

**SHREWSBURY TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

RESOLUTION 2021-05

**A RESOLUTION OF THE TOWNSHIP OF SHREWSBURY, YORK COUNTY,
PENNSYLVANIA, SETTING CERTAIN FEES**

WHEREAS, Shrewsbury Township has duly enacted certain Ordinances, including among others, a Zoning Ordinance, a Building Permit Ordinance, a Subdivision and Land Development Ordinance; and,

WHEREAS, pursuant to the Ordinances, the Board of Supervisors may, from time to time, establish certain fees by Resolution; and,

WHEREAS, in accordance with the provisions of said Ordinances, the Township desires to adopt a fee schedule by Resolution; and,

WHEREAS, it is the desire of the Shrewsbury Township Board of Supervisors to restate and amend the 2020 Fee Schedule, approved January 6, 2020 (Resolution No. 2020-05); and,

WHEREAS, the Board of Supervisors believe that the Fee Schedule would be in the best interest of the citizens of Shrewsbury Township.

NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved as follows:

SECTION 1 – ZONING & BUILDING

Zoning Permits - General Zoning Permits

- Accessory Structures:¹
 - Residential - \$100.00
 - Commercial - \$200.00
- New Principal Structure:¹
 - Residential - \$75.00, plus \$0.40 per sq. ft. for livable space¹ (includes two inspections – stakeout & final, and U&O certificate)
 - ¹ Excludes unclosed porches, deck, patios, garages, unfinished basement, unfinished attics, sheds, agricultural buildings, and residential play sets All zoning requirements must be met, including setbacks.
 - Commercial - \$150.00, plus \$0.55 per sq. ft. (no exceptions, no exclusions)
 - Agricultural - \$75.00 (includes two inspections – stakeout & final)
- Structures in all zones less than 100 sq. ft. are exempt from a zoning permit; all zoning requirements must be met, including setbacks.

Building Code Official (BCO) Fees

- Residential - \$50.00
- Commercial, Industrial & Institutional Uses - \$200.00

Demolition Permit

- Residential - \$75.00 (per structure)
- Commercial, Industrial & Institutional Uses - \$150 (per structure)

Fence Permits

- All Zones; 6' and under (non-UCC) - \$100.00
- Commercial/Industrial; over 6' (UCC) - \$150.00
- Agricultural fences (used strictly for agricultural purposes) are exempt from permits. All zoning requirements must be met, including setbacks.

Building Permits (Ordinance 2004-01; Uniform Construction Code)

- Fees for all Work completed by Commonwealth Code Inspection Service, Inc. – see “Exhibit 1”, titled “*Commonwealth Code Inspection Service, Inc.*”

PA Uniform Construction Code

- \$4.50 – collected at the time a building permit is issued. Fee is forwarded on to the PA Department of Labor and Industry

Uniform Construction Code (UCC) Board of Appeals (York County)

- Applications made to the York County UCC Board of Appeals shall be \$500.00 for a written review, plus \$250.00 for each item of relief. This fee, and any other additional fees are payable to the “*Municipal and York County Uniform Construction Code Board of Appeals.*”

Use & Occupancy Certificates

- Residential (for any use & occupancy that does not require a zoning permit) - \$75.00¹
 - A residential “Temporary” U&O will be charged an additional \$150.00 non-refundable fee, and an additional \$150.00 non-refundable fee for each Temporary U&O extension.
- Commercial, Industrial & Institutional Uses - \$150.00¹
 - A commercial “Temporary” U&O will be charged an additional \$300.00 non-refundable fee, and an additional \$300.00 non-refundable fee for each Temporary U&O extension.

Sign Fees (Ordinance 2010-05 & 2010-06)

- Permit Application [includes one (1) inspection after installation]
 - Residential/Agricultural - \$75.00
 - Commercial/Industrial - \$150.00
- Application for Sign Variance to Sign Ordinance - \$400.00
- Impoundment Fee - \$35.00/sign, or actual cost to Township, whichever is greater.

¹ Fee established by “*Code Administration Agreement*” between South Penn Code Consultants, LLC and Shrewsbury Township; adopted January 4, 2017.

SECTION 2 - SUBDIVISION & LAND DEVELOPMENT

Subdivision & Land Development Plans

- **Filing Fee** - Applicants submitting subdivision and land development plans and applications to Shrewsbury Township shall be responsible for the filing fees listed below and all review fees incurred through the plan process. All filing fees shall be paid at time of filing:
 - Pre-Application Consultation: No Charge (limited to ½ hour Staff Review Meeting)
 - Sketch Plan: \$75.00
 - Preliminary Subdivision or Land Development Plan: \$300.00
 - Final Subdivision or Land Development Plan: \$300.00 or \$30.00 per lot, whichever is greater.

Escrow Account

- Applicants submitting subdivision and land development plans and applications to Shrewsbury Township shall be responsible for all advertising, engineering, legal, meeting, zoning, and all other costs and review fees incurred through the plan process; applicants shall establish an escrow account with the Township according to the following fee schedule:
 - Pre-Application Consultation - No charge.
 - Sketch Plan – No charge.
 - Preliminary Subdivision and Land Development Plan
 - ~ Residential - \$200.00 per lot; \$1,000.00 minimum; \$10,000.00 maximum
 - ~ Commercial & Industrial - \$250.00 per acre; \$1,500.00 minimum; \$10,000.00 maximum
 - Final Subdivisions and Land Development Plan
 - ~ Residential - \$200.00 per lot; \$1,000.00 minimum; \$10,000.00 maximum
 - ~ Commercial & Industrial - \$250.00 per acre; \$1,500.00 minimum; \$10,000.00 maximum
- All advertising, engineering, legal, meeting, zoning, and all other costs and review fees shall be deducted from the escrow account. The Township may require additional monies to be deposited in the escrow account should the balance fall below 25% of the original escrow deposit.
- Applicant is responsible for submittal of plans and application/review fees to the Township for all reviewing agencies, except the York County Conservation District.
- Payment of any additional fees must be made in full prior to final plan approval by the Board of Supervisors. Upon approval of the Board, completion of all outstanding conditions, and payment in full by applicant of all fees and charges, all plans shall be recorded at the York County Office of the Recorder of Deeds by the Township within ten (10) business days of the plan approval. Recording costs shall be paid at time of filing.

