

**Thornbury Township, Chester County
Fee Schedule**

I. RESIDENTIAL BUILDING PERMITS (excluding multi-unit dwellings included in Section II)	
A. New Construction - Single family dwellings, semi-detached dwellings and outbuildings, including mobile homes being set up for residency: (Does not include additions) Upon submission of the permit, the base fee is required.	
New Dwelling (includes garage/storage space):	\$300 base fee, plus \$0.25/sf, plus \$80 per required inspection
New Garage, Accessory Building, Decks, Porches, Gazebos, etc - requiring a foundation:	\$150 base fee, plus \$0.20/sf, plus \$80 per required inspection
Failed inspection requiring a revisit:	\$85
Consultant fees and expenses incurred by the Township for review of grading, soil erosion, or drainage and stormwater management associated with building permit review will be charged to the applicant and payable when the permit is issued.	
Note: New Construction fees include permits for driveway and Certificates of Occupancy	
B. Additions - Single family dwellings, semi-detached dwellings and outbuildings	
Finished Living Space Addition:	\$250 base fee, plus \$0.30/sf, plus \$80 per required inspection
Additions on Garage Space, Accessory Buildings, Decks, Porches, Gazebos, etc - requiring a foundation:	\$150 base fee, plus \$0.20/sf, plus \$80 per required inspection
Failed inspection requiring a revisit:	\$85
Consultant fees and expenses incurred by the Township for review of grading, soil erosion, or drainage and stormwater management associated with building permit review will be charged to the applicant and payable when the permit is issued.	
Note: Addition Construction fees include permits for driveway and Certificates of Occupancy	

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C. Alterations - Work that does not increase measurable floor space and all alterations involving load-bearing structures: (e.g. Internal remodeling, alter window sizes, alter roof type, etc.)	
Construction Cost equals \$5,000 or less	\$250
Construction Cost is greater than \$5,000	\$250, plus 1% of construction cost above \$5,000, plus \$80 per required inspection.
 Failed inspection requiring a revisit:	 \$85
Note: Alteration fees include Certificates of Occupancy	
D. Private Driveways/Patio/Walkways - applicable to new driveways on established properties	
Permit Fee	\$150
 Failed inspection requiring a revisit:	 \$85
note: As part of a driveway permit, additional consultant fees may apply for stormwater/grading review	
E. Swimming Pools/Hot Tubs	
Swimming Pools - In Ground	\$250 plus 1% of construction cost
Swimming Pools - Above Ground	\$150 plus 1% of construction cost
Hot Tubs	\$150 plus 1% of construction cost
 Failed inspection requiring a revisit:	 \$85
Consultant fees and expenses incurred by the Township for review of grading, soil erosion, or drainage and stormwater management associated with building permit review will be charged to the applicant and payable when the permit is issued.	

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F. Tennis Courts	
Permit Fee	\$500
note: Fee included initial stormwater/grading review. Additional reviews will be billed at the cost of consultant fees incurred by the Township	
G. Electrical Permit	
	\$85
H. Violations	
Starting construction without permit	Double the permit fee
<u>II. COMMERCIAL, RETAIL, OFFICE, MULTI-UNIT DWELLING, AND AGRICULTURAL BUILDING PERMITS</u>	
A. New Construction - Multi-unit dwellings, including attached garages; buildings for commercial, retail, office, institutional or professional uses (but excluding professional office that is part of the practitioner's own residence) and agricultural buildings:	
New Building:	\$300 base fee, plus \$0.80/sf, plus \$125 per required inspection
New Garage, Accessory Building, Decks, Porches, Gazebos, Storage, other unfurnished space under roof :	\$200 base fee, plus \$0.55/sf, plus \$125 per required inspection
Failed inspection requiring a revisit:	\$125
Consultant fees and expenses incurred by the Township for review of grading, soil erosion, or drainage and stormwater management associated with building permit review will be charged to the applicant and payable when the permit is issued.	
Note: New Construction fees include Certificates of Occupancy	

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B. Additions - Multi-unit dwellings, including attached garages; buildings for commercial, retail, office, institutional or professional uses (but excluding professional office that is part of the practitioner's own residence) and agricultural buildings:	
Finished Interior Space	\$300 base fee, plus \$0.80/sf, plus \$125 per required inspection
Additions to Garages, Accessory Building, Decks, Porches, Gazebos, Storage, other unfurnished space under roof :	\$200 base fee, plus \$0.55/sf, plus \$125 per required inspection
Failed inspection requiring a revisit:	\$125
Consultant fees and expenses incurred by the Township for review of grading, soil erosion, or drainage and stormwater management associated with building permit review will be charged to the applicant and payable when the permit is issued.	
Note: Addition Construction fees include Certificates of Occupancy	
C. Alterations - Work for commercial space as indicated in section II that does not increase measurable floor space and all alterations involving load-bearing structures:	
Construction Cost equals \$5,000 or less	\$300
Construction Cost is greater than \$5,000	\$300, plus 2% of construction cost above \$5,000, plus \$125 per required inspection
Failed inspection requiring a revisit:	\$125
Note: Alteration fees include Certificates of Occupancy, if applicable	
D. Electrical Permit	\$125
E. Violations	
Starting construction without permit	Double the permit fee

