Durham Township Fee Schedule

*(Resolution 2022-04)*

**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.**

**NOTE:**

**If a project is started before obtaining any required permit,**

**ALL APPLICABLE FEES WILL BE DOUBLED.**

**Applied-for permits will only be issued if the project is determined to be in compliance with all Township ordinances, codes, and other requirements, including, but not limited to, zoning & building code regulations and all fees and escrows have been paid.**

1. **DEED REGISTRY**:

Every purchaser, devisee, grantee, or person acquiring title to real property in Durham Township, in any manner whatsoever, shall file with the Township a completed Deed Registration Form, a recorded copy of the property’s Deed, and a $10 registration fee.

1. **ZONING PERMITS**:(All applications may also require a building permit)

**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

*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 & including 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 & including 1,000 Sq.Ft. - **$200.00** Over 1,000 Sq.Ft. - **$0.20/Sq.Ft**.

*Commercial/Industrial* - For alteration, remodeling or repair of an existing structure:

Up to & including 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* – For all types of construction and demolition*:*

Up to & including 200 Sq.Ft. - **$25.00** Over 200 Sq.Ft. - **$50.00**

*Additional or Changes of Zoning Uses -* Not requiring variances or special exceptions and involving no structural changes*:* **$100.00**

*Home Occupation & No Impact Home Occupation Zoning Permit:* **$25.00**

*Accessory Office Zoning Permit:* **$25.00**

*Temporary Trailer/Tent Zoning Permit:* **$25.00** + **$100.00 Refundable Deposit**

*Public Event Zoning Permit:*  **$100.00**

*Fencing Zoning Permit (where required by ordinance ):* **$25.00**

*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.

*Sign: Permanent - Zoning Permit:* (Large signs may also require a building permit)

Up to & including 24 Sq. Ft. - **$25.00**

Over 24 Sq. Ft. - **$25.00** + **$0.25** for each Sq.Ft. above 24 Sq.Ft.

*Sign: Temporary – Zoning Permit:*

**$25.00** fee + **$50.00** Refundable Escrow for each sign

*Trailer/Mobile Home and Mobile Park Zoning Permit:*

Mobile Home on a single lot: Same fee as a conventional house

Mobile Home Park: **$2,500.00** initial fee and **$50.00** annual fee per mobile home within the Park.

*Forestry Zoning Permit:* **$100.00**

*Alternative Energy; Solar, Wind, Etc. Zoning Permit:* **$100.00**

1. **Driveway Permit Applications:**

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.

1. **Residential Use and Occupancy Permits:** None

(Fee paid directly to Code Inspections as part of Building Permit).

1. **Commercial/Industrial Use and Occupancy Permits:**

A one-time fee of **$200.00** for each commercial or industrial use and occupancy permit. (Building Permit U&O Fee also required)

1. **Water Well or Septic Construction or Reconstruction Permits:**

No permit required from Durham Township – No Township Fee

**Call Bucks County Department of Health at 215-529-7322 for an application to construct/modify a well or septic system before commencing any work!**

1. **Storm Water Management Fees:**

**A. Application Fee:** **$100.00**

**B. Escrow Fees:**

**Individual Lot** (no subdivision or land dev.) **$2,000.00**

**Subdivision** 2 to 9 Lots **$1,000.00** + **$100.00**/lot

10 Lots & Greater **$2,500.00** flat fee

**Land Development:**

Residential Development **$2,000.00**

Commercial/Industrial/Mixed/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**

**C. Site Inspection Fee** **$250.00**

1. **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.**

1. **Applications to the Board of Supervisors:**

**APPLICATION TYPE FILLING FEE ESCROW**

**A. Conditional Use:**

Agricultural & Accessory Uses **$750.00 $2,500.00**

All Others **$1,000.00** **$2,500.00**

**B. Curative Amendment $15,000.00 N/A**

**C. Change and/or Amendment to the $2,500.00 $5,000.00**

**Zoning Ordinance and/or Map**

**D. Any other application $1,000.00 $2,500.00**

1. **Zoning Hearing Board Applications:**

**APPLICATION TYPE FILING FEE**

**A. Involving Single Family Residential & Agricultural Uses $1,000.00**

(Excluding validity and substantive challenges)

**B. Involving Multi-Family Uses:**

(Excluding validity and substantive challenges)

Two (2) or less units or where number of units does not apply **$3,000.00**

Three (3) to Six (6) Units **$3,500.00**

Seven (7) to Fifteen (15) Units **$4,500.00**

Sixteen (16) or over Units **$5,500.00**

**C. Involving all Other Uses:**

(Commercial, institutional, industrial, governmental, utilities, etc.)