Staff Review Meeting

- The applicant is responsible for all review fees incurred by the Township staff during their technical review of the submission. The township staff includes, Township Engineer, Zoning Officer, York County Planning Commission Planner, Road Maintenance Supervisor, Landscape Architect, or other technical advisors (as needed), and Sewage Enforcement Officer.
 - Township Engineer: Not to exceed \$166.00/hr
 - Zoning / Codes Enforcement Officer: \$50.00/hr.
 - Road Maintenance Supervisor: \$45.00/hr
 - Pre-Application (one time): First ½ hour is no charge

Township Engineer

- The Township Engineer is not authorized to discuss Township matters with any party without prior approval of the Board of Supervisors, except for an applicant of a pending subdivision or land development plan, for which the applicant shall be billed actual costs.
- The Engineer is not authorized to provide private consulting services, engineering services, or advice to residents of the Township.
- The applicant shall be responsible for all engineering costs directly related to subdivision or land development review, including, but not limited to site visits, travel time, photographs, engineering copies, engineering review, review letters and correspondence (including phone calls), planning commission meeting attendance, board of supervisors meeting attendance, and plan recording fees.
- The Engineer's fee is as billed by the Engineer - see "Exhibit 2."

Township Solicitor

- The Township Solicitor is not authorized to discuss township matters with any party without prior approval of the Board of Supervisors, except for an applicant with a pending subdivision or land development plan, for which the applicant shall be billed actual costs.
 - The Township Solicitor's fee is established at a rate of \$165.00 per hour, and for litigation the fee will be set on a case-by-case basis.

Zoning Officer

- Additional inspection charge of \$55.00 per hour for any additional work including complaint inspections, research, reviewing files etc., as it relates to a zoning permit. See "Exhibit "3."

Sewage Enforcement Officer

- See "Exhibit 4."

Landscape Architectural Services

- Applicant billed actual costs incurred by the Township.

Agricultural Review Committee Inspection

- \$150.00 Flat Fee - Includes on-site visit(s) and written report for submission to the Zoning Officer, and/or the Planning Commission, and/or the Board of Supervisors, and/or the Zoning Hearing Board. There shall be only one (1) report per application.

Board of Supervisors and/or Planning Commission Meeting Fee

- \$100.00 fee for each plan on which action is taken by Planning Commission (PC) or Board of Supervisors (BOS). This fee shall not apply to re-approvals if the re-approval is not technically ready; otherwise, the fee shall apply to plan re-approvals.
- Following the release of any plan by "Staff" that is technically ready for final approval and signature by the Planning Commission, or final plans passed on to the Board of Supervisors by the Planning Commission, will be charged a \$25.00 monthly administrative fee for each month that the plan is not acted upon by either the Planning Commission or the Board of Supervisors for approval and signature. Technically ready does not include plans waiting for approval or review by an outside agency, such as, but not limited to, DEP, PennDOT, but it does include those waiting for bonding or other issues under the control of the developer or their agents.

Recreation Fee

- For each new lot or parcel created, as defined by the Township Recreation Plan, there shall be a one-time fee of \$2,500.00 per lot or parcel (Resolution No. 2007-09).

Planning Commission Solicitor

- The Planning Commission Solicitor is not authorized to discuss township matters with any party without prior approval of the Board of Supervisors, except for an applicant with a pending subdivision or land development plan, for which the applicant shall be billed actual costs.
 - The Planning Commissioner Solicitor's fee is established at a rate of \$165.00 per hour for general services, and for litigation the fee will be set on a case-by-case basis.

York County Planning Commission

- For York County Planning Commission Fees, see “Exhibit 5.”

York County Conservation District

- The applicant is responsible for all submissions and review fees to the York County Conservation District, as required by the Shrewsbury Township Subdivision and Land Development Ordinance. For York County Conservation District Fees, see “Exhibit 6.”

Recording Fees

- The applicant is responsible for recording fees incurred by the Township. Recording cost shall be paid at time of filing.
- Recording at York County Recorder of Deeds Office - Actual cost, plus mileage. (see TDR fees under Section 5)

SECTION 3 – DRIVEWAYS, STREETS & ROADWAYS

State Highway Occupancy Permit Acknowledgment Letter

- Prepared by Township Engineer – Actual cost incurred by the Township

Driveway Permits - \$100.00

Road Excavation Permits (Ordinance 2005-02)

- Permit Fee - \$50.00
- Inspection Fee - \$50.00
- Degradation Fee - \$10.00 per square yard
- Restoration Bond - \$30.00 per square yard

SECTION 4 - ZONING HEARING BOARD

Applications

- Applications made to the Shrewsbury Township Zoning Hearing Board including, but not limited to:
 - Special exceptions, variances, appeals to zoning officer decisions, interpretations, validity challenges, amendments, etc. - \$750.00.
 - Amendment other than curative - \$750.00, plus all applicable costs incurred.
 - Validity Variance, Curative Amendment, or challenge to the validity of any provision of the zoning ordinance - \$1,000, plus all applicable costs incurred.
 - All fees shall be paid at time of filing.

SECTION 5 – MISCELLANEOUS

Accessory Dwelling Unit (ADU) Agreement

- \$150.00; includes notary & recording.

