/replace or repair - \$105

Plan Review Fee – Commercial \$500 – (Fee must be paid at the time of submittal. This fee is non-refundable and is in addition to the permit fee.)

1. Non-Residential: Base fee \$110.00 for the first \$1,000 of cost or fraction thereof and an additional \$25.00 per \$1,000 of additional electrical cost.

## **SECTION 8 – USE & OCCUPANCY**

1. New Residential
  - A. Fee - \$110.00  
Use and Occupancy Permit required and fee applicable when tenant changes in any in-law suite.
2. New Commercial or Industrial; Change in use for industrial or commercial; Nonconforming change of ownership, tenant or occupant.
  - A. Fee - \$140.00

## **SECTION 9 – SIGNS** – Directional, business, commercial, industrial or development

1. Residential Permit Fee – permanent directional sign of 3 sq. ft. or under
  - A. \$50.00
2. Business, Industrial, or Commercial Permit Fee –
  - A. \$75.00 for the first \$1,000 of cost and \$30.00 for each additional \$1,000 of cost or fraction thereof.

## **SECTION 10 – SEWER MANAGEMENT PROGRAM**

1. Pumper/Hauler Registration
  - A. First Registration- \$50.00
  - B. Per Year thereafter - \$40.00

## **SECTION 11 – PARK AND RECREATION FEES**

1. Pavilion Fee
  - A. \$75.00 - Non-Resident User Fee
  - B. \$10.00 - Resident User Fee
  - C. \$100.00 - Event Fee
  
2. Field Reservation
  - A. A refundable security deposit of \$250.00 is required by any Non-Profit organization or group reserving any township athletic field. The deposit is due prior to use of the field. Any damage to the field or violation of the rules and regulations agreed upon through the completion and signature of application will result in forfeiture of deposit.
  - B. \$22.00 – Non Profit Organizations or Groups in excess of twenty (20) using Township athletic field for a single day event
  - C. \$110.00 - Non Profit Organizations or Groups in excess of twenty (20) using Township athletic field for a period of five (5) days
  - D. \$440.00 - Non Profit Organizations or Groups in excess of twenty (20) using Township athletic field for a period of thirty (30) days
  - E. \$1,320.00 - Non Profit Organizations or Groups in excess of twenty (20) using Township athletic field for a period exceeding thirty (30) days
  
3. Concession Stand
  - A. \$30.00 - User Fee per time block for the use of the concession stand. Concession stands may be reserved in 4 hour time blocks (see application). A refundable security deposit of \$100.00 is required prior to use of the stand.

## **SECTION 12 – OTHER MISCELLANEOUS FEES**

1. Utility Poles (relocation or replacement)
  - A. Fee - \$105.00 each pole
  
2. Cell Tower "Antenna" Replacement
  - A. Fee - \$165.00
  
3. Fire Suppression Hood System
  - A. Fee - \$85.00
  
4. Demolition of any Structure
  - A. Fee - \$100.00 for the first 1,000 sq. ft.  
\$25 for each additional 1,000 square feet or fraction thereof.
  
5. Relocation of a structure
  - A. Fee - \$75.00
  
6. Roadside Stands
  - A. Seasonal Only - \$55.00  
Fee waived if stand on property where products are raised.
  
7. Parking Area (other than accessory to private residence)
  - A. Fee - \$110.00 + engineer's inspection fee

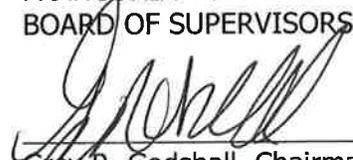
8. Fence Installation  
A. Fee - \$55.00
9. Dog Boarding  
A. Fee- \$12.00 per day
10. Fire and Code Inspection  
A. Fee - \$100
11. Banner Permit  
A. Fee - \$50.00
12. Firework Permit  
A. Fee - \$250.00
13. Traffic Impact Fees and Park and Recreation Impact Fees  
Fees to be set forth in separate Resolution and or Ordinance adopted from time to time by the Board of Supervisors.

**SECTION 13 – MAP/DOCUMENT PURCHASE FEES**

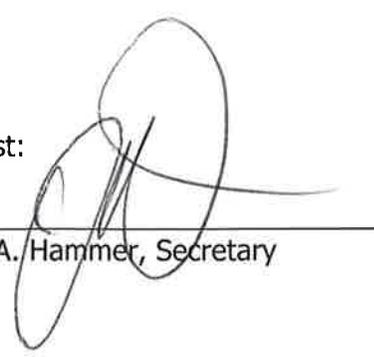
1. Zoning Ordinance \$30.00
2. Subdivision & Land Development Ordinance \$30.00
3. Zoning Map \$10.00
4. Complete set of all Codified Ordinances in Binder \$550.00
5. Supplementation Service (only for 4 above) \$45.00 annual charge
6. Use of Copier (for all related subject matter) \$.25 per sheet

**DULY PRESENTED AND ADOPTED** by the Franconia Township Board of Supervisors, Montgomery County, Pennsylvania, in a public meeting held this 19<sup>th</sup> day of September 2016.

FRANCONIA TOWNSHIP  
BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Greg R. Godshall, Chairman

Attest:

  
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Jon A. Hammer, Secretary