

Durham Township Fee Schedule

(Resolution 2014-10)

The Board of Supervisors of Durham Township, Bucks County, Pennsylvania hereby adopts this Resolution as its Fee Schedule until changed by a later Resolution approved by the board.

1. DEED REGISTRY:

Every purchaser, devisee, grantee or person acquiring title to real property in Durham Township in any manner whatsoever shall furnish the Township Manager at the Township Building a full and completed Deed Registration Form, a complete official copy of the property's Deed and a \$10 registration fee. Neglect or refusal to comply with the provisions of this ordinance will result in a fine not to exceed one thousand dollars (\$1,000) per violation, imprisonment to the extent allowed by the law for punishment of summary offenses and payment of all court cost in a proceeding before the District Justice for Durham Township.

2. ZONING PERMIT: (All applications may also require a building permit)

Residential- For new construction, reconstruction and conversion, including rebuilding on the same foundation: **\$100.00**

Residential - For alteration, remodeling and repair of an existing structure: **\$50.00**

Residential Accessory Buildings - Including attached building elements such as decks:
Up to 160 Sq. Ft. - **\$25.00** Over 160 Sq. Ft. - **\$50.00**

Commercial/Industrial - For new construction, reconstruction, conversion, and accessory buildings including rebuilding on the same foundation:
Up to 1,000 Sq. Ft. - **\$200.00** Over 1,000 Sq. Ft. - **\$0.20 Sq. Ft.**

Commercial/Industrial - For alteration, remodeling and repair of an existing structure:
Up to 1,000 Sq. Ft. - **\$150.00** Over 1,000 Sq. Ft. - **\$0.15 Sq. Ft.**

Demolition- Residential: **\$50.00**

Demolition- Commercial/Industrial: **\$100.00**

Agricultural Structures: Up to 200 Sq. Ft. - **\$25.00** Over 200 Sq. Ft. - **\$50.00**

Additional or Changes of Zoning Uses, not requiring Variances or Special Exceptions, involving no structure changes: **\$100.00**

Square Feet Defined: For zoning permit purposes only: The total area within the main floor perimeter of the outside walls. Area of a square or rectangle = Width x Length

3. **Driveway Permit or Road Encroachment / Refundable Escrow:**
Each driveway application requires a **refundable escrow of \$1,000** in addition to the non- refundable **\$50.00 fee per driveway**. The escrow is refunded after the Township Road Master and Zoning Officer inspect the driveway to insure Durham Township's driveway specifications are met.
4. **Residential Use and Occupancy Permit:** None
(Fee paid directly to Code Inspections as part of Building Permit).
5. **Commercial/Industrial Use and Occupancy Zoning Permit:**
 - a. A one-time zoning fee of **\$200.00** for each commercial or industrial use and occupancy permit. (Building Permit U&O Fee also required)
6. **Home Occupation & No Impact Home Occupation Zoning Permit:**
\$25.00
7. **Accessory Office Zoning Permit:** **\$25.00**
8. **Temporary Trailer/Tent Zoning Permit:**
\$25.00 + \$100 Refundable Deposit
9. **Public Event Zoning Permit:** **\$100.00**
10. **Fencing Zoning Permit (where required by ordinance):** **\$25.00**
11. **Swimming Pool Zoning Permit:**
All permanent swimming pools (above & in ground) require a one-time zoning permit fee of **\$50.00** in addition to the building permit fee.
12. **Sign: Permanent - Zoning Permit:** (Large signs may also require a building permit)
Up to 24 Sq. Ft. - **\$25.00** Over 24 Sq. Ft. - **\$25.00 + \$0.25 Sq. Ft.**

Sign: Temporary – Zoning Permit:
\$25.00 + \$50.00 Refundable Escrow Each Sign
13. **Trailer/Mobile Home and Mobile Park Zoning Permit:**
Mobile Home on a single lot: Same fee as a conventional house
Mobile Home Park: **\$2500.00** initial fee and **\$50.00** per lot annually.
14. **Forestry Zoning Permit:** **\$100.00**
15. **Alternative Energy; Solar, Wind, Etc. Zoning Permit:** **\$100.00**

16. Water Well or Septic Construction or Reconstruction Permit:

No permit required from Durham Township – No Township Fee

Call Bucks County Department of Health for application to Construct/Modify a well or septic system: **215-529-7322 before commencing any work!**

NOTE: If a project is started before obtaining a permit all applicable fees WILL BE DOUBLED. A permit will be issued only if the project is determined to be in compliance with all zoning & building code regulations.