Burn Permit Fee (Ordinance 2002-07)

- \$5.00 per calendar year for small scale (20 ft. diameter, and under)
- \$10.00 per calendar year for large scale (over 20 ft. diameter; requires Board approval)

Inspection Fees (in addition to those included in original permit fee)

- Inspections over the number included in the original permit fee (including inspections requested by permit holder) - \$75.00 per inspection.

Late Fees

- A late fee of 1.5% per month will be added on any unpaid balances with a minimum late fee of \$5.00 per month.

Maintenance Department Fees

- Various fees for equipment and materials, including signs and posts. See “Exhibit 7” for details.

Notary Public

- Acknowledgements - \$5.00 for the first signature and \$2.00 for each additional name.
- Affidavits - \$5.00
- Agreements - \$5.00
- Depositions - \$3.00 per page
- Jurats - \$5.00
- Oaths & Affirmations - \$5.00
- Protests - \$3.00 per page.
- Verifications upon Oath - \$5.00 per verification

NSF Check

- Fees for return of checks for Non-Sufficient Funds (NSF) is established at \$50.00.
 - If payment was for subdivision or a permit, the plan approval or permit shall become void and dishonored and not reinstated until payment in made full by certified check, cash, or money order, plus all costs.

Open Records (Right to Know) Requests

- Set by Policy adopted by Board of Supervisors on September 4, 2013. See “Exhibit 8” for details.

Photocopies

- The rate for an 8½” x 11” single side is established at \$0.25.
- The rate for a 24” x 36” single side plan sheet is established at \$2.50.
- The rate established by the outside vender’s invoice for outsourced copies.

Sale of Publications

- Zoning Ordinance – per single sided copy rate defined under “Photocopies.”
- Subdivision & Land Development Ordinance - per single sided copy rate defined under “Photocopies.”
- Construction & Materials Specifications for Subdivision & Land Development - per single sided copy rate defined under “Photocopies.”

Septic Agreement

- Separation (well & septic) - \$150.00; non-refundable & includes recording.
- Real Estate Transfer - \$100.00; non-refundable.

Sign Modification Application

- \$750.00 non-refundable per application.

Soliciting, Peddling & Canvassing

- Application Fee - \$25.00

Stormwater Management Plan Review and Operation & Maintenance Plan

- Zoning Officer Review (Under 5,000 sq. ft. of impervious area)
 - Application Fee - \$175.00; includes plan review and recording of Operation & Maintenance Agreement.
 - Resubmittal Fee - \$80.00 each time that a stormwater management plan is required to be resubmitted for subsequent review
- Township Engineer Review (5,000 sq. ft. or greater of impervious area)
 - Application Fee - \$350.00; includes plan review and recording of Operation & Maintenance Agreement.
 - Resubmittal Fee - \$160.00 each time that a stormwater management plan is required to be resubmitted for subsequent review.

Stormwater Management Permit (includes 2 inspections)

- Seepage pits and residential storm basins - \$150.00
- Each reinspection after initial two (2) inspections - \$75.00

Tax Certification

- Standard Tax Certification - \$20.00
- Same Day Tax Certification - \$25.00
- Duplicate Billing - \$5.00

TDR Fees

1. Verification Agreement: Verifies the number of Development Rights (DRs): \$150.00 per parcel. Includes preparation and recording of a "Transferable Development Rights Agreement."
2. TDR Deed Creation: \$150.00 for the first deed; \$75.00 for each additional deed. Fee includes creation and recording of the deeds.
3. Deed of Transfer of Development Rights (DRs): \$150.00 for the first deed; \$75.00 for each additional deed. Fee includes preparation and recording of the deeds.


Well Permit - \$100.00, plus \$50.00 each trip to site exceeding two (2).

This Resolution has been adopted this 4th day of January 2021.

ATTEST:


Todd A. Zeigler, Secretary

BOARD OF SUPERVISORS
OF SHREWSBURY TOWNSHIP


Arthur Rutledge, Chairman

Commonwealth Code Inspection Service, Inc.

176 Doe Run Rd.
Manheim, Pa. 17545

800-732-0043 Phone
717-664-4953 Fax

January 1, 2008

CONSOLIDATED COMMERCIAL FEE SCHEDULE

Commercial Inspection Fees

The fee schedule for inspections is based upon the latest building valuation data report of square foot construction costs published by the ICC valuation service, with a regional modifier applied. Actual cost submitted to, and accepted by, the Municipality may also be used.

Large projects that require long term multiple inspections (progressive inspections) are calculated as follows:

Projects with a total construction cost of \$0.00 to \$499,999.99*

Total construction cost X .002 = insurance cost
+ Estimated length of project in weeks X \$50. = labor & travel cost
= Total
or no less than \$50. Per trip based on scope and complexity of the project.

Projects with a total construction cost of \$500,000.00 to \$2,000,000.00*

Total construction cost X .002 = insurance cost
+ Estimated length of project in weeks X \$50. = labor & travel cost
= Total
or no less than \$50. Per trip based on scope and complexity of the project.

Projects with a total construction cost of > \$2,000,000.00 to \$6,000,000.00*

\$4000.00 + [(Total construction cost - \$2,000,000) X .0009] = insurance cost
+ Estimated length of project in weeks X \$45. = labor & travel cost
= Total

Projects with a total construction cost of > \$6,000,000.00 to \$10,000,000.00*

\$7600.00 + [(Total construction cost - \$6,000,000) X .0008] = insurance cost
+ Estimated length of project in weeks X \$40. = labor & travel cost
= Total

Projects with a total construction cost of > \$10,000,000.00 to \$30,000,000.00*

\$10800.00 + [(Total construction cost - \$10,000,000) X .00075] = insurance cost
+ Estimated length of project in weeks X \$40. = labor & travel cost
= Total

Projects with a total construction cost of > \$30,000,000.00 to \$50,000,000.00*

\$25800.00 + [(Total construction cost - \$30,000,000) X .0007] = insurance cost
+ Estimated length of project in weeks X \$40. = labor & travel cost
= Total

