



**VERSION: JULY 1, 2009**

#### **IV. COMMUNITY PLANNING DEPARTMENT FEES**

##### **A. Subdivision Plan Submission:**

1. Pre-application Conference Application: No Charge
2. Preliminary, Preliminary/Final, or Final Application:
  - a. 2 to 4 lot/dwelling units: \$300.00
  - b. 5 lots/dwelling units and up: \$1,750.00; plus \$75.00 for each additional lot/dwelling unit above 5
3. Revised Subdivision Plan: \$750.00
4. Lot line revision / lot consolidation: \$100.00
5. Application Deposit for Township consultant fees:\* \*\*
  - Actual cost to the Township of plan reviews, report preparation, and other services performed by consultants and/or the Township Solicitor as billed to the Township at the normal rate charged.

Method of Payment: Upon initial submission of application the applicant shall deposit, in addition to the application fee, the following sums:

  - 0 to 4 lot/dwelling units: No deposit
  - 5 to 50 lot/dwelling units: \$2,500.00
  - Greater than 50 lot/dwelling units: \$4,000.00
6. Revised Subdivision Plan: 4 lots/dwelling units or more: \$2,000.00

##### **B. Land Development Plan Submission:**

1. Preliminary Application: \$1,750.00 plus \$200.00/acre above 2 acres
2. Preliminary/Final Application: \$1,750.00 plus \$200.00/acre above 2 acres
3. Final Application: \$1,750.00 plus \$200.00/acre above 2 acres
4. Revised Land Development: \$1,500.00
5. Application Deposit for Township consultant fees:\* \*\*
  - Actual cost to the Township of plan reviews, report preparation, and other services performed by consultants and/or the Township Solicitor as billed to the Township at the normal rate charged.

Method of Payment: Upon initial submission of application the applicant shall deposit, in addition to the application fee, the following sums:

  - Preliminary Application \$4,000.00
  - Preliminary/Final Application \$3,000.00
  - Final Land Application \$2,000.00
  - Revised Land Application \$1,000.00

### **C. Planned Residential Development Submission:**

1. Tentative or Final Application:
  - 0 to 5 lots/dwelling units: \$1,750.00,
  - 6 lots/dwelling units and above: \$1,750.00, plus \$75.00 for each additional lot/dwelling unit
  - Revised Tentative Application: \$1,000.00
  - Revised Final Application: \$1,000.00
  
2. Application Deposit for Township consultant fees:\* \*\*
  - Actual cost to the Township of plan reviews, report preparation, and other services performed by consultants and/or the Township Solicitor as billed to the Township at the normal rate charged.

Method of Payment: Upon initial submission of application the applicant shall deposit, in addition to the application fee, the following sums:

  - 1 to 50 dwelling units: \$3,500.00
  - 51 units and above: \$5,000.00
  - Revised Tentative/Final Plan: \$1,500.00

### **Community Planning Application Footnotes and Endnotes:**

#### **Application Deposit:**

\* From this amount shall be deducted any fees accruing from the Township Consultant and/or Solicitor reviews. If, at any time during the progression of an application, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an additional deposit is required equal to the first deposit. At the completion of the Final project and after final bond release approval, any of these monies remaining on deposit with the Township after all fees are deducted may be returned to the applicant upon written request.

#### **Construction Inspection Deposit:**

\*\* The applicant for a Subdivision, Land Development, or Planned Residential Development shall submit a construction inspection deposit calculated at 3% of the estimated construction costs of all site improvements as defined in the Pennsylvania Municipalities Planning Code if they have sewer or water extensions. This fee shall not apply to projects that have no sewer and waterline extensions if they maintain a balance of \$2,000 in the Application Deposit account.

The Construction Deposit shall be submitted prior to receiving a development permit. If, at any time during the progression of the development, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated costs, the applicant will be notified that an additional deposit is required.

**Bond Release Requests:** \$100.00 plus actual costs incurred