17. Storm Water Management Fees:

- Application Fee.....**\$100.00**

- Escrow Fees:

Subdivision.....2 to 9 Lots.....**\$1,000.00 + \$100.00 per lot**

.....10 & Up Lots...**\$2500.00** Flat Fee

Land Development:

Individual Residential Lot.....**\$1,000.00**

Commercial/Industrial/Other

-Impervious Area <3,500 sq ft.....**\$1,000.00**

-Impervious Area 3,500 to <40,000 sq ft....**\$2,000.00**

-Impervious Area >40,000 sq ft.....**\$3,000.00**

- Site Inspection Fee.....**\$250.00**

18. Building Permits: (See Code Inspection Services, Inc. Fee Schedule)

Under an agreement for professional services, Durham Township Board of Supervisors has selected CODE INSPECTION SERVICES INC. of Horsham, PA. to provide all building construction inspections, including plumbing, electrical, building plan reviews, and building code enforcement. All applicants **MUST** use Code Inspections, Inc. to inspect all of their work in the township. Other outside inspectors are not authorized. A copy of the Code Inspections, Inc. approved building inspection fee schedule is attached. A ten (10%) percent township administration fee and a \$4.00 State of PA Uniform Construction Code (UCC) training fee will be added to all approved building permits.

A building application review fee of \$25.00 will be charged to all applicants who withdraw applications following building inspector review

19. Applications to the Board of Supervisors:

<u>USE</u>	<u>FILLING FEE</u>	<u>ESCROW</u>
A. Quarry/Extraction	\$10,000.00	\$10,000.00
Asphalt Plant & Ready Mix		
Concrete Plant		
B. Conditional Use:		
Agricultural & Accessory Use.....	\$ 750.00	\$ 2,500.00
All Others.....	\$1,000.00	\$ 2,500.00
C. Curative Amendment, Change.....	\$5,000.00	\$10,000.00
and/or Amendment to the Zoning		
Ordinance or to the Zoning Map		

20. Zoning Hearing Board Applications: (No Escrows Required / Permitted)

<u>USE</u>	<u>FILING FEES</u>
A. Single Family Residential & All Agricultural.....	\$1000.00
• Interpretation – Section 903,	
• Variance Section 904,	
• Special Exception Section 905,	
• Unified Appeals Section 906,	
(Excluding Substantive Challenge	
Or Curative Amendment)	
B. Commercial, Industrial and Multi-Family:	
• Interpretation – Section 903,	
• Variance Section 904,	
• Special Exception Section 905,	
• Unified Appeals Section 906,	
(Excluding Substantive Challenge	
Or Curative Amendment)	
Two (2) or less units or where the	
the number of units does not apply.....	\$3000.00
Three (3) to Six (6) Units.....	\$3500.00
Seven (7) to Fifteen (15) Units.....	\$4500.00
Sixteen (16) or over Units.....	\$5500.00
C. Flood Plain Special Exception.....	\$1250.00
D. Validity of an Ordinance, Substantive	
Question Landowner Appeal (Section 1002) or	
a Curative Amendment.....	\$12,000.00

**E. Validity of an Ordinance, Substantive Question,
Appeals by Persons Aggrieved (Section 1003).....\$5,000.00**

**F. Applications, decisions, and Orders not involving
the Validity of an Ordinance (Section 1004).....\$5,000.00**

NOTE: There will be a \$250.00 Continuance Fee for all ZHB Hearings (unless waived).

The fees provided for applications to the Zoning Hearing Board shall be utilized to pay costs and expenses as are authorized by the Pennsylvania Municipalities Planning Code on account of the Zoning Hearing Board proceedings. Escrows are not permitted per MPC.

21. Land Development and Subdivision:

This fee schedule shall apply to all applications for the particular phase of subdivision or land development filed after the effective date hereof, whether or not an application for a prior phase was filed previously. If a plan is denied at a particular phase and subsequently the application is re-filed, such new or amended plan shall be considered a new application, requiring the payment of a new filing fee and refundable escrow.