EXHIBIT "1"

Projects with a total construction cost of >\$50,000,000.00 to \$100,000,000.00*

$$\begin{aligned} & \$39800.00 + [(Total\ construction\ cost - \$50,000,000) \times .00065] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

Projects with a total construction cost of >\$100,000,000.00 to \$200,000,000.00*

$$\begin{aligned} & \$72300.00 + [(Total\ construction\ cost - \$100,000,000) \times .0006] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00*

$$\begin{aligned} & \$132000.00 + [(Total\ construction\ cost - \$200,000,000) \times .00055] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00*

$$\begin{aligned} & \$214500.00 + [(Total\ construction\ cost - \$350,000,000) \times .0005] = \text{insurance cost} \\ + & \text{Estimated length of project in weeks} \times \$40. = \text{labor \& travel cost} \\ = & \text{Total} \end{aligned}$$

The inspection fees for Mechanical, Plumbing, Electrical, Energy, Accessibility and Fire Protection are computed at 25 percent of the Building inspection fee for each discipline. Multiple prime contracts will be computed the same as a building inspection fee and combined prime contract fees shall be no less than a single contract fee, distributed on a percentage of total basis.

Inspection Fee Example:

Type of Construction: 2C
Use Group: B

Height: 1 story, 12 feet
Area/Floor: 10,000 sq. ft.

| Solution | | |
|----------|---|----------------|
| 1 | Gross square footage: 1 story X 10,000 square feet | 10,000 sq. ft. |
| 2 | Compute estimated construction value | |
| | Type of construction factor | 1.02 |
| | Gross area modifier | 67 |
| | Estimated construction value (30000 X 1.02 X 67 | \$683,400.00 |
| 3 | Compute plan review fee | |
| | Building: \$683,400. X .002 | \$1,366.80 |
| | Mechanical, Plumbing, Electrical: (.25 X \$1366.80) X 3 | \$1,025.10 |
| | | |
| 4 | Total inspection fees | \$2,391.90 |
| | | |
| 5 | Commonwealth Discount fee: X .80 (if applicable**) | \$1,914 |

* Pricing schedules assume that the project will not cause an increase in our insurance costs.

** Discounts may be given for warehouses, building shells, or repetitive work at the discretion of the plan review and inspection departments

Commercial Plan Reviews

We will perform commercial plan reviews. Our Commercial Plan review fees are calculated according to the ICC Valuation Service or actual cost of construction as follows:

Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .0015
(\$150 Minimum)

Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)

Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire protection is computed at 25% of the building plan review fee for each discipline. (\$150 minimum)

Special pricing may be given to buildings such as warehouses due to their relative simplicity or structures with repetitive features such as high rise buildings

Plan Review Fee Example:

Type of Construction: 2C Use Group: B
Height: 3 stories, 35 feet Area/Floor: 10,000 sq. ft.

| Solution | | |
|----------|---|----------------|
| 1 | Gross square footage: 3 stories X 10,000 square feet | 30,000 sq. ft. |
| 2 | Compute estimated construction value | |
| | Regional Modifier | 1.02 |
| | Square foot cost of construction | 67 |
| | Estimated construction value (30000 X 1.02 X 67* | \$2,050,200.00 |
| 3 | Compute plan review fee | |
| | Building: \$1,875 + (2,050,200 - \$1,250,000) X (.0005) | \$2,275.00 |
| | Mechanical, Plumbing, Electrical: (.25 X \$2,275) X 3 | \$1,706.25 |
| 4 | Total ICC Based plan review fee | \$3,981.25 |

* (Gross area modifier of 67 as example, actually based on the average building cost per square foot in the geographic area.)

- This formula does not reflect changes that ICC may have made to their fee schedule. We will use other plan review services that meet our criteria for consistent quality and charge the same or less than ICC reviews.

Plan reviews covering the requirements of mechanical and plumbing codes are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for the requirements of the electrical code shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the I (Institutional) use group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity

A preliminary plan review is available for a fee of 50% of the full plan review fee cost. Preliminary plan review addresses such code requirements as: use and occupancy classification, type of construction, height and area calculations, means of egress, and fire restrictive construction requirements.

The preliminary plan review fee shall be credited towards the cost of a complete building code plan review conducted by Commonwealth Code Inspection Service, Inc.

Expedited or "fast track" plan reviews may be available as time and work-load allow. Expedited plan reviews shall be charged at 150% of the regular rate.

CHECKS FOR PLAN REVIEW FEES SHALL BE MADE PAYABLE TO: Commonwealth Code Inspection Service, Inc. (CCIS).

EXHIBIT "2"

2020 AVERAGE BILLING RATES

| | |
|---|----------|
| Principal | \$166.00 |
| Senior Project Engineer/ Senior Project Manager | \$144.00 |
| Project Engineer/ Project Manager | \$120.00 |
| Designer II | \$ 90.00 |
| Designer I | \$ 78.00 |
| CADD Technician | \$ 76.00 |
| Administrative Assistant | \$ 66.00 |
| Survey Technician | \$ 88.00 |
| Testing Technician | \$ 63.00 |
| Inspector | \$ 81.00 |

REIMBURSABLES (DIRECT EXPENSES)

| | |
|-------------------------------|--|
| Outside Reproduction | Cost + 10% |
| Filing Fees | Cost + 10% |
| Subconsultants | Cost + 10% |
| GPS Equipment | \$65.00/Hour |
| RTS Equipment | \$55.00/Hour |
| Network GPS Equipment | \$80.00/Hour |
| Mileage (where applicable) | IRS rate + 10% |
| Prints/Plots (Black & White) | \$0.15/sheet (8.5"x11") \$0.25/sheet (11"x17") \$1.50/sheet (18"x24") \$3.00/sheet (24"x36") \$6.00/sheet (36"x42") |
| Prints/Plots (Color or Mylar) | \$0.20/sheet (8.5"x11") \$1.50/sheet (11"x17") \$3.00/sheet (18"x24") \$6.00/sheet (24"x36") \$12.00/sheet (36"x42") |
| Asset Tags | \$0.40/tag |
| Retroreflectometer Rental | \$800.00/week (1 week min.) |

Note: Average billing rates are intended for fee ranges and estimating purposes. Actual billing rates are based on our current multiplier and will vary by employee.