(Excluding validity and substantive challenges)

Site size of five (5) acres or less **$3,000.00**

Site size of more than five (5) to ten (10) acres **$3,500.00**

Site size of more than ten (10) to twenty (20) acres **$4,500.00**

Site size of more than twenty (20) acres **$5,500.00**

**D. Flood Plain Special Exception or Variance $1,250.00**

**E. Validity Challenge or Substantive Challenge $12,000.00**

**NOTE: There will be a $250.00 Continuance Fee for all Zoning Hearing Board hearings continued at the request of the applicant or due to the actions of the applicant (unless waived).**

1. **Land Development and Subdivision Applications:**

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 review& approval of the application by the Township Engineer.***

|  |  |  |
| --- | --- | --- |
| **Type** | **Filing Fee**  **(one-time fee)\*** | **Refundable Escrow\*** |
| **A. Minor Subdivision**  includes lot line change and sketch, preliminary/final plan up to two (2) lots. | **$500.00** | **$3,500.00** |
| **B. Major Subdivision/Land Development** | | |
| **Sketch/Feasibility:** |  |  |
| 3 to 5 lot subdivision | **$750.00** | **$6,000** |
| 6 to 10 lot subdivision | **$1,000.00** | **$6,000** |
| Over 10 lot subdivision | **$1,500.00** | **$6,000** |
| 0 to 2.5 acre land development | **$1,000.00** | **$6,000** |
| Over 2.5 acre land development | **$1,500.00** | **$6,000** |
| **Preliminary Plan** |  |  |
| 3 to 5 lot subdivision | **$500.00 + $125.00/**lot | **$6,000** |
| 6 to 10 lot subdivision | **$600.00 + $125.00/**lot | **$6,000** |
| Over 10 lot subdivision | **$700.00 + $125.00/**lot | **$6,000** |
| 0 to 2.5 acre land development | **$1,000.00** | **$6,000** |
| Over 2.5 acre land development | **$1,500.00** | **$6,000** |
| **Final Plan** |  |  |
| 6 to 10 lot subdivision | **$450.00 + $75.00/**lot | **$6,000** |
| Over 10 lot subdivision | **$550.00 + $75.00/**lot | **$6,000** |
| 0 to 2.5 acre land development | **$750.00** | **$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**

1. **Quarry/Extraction, Compressor Station, Asphalt Plant, or Ready Mix Concrete Plant Applications:**
2. The fee for a conditional use application for a quarry/extraction, compressor station, asphalt plant, or ready mix concrete plant shall be Ten Thousand Dollars (**$10,000.00**) which shall be due and payable by the applicant at the time the application 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 such an application, an applicant shall deposit with the Township the sum of Ten Thousand Dollars (**$10,000.00**) as a Refundable Escrow, to be applied as set forth hereinafter.
3. The application fee for a subdivision/land development for a quarry/extraction, compressor station, asphalt plant, or ready mix concrete plant shall be Seven Thousand Five Hundred Dollars (**$7,500.00**) which shall be due and payable by the applicant at the time the application is filed with the Township. A separate application and application fee shall be required for each of the aforesaid uses. The fee is not refundable. In addition, at the time of filing an application for subdivision/land development for a quarry/extraction, compressor station, asphalt plant, or ready mix concrete plant, an applicant shall deposit with the Township the sum of Ten Thousand Dollars (**$10,000.00**) as a Refundable Escrow to be applied as set forth hereinafter.
4. The fee for an annual renewal permit for the quarry/extraction, compressor station, asphalt plant, and ready mix concrete plant uses shall be Two Thousand Five Hundred Dollars (**$2,500.00**) for each renewal permit for each such use. In addition, an applicant for each such renewal permit shall deposit with the Township the sum of Two Thousand Dollars (**$2,000.00**) as a Refundable Escrow, to be applied as set forth hereinafter.
5. If an applicant files simultaneously an application for conditional use approval and subdivision/land development approval for any one or more of quarry/ extraction, compressor station, 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.
6. **Refundable Escrow Account:**

The Board of Supervisors, Planning Commission, and Staff 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 permit applications and plans, subdivision and land development applications and plans, and the preparation of such legal and engineering documents concerning the same which may be necessary to implement the approval of such plans and applications. In addition, the Township may incur other costs and expenses as result of certain submissions to the Township which the Township is permitted to pass onto the applicant. The Refundable Escrow is established to reimburse the Township for all such fees, costs, and expenses so incurred and shall be used in accordance with the Pennsylvania Municipalities Planning Code, the Second Class Township Code, and Township Ordinances & Fee Schedules.

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

The Refundable Escrow shall be held and maintained in a non-interest bearing 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.

In regards to subdivisions, land developments, and other projects falling under the jurisdiction of Article 5 of the Pennsylvania Municipalities Planning Code (MPC), the Township will receive bills from the Township Consultants 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 such bills. Within one hundred (100) days of the mailing of such bills to the applicant, the applicant shall either replenish the Refundable Escrow by the amount paid therefrom by the Township or challenge some or all of these charges in accordance with Sections 503 or 510 of the MPC. If no such challenge is filed and the Township does not receive payment in full from the applicant of the escrow replenishment within these one hundred (100) days of the mailing date, 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.

In all other cases, the Township will receive bills from the Township Consultants and others 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 such bills. Thereafter, the applicant shall replenish the Refundable Escrow by the amount paid therefrom 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.

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 upon receipt by the Township of a written request from the applicant and after the plan and/or application have been granted final approval, denied, or officially withdrawn in writing by the applicant.

***The Refundable Escrow is required and must be provided by the applicant in addition to the above stated filing fees.***

**This updated Fee Schedule Resolution is hereby adopted by the Board of Supervisors of Durham Township, Bucks County, Pennsylvania, on this 8th day of February 2022.**

**Bartley E. Millett, Chairman**

**Attest: (Township Seal) Kathleen Gentner, Vice Chairman**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Danielle Cox Richard Johnson, Member**

**Township Administrator**

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