Upon initial plan submission a one-time review fee of \$100.00 is required, prior to township acceptance, for plan review & approval by our township engineer.

<u>TYPE</u>	<u>Filing Fee*</u>	<u>Refundable Escrow*</u>
<p><u>A. Minor Subdivision</u> includes Lot Line Change and Sketch, Preliminary / Final Plan up to two (2) lots.</p>	<p>\$500.00..... (one-time fee)</p>	<p>\$3,500.00</p>
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<p><u>B. Major Subdivision/Land Development</u></p> <p><u>Sketch/Feasibility:</u> 3 to 5 lots subdivision..... 6 to 10 lots..... 0 to 2.5 acre land development..... Over 10 lots subdivision..... Over 2.5 acre land development.....</p>	<p>\$ 750.00..... \$1,000.00..... \$1,000.00..... \$1,500.00..... \$1,500.00.....</p>	<p>\$6,000 \$6,000 \$6,000 \$6,000 \$6,000</p>
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<p><u>Preliminary Plan</u> 3 to 5 lots subdivision..... 6 to 10 lots subdivision..... 0 to 2.5 acre land development..... Over 10 lots subdivision..... Over 2.5 acre land development.....</p>	<p>\$500.00 + \$125.00 per lot \$600.00 + \$125.00 per lot \$1,000.00..... \$700.00 + \$125.00 per lot \$1,500.00.....</p>	<p>\$6,000 \$6,000 \$6,000 \$6,000 \$6,000</p>

<u>TYPE</u>	<u>Filing Fee*</u>	<u>Refundable Escrow*</u>
<u>Final Plan</u>		
6 to 10 lots.....	\$450.00 + \$ 75.00 per lot	\$6,000
0 to 2.5 acre land development.....	\$750.00.....	\$6,000
Over 10 lots subdivision.....	\$550.00 + \$ 75.00 per lot	\$6,000
Over 2.5 acre land development.....	\$1,000.00.....	\$6,000

***Re-Submittal of All Revised Plans – Subject to \$150.00 Re-Filing Fee**

22. Quarry/extraction, asphalt plant or ready mix concrete plant:

1. The application fee for conditional use for a quarry/extraction operation, asphalt plant or ready mix concrete plant shall be Ten Thousand Dollars (\$10,000) which shall be due and payable by the applicant at the time the application for conditional use is filed with the Township. A separate application and application fee shall be required for each of the aforesaid uses. The application fee is not refundable. In addition, at the time of filing an application for such a conditional use, an applicant shall pay to the Township the sum of Ten Thousand Dollars (\$10,000) as a * Refundable Escrow, to be applied as set forth hereinafter.
2. The application fee for a subdivision/land development for a quarry/extraction operation shall be Seven Thousand Five Hundred Dollars (\$7,500.00). The fee is not refundable. In addition, at the time of filing an application for subdivision/land development for a quarry/extraction operation, an applicant shall pay to the Township the sum of Ten Thousand Dollars (\$10,000) as a *Refundable Escrow to be applied as set forth hereinafter.
3. The application fee for a subdivision/land development for an asphalt plant shall be Seven Thousand Five Hundred Dollars (\$7,500.00). This fee is not refundable. In addition, at the time of filing an application for subdivision/land development for an asphalt plant, an applicant shall pay to the Township the sum of Ten Thousand Dollars (\$10,000.00) as a *Refundable Escrow, to be applied as set forth hereinafter.
4. The application fee a subdivision/land development for a ready mix concrete plant shall be Seven Thousand Five Hundred (\$7,500.00). This fee is not refundable. In addition, at the time of filing an application for subdivision/land development for a ready mix concrete plant, an applicant shall pay to the Township the sum of Ten Thousand Dollars (\$10,000.00) as a *Refundable Escrow, to be applied as set forth hereinafter.