Rates are effective from 01/01/20 through 12/31/20.

Shrewsbury Twp. 2021 Fees

SOUTH PENN CODE CONSULTANTS LLC

CERTIFIED SEWAGE ENFORCEMENT OFFICER, BUILDING CODE OFFICIAL,
ZONING OFFICER, CODES OFFICIAL

DATE: JANUARY 3, 2020

1382 Seven Valleys Road, York, PA 17408
Phone 717-942-2248 Fax 717-942-2476
Email: Keith@southpenn.net

| FEE | BREAKDOWN | RESIDENTIAL | COMMERCIAL |
|--|--|-------------|------------|
| ZONING PERMITS | <p>PERMITS IN SHREWSBURY TWP - FLAT RATE FOR- DECKS, PATIOS, SHEDS, ACCESSORY STRUCTURES, SOLAR PANELS, WELLS, DRIVEWAYS, WINDMILLS, AG BUILDINGS, SWIMMING POOLS, HOT TUBS, FENCES FOR RESIDENTIAL LOTS, ETC.</p> <p>AND/OR</p> <p>RESIDENTIAL NEW HOME CONSTRUCTION/ADDITIONS/HABITAT ACCESSORY STRUCTURES \$75.00 +\$.40 PER SQ FT. EXCLUDES UNFINISHED SPACES, GARAGES, UNFINISHED BASEMENTS, ETC + ANY UCC INSPECTION FEES (SEE BUILDING INSPECTORS FEE SCHEDULE)</p> <p>And Or</p> <p>COMMERCIAL CONSTRUCTION NEW OR ADDITIONS \$150.00 + Total Sq. Ft Sq. Ft x \$.55 (No exceptions, No exclusions) + ALL UCC FEES CHARGED BY BUILDING INSPECTION AGENCY AND L&I</p> <p>All Permits require 2 inspections. 1 Stakeout inspection and 1 Final Inspection</p> | 100.00 | 200.00 |
| USE AND OCCUPANCY CERTIFICATE FOR ZONING AND/OR UCC PERMITS | All permits Require a Final Use certificate and Fee. | \$ 75.00 | \$150.00 |
| DCED FEE | ALL UCC PERMITS (FEE GOES TO STATE FOR TRAINING) | \$4.50 | \$4.50 |

EXHIBIT "3"

| | | | |
|---|---|---------------------|---------------------|
| ZONING OFFICER FEE PER HOUR | FOR ATTENDANCE AT MEETINGS, PLAN REVIEW, RESEARCH, COMPLAINT INVESTIGATION, PHONE CONSULTATION, ETC. | \$55.00 PER HOUR | \$55.00 PER HOUR |
| EXTRA INSPECTION FEE | FOR ANY EXTRA INSPECTIONS OVER TWO WITH PERMIT ISSUANCE OR INSPECTIONS BY REQUEST. | \$75.00 | \$75.00 |
| STORMWATER BMP INSPECTIONS | TWO INSPECTIONS FOR BMP'S REQUIRED PER SHREWSBURY TOWNSHIP STORMWATER ORDINANCE | \$150.00 | \$150.00 |
| LETTERS OF DETERMINATION OR REQUESTS FOR CLARIFICATION | BILLED HOURLY FOR OUR WORK PLUS ANY ADDITIONAL COSTS REQUIRED BY THE TOWNSHIP SOLICITOR | \$55.00 | \$55.00 |

Shrewsbury Township

Sewage Enforcement Officer**2021 FEE SCHEDULE**

| | |
|---|--------------|
| 1. Real Estate Transfer Inspections – pumper and cost for pumper is seller's responsibility. All tanks must have access to large openings so risers need installed or dug open by seller prior to inspection. | \$ 220.00 |
| 2. Real Estate Transfer Re-Inspection when original inspection failed | \$ 75.00 |
| 3. Percolation Testing – Includes up to 3 probes on existing Parcels. | \$330.00 |
| 4. Probe Testing | \$140.00 |
| 5. Each additional probe | \$ 40.00 |
| 6. Soil and Percolation Testing – New subdivisions - Includes up to 3 Probes per lot. | \$715.00 |
| 7. SEO digs perc holes | \$250.00 |
| 8. SEO provide water for perc testing | \$250.00 |
| 9. Sewage planning module – Component 1 or 2 | \$110.00 |
| 10. Review fee – non-building waiver, includes residual tract inspection | \$ 88.00 |
| 11. Sewage application & permitting and inspection for new system | \$ 440.00 |
| 12. Minor Repair Permit – application fee and permit fee only | \$ 100.00 |
| 13. Inspection fee – per inspection | \$ 55.00 |
| 14. Additional Sewage Enforcement Officer inspection charges Includes malfunction inspection, water sampling, complaint investigation, minor repair inspections, attend meetings, etc. | \$ 55.00/hr. |
| 15. DEP fee for sewage modules | \$ 60.00 |

Note: An excavator must be contacted to dig probe holes at applicant's expense

York County Planning Commission Schedule of Fees - 2020

Review Fees for Subdivision Plans

Subdivision Plans (excluding sketch plans): \$550.00 base fee *plus* \$50.00 per lot/dwelling unit*

Final Plans: Where a Preliminary Plan is required, the following reduced fee will be charged for a Final Plan *if a copy of the **approved Preliminary Plan accompanies the Final Plan submission***

\$550 base fee plus \$30.00 per lot/dwelling unit*

(*not to exceed \$3,000.00)

Review Fees for Land Development Plans

Residential Land Development Plans: \$550.00 base fee plus \$50.00 per dwelling unit*

Where a Preliminary Plan has been reviewed, the following fee will be charged for a Final Plan *if a copy of the **approved Preliminary Plan accompanies the Final Plan submission***

\$550 base fee plus \$30.00 per dwelling unit*

(*not to exceed \$3,000.00)

All Other Land Development Plans (excluding certain accessory buildings), based on building footprint:

\$ 550.00 for buildings and additions up to 2,000 square feet
\$1,050.00 for buildings and additions from 2,001 - 5,000 square feet
\$1,550.00 for buildings and additions from 5,001 - 10,000 square feet
\$1,800.00 for buildings and additions from 10,001 - 50,000 square feet
\$2,050.00 for buildings and additions from 50,001 - 100,000 square feet
\$2,300.00 for buildings and additions from 100,001 - 200,000 square feet
\$2,550.00 for buildings and additions from 200,001 - 500,000 square feet
\$2,800.00 for buildings and additions from 500,001 square feet and over

Where a Preliminary Land Development Plan has been reviewed, a Final Land Development Plan review fee of \$550 will be charged *if a copy of the **approved Preliminary Plan accompanies the Final Plan submission***.

If a land development plan is submitted with the subdivision of land, a fee for both the subdivision and the land development will be charged in accordance with this fee schedule.

For a Change of Use Review to Existing Commercial/Industrial Buildings: \$500.00

Plans Proposing an Accessory Building on a Lot with an Existing Principal Building which does not Involve a New Access onto a Street: \$500.00

Fees for Participation in the Traffic Impact Study (TIS) Scoping Process

Review required when:

- a) required by PennDOT for access to state-maintained roads; and/or
- b) YCPC review of TIS is requested by the municipality.

\$725.00

York County Subdivision and Land Development Ordinance

A pre-application meeting with YCPC staff is required for plans which are subject to the requirements of the County Ordinance. Please contact the YCPC office at (717) 771-9870 for more information.

Review Fee of Sewage Facilities Planning Modules (Component 4B)

\$200.00 per module



Conserving Natural Resources for Our Future

YCCD EROSION & SEDIMENT POLLUTION CONTROL (E&SPC) PROGRAM SERVICES FEE SCHEDULE, RULES, & GUIDELINES

Adopted by the YCCD Board of Directors on December 14, 2018
Effective January 1, 2019.

- I. Authority** – The York County Conservation District (hereinafter referred to as "District") has entered into a delegation agreement with the Pennsylvania Department of Environmental Protection (DEP) to administer the Commonwealth's Erosion and Sediment Pollution Control Program and the National Pollutant Discharge Elimination System (hereinafter referred to as NPDES) permitting program for the discharge of stormwater associated with construction activities under the Pennsylvania Clean Streams Law, Chapter 102 Erosion & Sediment Control and Stormwater Management regulations, and Chapter 92. The Conservation District Law (Section 9 of Act 217) provides the District with the ability to accept the responsibility to administer the erosion and sediment pollution control program and to collect fees for services performed.
- II. Applicability** - The District Services Fee shall apply to all plans submitted to the York County Conservation District requesting District review and approval. District services include attending pre-application meetings, completing technical E&S plan reviews; completing initial, routine, and final inspections where voluntary compliance is being obtained; attending site meetings; investigating complaints; attending preconstruction meetings; conducting educational programs; and providing administrative support. The District service fee does not cover the District's costs incurred in taking an enforcement action or conducting follow-up inspections where continuing non-compliance necessitates an enforcement action.

III. District Service Fees -

- A. The following is the District's fee for various earth disturbance activities and the review of manure management plans:**

- 1) Single Family Residential Unit (< 1 acre of earth disturbance) not associated with a larger common plan of development**

| | |
|--------|--------------|
| 1 unit | = \$ 200 Fee |
|--------|--------------|

- 2) All Other Land Development Activities** (includes but is not limited to residential, commercial, industrial, agricultural buildings/structures, highway, and utility line projects)

| | |
|---------------|---------------------------|
| 0.1 - 1 acres | = \$ 1,050 Fee |
| 2 - 5 acres | = \$ 1,050 + (\$315/acre) |
| 6 - 25 acres | = \$ 2,100 + (\$210/acre) |
| 26 -100 acres | = \$ 6,300 + (\$105/acre) |
| 101 + acres | = \$ 12,600 + (\$65/acre) |

- Fee is based on the total disturbed acreage rounded to the nearest whole acre.
- In addition to the above disturbed acre fee an additional fee of \$400 per stream or wetland crossing for linear projects (ex. underground utility and transmission lines, overhead utilities, and highway projects) is required.

3) PA Turnpike Commission Projects

- \$100 per disturbed acre

4) Timber Harvest Operations

- \$200 for projects completing a DEP Professional Timber Harvesters Action Packet or other E&S plan.

5) Chapter 105 Water Obstruction & Encroachment General Permits (GPs)

- \$200 for stand-alone projects (ex. bridge/culvert replacements) with less than 1 acre of earth disturbance. Where the permitted activity is associated with a larger common plan of land development, timber harvest operation, spoil & borrow site or clearing & grubbing site the fee for the overall project shall apply.