5. The fee for an annual renewal permit for each of the quarry/extraction, asphalt plant and ready mix concrete plant uses shall be Two Thousand Five Hundred Dollars (\$2,500.00) for each renewal permit. In addition, an applicant for each such renewal permit shall pay to the Township the sum of Two Thousand Dollars (\$2,000.00) as a *Refundable Escrow, to be applied as set forth hereinafter.
6. If an applicant shall file simultaneously an application for conditional use approval or for subdivision/land development approval for any one or all of quarry/extraction, asphalt plant and/or ready mix concrete plant uses, and the Township is able to review the multiple applications in the same proceeding or same series of proceedings, separate application fees shall be required for each application in the amounts provided in this Resolution, but only one fee shall be required to create the Refundable Escrow, since the applicant is liable to the Township for all the review fees and costs incurred by the Township, and the applicant is required to replenish the Refundable Escrow for additional sums as the Township requires to pay the review fees and costs, in excess of the initial Refundable Escrow, as provided hereinafter. In this instance, the amount required to be deposited as the Refundable Escrow, at the time of filing the application, shall be the highest Refundable Escrow required for any one of the uses for which the multiple applications are made.
7. There shall be no separate application fee for the initial zoning permit for quarry, asphalt plant and/or ready mix concrete plant uses, since it is deemed that the conditional use and subdivision/land development application fees and escrow funds for review fees and costs which are established by this Resolution are sufficient, and adequate provisions have been made herein for application fees and escrow funds for review fees and costs on renewal permits. Renewal permits are provided herein.

Refundable Escrow Account: The Board of Supervisors and Planning Commission of Durham Township may call upon the services of consultants for engineering, legal, site design, traffic design, landscape architecture, environmental and other professional services as may be deemed necessary incidental to the review, examination and approval of subdivision and land development application and plans and the preparation of such legal and engineering documents concerning the same which may be necessary to implement the subdivision and /or land development approval. The Refundable Escrow is established in order to reimburse the Township for all such fees, costs and expenses so incurred and as required and permitted by the Pennsylvania Municipalities Planning Code and Township Ordinances & Fee Schedules.

Prior to acceptance by the township of an application and plan for the particular phase of subdivision or land development noted above, the applicant shall pay to the Township the amount specified above for the Refundable Escrow for the particular phase of subdivision or land development. Any balances remaining after the review and approval of a prior phase of land development or subdivision may be applied toward the Refundable Escrow required for a subsequent phase of review.

The Refundable Escrow shall be held and maintained in a separate non-bearing interest account by the Township as security for the payment of all fees, costs and expenses incurred by the Township for the purposes above stated and for the payment of a Township administrative fee as set forth herein.

The Township will receive bills for the fees, costs and expenses provided herein on a monthly basis, and upon receipt thereof, the Township shall withdraw from the applicant's Refundable Escrow account the amount required for the township to pay the bill. Thereafter, the applicant must replenish the Refundable Escrow by the amount paid there from by the Township within thirty (30) days of the mailing of written notice to the applicant. If the Township does not receive payment in full from the applicant of the escrow replenishment within (30) days of the mailing date thereof by the Township, the Township reserves the right to charge the applicant an additional administrative fee of ten (10%) of the amount of the escrow replenishment not so paid

It is the responsibility of the applicant to maintain the Refundable Escrow at all times in the amount provided in the Fee Schedule, and upon the failure of the applicant to do so the Township may withhold all future action, consideration and approval on the applicant's plan and application, and the Township may deny the issuance of any permit or other approval which may pertain thereto until all of the fees, costs and expenses provided herein, the plus administrative fees, are paid in full and the *Refundable Escrow is maintained as provided herein.

The Refundable Escrow is in addition to the above stated filing fees.

Any balance remaining in the Refundable Escrow account after the payment of all applicable fees, costs, expenses and review fee provided herein, including the ten (10%) administrative fee, where applicable, shall be returned to the applicant after the plan and application have been granted final subdivision or land development approval, or after the same officially has been withdrawn in writing or denied. The applicant must request the return of all remaining escrow funds in writing.

This updated Fee Schedule Resolution is hereby adopted by the Board of Supervisors of Durham Township, Bucks County, Pennsylvania, on this 9th day of September, 2014.

Attest: (Township Seal)

Bartley E. Millett, Chairman

****SIGNATURES ON FILE IN TOWNSHIP OFFICE****

Richard M. Johnson, Vice Chairman

**Joseph M. Kulick
Township Manager/Secretary**

Manfred Marschewski, Member