6) Stream Restoration Projects

- \$350 fee for stand-alone projects.
- Stream restoration projects are defined as *"Projects that convert an unstable, altered, or degraded stream corridor, including adjacent riparian zone and flood-prone areas to a stable condition considering recent and future watershed conditions. This includes restoring: 1) a stable dimension, pattern, and profile, 2) biological and chemical integrity, and 3) the ability to transport water and sediment in a dynamic equilibrium."* (Source: Guidelines for Natural Stream Channel Design for Pennsylvania Waterways" Keystone Stream Team – March 2007)

7) Green Infrastructure Projects

- \$350 Fee (< 1 acre of earth disturbance) where:
 - a) The primary scope and purpose of the project is to protect, maintain, reclaim and restore water quality to receiving surface waters by managing stormwater through the use of green infrastructure. Green infrastructure uses natural hydrologic features - vegetation, soil, and natural processes - to manage water and create healthier urban environments (<http://water.epa.gov/infrastructure/greeninfrastructure>).
 - and
 - b) The project is a stand-alone project independent of any new residential, commercial, industrial, or other construction activity (ex. residential or commercial subdivisions, roadway and utility line projects).
- For green infrastructure projects requiring a NPDES Permit the Fee for District Services is waived however the NPDES permit filing fee and the \$100 per disturbed acre NPDES fee still apply.

Examples of green infrastructure include but are not limited to:

- Retrofitting existing conventional stormwater detention basins to improve ground water recharge and water quality
- Converting an *existing* impervious parking lot to pervious pavement or concrete
- Installation of rain gardens or bioretention areas
- Wetland creation/restoration (does not include wetland mitigation/replacement projects)
- Dam removals
- Riparian buffer installation and maintenance
- Tree planting and reforestation
- Replacing *existing* storm sewer pipe or gully erosion with stable vegetated swales

8) Spoil & Borrow Sites

- \$200 for spoil and borrow sites involving earth disturbance of 5,000 square feet to less than 1 acre.

9) Clearing & Grubbing (not associated with preparing a site for future land development activities)

- \$200 for sites involving earth disturbance of 5,000 sq. feet or more.

10) Complaint Investigations

- Upon receipt of a complaint, the District will charge the District service fee when earth disturbance activities are found to be in violation of Chapter 102 and when a required written E&S plan has not been developed (or) the required E&S plan does not meet the requirements of Chapter 102. Chapter 102.4(b) (9) authorizes the District to require submittal, review, and approval of E&S plans upon complaint or site inspection to ensure compliance with Chapter 102. For complaints involving earth disturbance activities that do not fit into any of the categories in Section III.A, a \$200 District service fee will be charged.
- Upon receipt of a complaint, the District will charge the District service fee when agricultural operations are found to be in violation of Chapter 91 and when a required manure management plan has not been developed (or) the required manure management plan does not meet the requirements of Chapter 91.

11) Agricultural E&S (Conservation) Plans

- \$200 Base Fee + \$25 per additional tract
- Plan review and approval will be charged as a base fee (covers the first "tract") plus \$25 for every additional "tract" referenced for review and approval. A "tract" shall be in accordance with the local USDA agency when available. In the absence of USDA tract numbers, a "tract" will be considered by a property tax parcel number

12) Manure Management Plans

- \$200 Base Fee

B. Additional District Service Fees

- 1) 25% of the original District service fee is required for all second submissions, 50% of the original District service fee is required for all third submissions, and the original District service fee is required for all submissions thereafter until the E&S plan meets the requirements of Chapter 102. The District strongly encourages that the plan preparer, landowner/developer, and the operator(s) attend an on-site pre-application meeting with the District. The District also provides a recommended standard plan format on our website (www.yorkccd.org) to assist plan preparers in submitting quality plans during the first plan submission.
- 2) 25% of the original District service fee is required for E&S plans which are resubmitted with major revisions to the previously approved E&S plans that are located within the previously approved limits of disturbance. Major revisions include, but are not limited to, major revisions to the lot and/or street layout, storm water management design, or hydraulic E&S BMPs requiring review of design calculations.
- 3) A new District service fee is required for any revised E&S plans that propose additional earth disturbance outside the previously approved limits of disturbance or NPDES permit boundary. The new District service fee is required only for the increased area of earth disturbance or the increase in residential units per Section III (A).
- 4) A District Service Fee of \$75 for completing a PA Natural Diversity Inventory (PNDI) search and providing an Environmental Review Receipt to the applicant.

C. Waivers of District Services Fee

The District services fee is waived for the following:

- 1) All projects submitted with Penn DOT as the applicant however the District encourages PennDOT to pay a reasonable fee to cover the costs of District services provided.
- 2) Existing District Cooperators
 - a) Agricultural E&S (Conservation) plans prepared by the District or Natural Resource Conservation Service (NRCS)
 - b) Headwaters Environmental Legacy Program (HELP-Streams) Projects
- 3) Resubmission of previously approved E&S plans with only minor revisions that do not affect the adequacy of the previously approved E&S Best Management Practices (BMPs) or minor field modifications that require minimal to no review of BMP design calculations and construction details.

IV. NPDES and E&S Permit Fees**A. NPDES and E&S Permit fees are as follows:**

| Permit Type | Administrative Filing Fee | Disturbed Acre Fee |
|---|----------------------------|----------------------------|
| NPDES General Permit | \$500.00 | \$100/ Disturbed Acre * |
| NPDES Individual Permit | \$1,500.00 | \$100/ Disturbed Acre * |
| E&S Permit | See DEP permit application | See DEP permit application |
| Disturbed Acres – Round to the nearest whole acre | | |

All earth disturbance sites which require an NPDES or E&S permit must submit **two separate checks** with the application for District services. The appropriate permit filing fee shall be in the form of check or money order made payable to "York County Conservation District Clean Water Fund" and the required per disturbed acre fee shall be in the form of check or money order made payable to "Commonwealth of Pennsylvania Clean Water Fund".

* The \$100 per disturbed acre fee is a one-time fee and will not be re-charged for NPDES permit renewals and for resubmittal of previously withdrawn NPDES applications for which the \$100 per disturbed acre fee had been previously paid.

B. Phased NPDES Projects

- 1) The disturbed acre fee is required at the time each individual phase is submitted for District review. The initial administrative filing fee is a one-time fee paid at the time of the initial submission and is not required for submittal of future phases.

C. NPDES Permit Renewal Fees

Permit renewal fees (which includes the permit filing fee and the disturbed acre fee) are required for all existing and future areas to be disturbed within the existing approved phase(s). An additional disturbed acre fee is required at the time each future phase is submitted for District review.

D. Waiver of NPDES Permit Fees

NPDES permit fees are waived for the following:

- 1) All projects submitted with PennDOT as the applicant.

V. Administration**A. Rules & Guidelines**

- 1) An erosion and sediment control (E&S) plan for a non-NPDES permitted project will be considered complete when the District receives complete E&S plan drawings, narrative, a completed Application for District Services, and a check or money order made payable to the "York County Conservation District" in the amount of the required District services fee. Only one complete and folded set of E&S plans will be accepted.
- 2) A NPDES or E&S permit application will be considered complete when all items on the Notice of Intent checklist have been received, and a completed Application for District Services, and check or money order made payable to the "York County Conservation District" in the amount of the required District services fee has been received. Only one complete and folded set of E&S plans will be accepted.
- 3) The District reviews E&S plans and NPDES applications in the order that they are received (i.e. first come, first serve basis).
- 4) The District will review the E&S plans solely to determine whether it is adequate to satisfy the requirements of Chapter 102. By a determination that the plan is adequate to meet those requirements, neither the District nor the County assume responsibility for the plan implementation or the proper construction and operation of the facilities contained in the plan. The design, structural integrity, and installation of the E&S Best Management Practices (BMPs) are the responsibility of the landowner and/or operator. Before any earth disturbance commences, the appropriate local, state, and federal permits and approvals must be obtained from the agency having specific permitting authority.
- 5) The District has not been delegated authority to complete technical or engineering reviews of PCSM plans. The design, structural integrity and installation of the PCSM BMPs set forth in the PCSM plan are the responsibility of the plan preparer, landowner, and operator.
- 6) District approval letters are valid for the duration of the project construction if no changes are made to the approved E&S plans.
- 7) For projects that have not commenced earth disturbance activities, the E&S plan approval expires 5 years from the date of the District's approval letter.
- 8) Each submission of a different project (i.e. change in land use) on the same parcel of land shall be considered a new project subject to a new District service fee.
- 9) For phased projects, an Application for District Services and Fee is required at the time each individual phase is submitted for District review.

B. Plan Review Timeframes - NPDES completeness reviews and E&S technical plan reviews will be completed within the timeframes allotted by the District's delegation agreement with the PA DEP as follows:

- 1) Completeness reviews will be completed within 15 business days of receiving the Notice of Intent (NOI) package for all NPDES permits.
- 2) Initial technical E&S plan reviews for General NPDES permits will be completed within 22 business days of the completeness letter date. Total processing time for a general NPDES permit *without deficiencies* is 71 business days.
- 3) Initial technical E&S plan reviews for Individual NPDES permits will be completed within 47 business days of the completeness letter date. Total processing time for an individual NPDES permit *without deficiencies* is 107 business days.
- 4) Technical plan reviews for all revised E&S plans for General NPDES permits will be reviewed within 17 business days of the complete re-submittal date.
- 5) E&S plans for non-NPDES-permitted projects will be reviewed within 30 calendar days of receiving a complete submittal.

EXHIBIT "6"

C. Withdrawal of Projects - Requests for withdrawal of E&S plans and refund of the District service fee shall be submitted in writing with the reason(s) for withdrawal. The following applies to the withdrawal of plans:

- 1) Decisions on refunds will be made on a case-by-case basis.
- 2) The NPDES permit fee is non-refundable.
- 3) A minimum \$150 processing fee will be imposed for refunds granted.
- 4) If the plan review has begun or if earth disturbance activities have commenced, the request for refund of the District service fee may be denied. An appeal of the decision may be made in writing to the attention of the District Board Chairman.
- 5) NPDES permit applications not resubmitted within 60 calendar days will be considered withdrawn in accordance with Chapter 102.6(c) (2) & (3) unless the applicant provides a written request for a specific extension prior to the 60 calendar days lapsing.
- 6) An E&S plan (for non-NPDES permitted projects) resubmitted more than one (1) year after the date of the District's last technical deficiency letter will be considered withdrawn unless the applicant provides a written request for a specific extension prior to the 1 year lapsing. A new application for District services and fee will be required prior to future resubmission.

**Shrewsbury Township
Maintenance Department
2021 Fee Schedule**

Hourly Rates

| | |
|-----------------------------|----------|
| Maintenance Worker | \$ 44.24 |
| Maintenance Supervisor | \$ 44.65 |
| Small Dump Truck w/Operator | \$ 90.93 |
| Roller w/Operator | \$ 68.81 |
| Large Dump Truck w/Operator | \$121.88 |
| Backhoe w/Operator | \$ 89.72 |
| Tiger Mower w/Operator | \$ 76.04 |
| Loader w/Operator | \$142.44 |
| Paver w/Operator | \$117.56 |
| Pick-Up w/Operator | \$ 63.03 |
| Crack Sealer | \$ 84.08 |

Material Rates

All bituminous, salt and quarry materials will be supplied at annual material bid price FOB (job) +10%, unless otherwise specified under intermunicipal agreement.

| | |
|-------------------------------------|----------|
| New Sign & Post (installed)** | \$150.00 |
| Replacement Sign Only (installed)** | \$ 75.00 |
| Replacement Post Only (installed) | \$ 75.00 |

**Includes two (2) road name signs, or one (1) regulatory sign, or one (1) warning sign, and all necessary mounting hardware.