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III. STORMWATER & GRADING PERMITS	
A. Stormwater & Grading Permits	
Earth grading or new impervious surface 2,000 SF or less:	\$35
Earth grading or new impervious surface over 2,000 SF or over 10% of lot:	\$120, plus \$250 escrow
Earth grading or new impervious in flood plain:	\$175, plus \$350 escrow
Earth grading or new impervious review fee in connection with building permit:	Billed to applicant at current Township engineering consultant rate
note: fees and escrow covers one plan review and one inspection. Costs incurred due to additional reviews and inspection will be billed to the applicant	
IV. SPECIAL FEES, REGISTRATIONS AND/OR INSPECTIONS	
A. Street Occupancy Permit - Work performed within a township right of way	
Work not requiring pavement disturbance	\$100
Work requiring pavement disturbance	\$250, Plus Escrow per Township Engineer
B. Signs	
Permanent Sign	\$200 per sign, plus \$100 per required inspection
Special Event Temporary Sign (14 days)	\$50, plus \$200 escrow
note: Exempt signs under Ordinance 155-49 do not need permits	
C. Demolition or Moving of Buildings-Applications must have proof of insurance	
For foundation area 3,000 sq. ft. and under	\$200
For foundation area over 3,000 sq. ft.	\$400
For each failed inspection requiring a revisit	\$85
D. Transient Retail Merchant's License	
For one (1) year	\$100
For each additional year or part thereof that license is in use after anniversary date	\$75

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V. Subdivision and Land Development	
Land Development and Subdivision Review- Residential, including mobile homes, or Non-Residential. Plan calls for subdividing property and creating land development improvements	
A (streets, utilities, etc.) to accommodate new uses of the property	
Upon submission of the plan, the fee schedule listed below will be paid to cover administrative cost:	
Less than 5 acres	\$500.00 plus \$150.00 per new lot
5 acres to 24.99 acres	\$1,000.00 plus \$75.00 per new lot
25 acres to 99.99 acres	\$2,500.00 plus \$35.00 per new lot
100 acres or more	\$5,000.00
B. Planned Residential Development (PRD) Review- Upon submission of the plan, the fee schedule listed below will be paid to cover administrative cost:	
"PRD" District (100 acre min.)	\$1,500.00 plus \$15.00 per dwelling unit
C. Additional Fees and Costs for Subdivision, Land Development and PRD Plan Reviews:	
Actual costs of legal, engineering and other professional consultant fees incurred in plan review shall be reimbursed to the Township	
The applicants shall pay all Chester County Planning Commission, Chester County Health Department, Chester County Conservation District, Department of Environmental Protection, Penn Dot, Design Review Committee, Conservancy and recording fees associated with the application.	
Actual costs of engineering inspections and material tests (incurred during construction and up to acceptance by the Township) of the improvements shall be reimbursed to the Township. Upon plan approval, the applicant shall post an escrow in the amount of \$20,000 to cover these costs. The escrow amount be reduced upon recommendation of the Township Engineer.	
Inspection by the Township Engineer or the Township Engineer's Inspector will be charged at the prevailing rates charged to the Township, plus an administrative fee in the amount of 5% of each invoice.	
D. Escrow Fees for 110% of Public Improvements- as recommended by Township Engineer.	
E. In the absence of sufficient escrow, consultant fees and expenses for services provided during the reviews or construction phases of a development will be re-billed to the applicant or developer for payment to the Township. If payment is not received within (30) days of the invoice date, an administrative charge for interest and billing expenses of 1.5% per month will be charged on the following month's bill.	

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VI. Hearing Fee Deposits and Reimbursable Costs	
A. Fees applicable to Zoning Hearing Board Applications:	
Residential /Agricultural	
Appeals from Zoning Officer's decision regarding interpretation of Zoning Ordinances	\$500.00 Administrative fee, \$400.00 escrow; additional funds as expended
Challenge to validity of Ordinance or Map	\$1500.00 Administrative fee, \$1000.00 escrow; additional funds as expended
Variance requests, including dimensions, setback, lot size and other dimension variance.	\$500.00 Administrative fee, \$300.00 escrow; additional funds as expended
Special Exceptions	\$500.00 Administrative fee, \$300.00 escrow; additional funds as expended
Commercial/Industrial	
Appeals from Zoning Officer's decision regarding interpretation of Zoning Ordinances	\$500.00 Administrative fee, \$800.00 escrow; additional funds as expended
Challenge to validity of Ordinances or Map	\$1500.00 Administrative fee, \$1000.00 escrow; additional funds as expended
Variance requests, including dimensions, setbacks, lot size and other dimension variances	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
Special Exceptions	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
B. Fees applicable to special applications before the Board of Supervisors:	
Residential/Agricultural	
Curative Amendments to Township Ordinances	\$2000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended
Requests to Change Current Zoning	\$2000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended
Conditional Use hearing	\$500.00 Administrative fee, \$2,000.00 escrow; additional funds as expended
Amendments to Zoning Map	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
Miscellaneous Hearings	\$300.00 Administrative fee, \$300.00 escrow; additional funds as expended

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Commerical/Industrial	
Curative Amendments to Township Ordinances	\$2000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended
Requests to Change Current Zoning	\$2000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended
Conditional Use hearing	\$500.00 Administrative fee, \$2,000.00 escrow; additional funds as expended
Amendments to Zoning Map	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
Miscellaneous Hearings	\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended
C. The Following costs incurred by the Township relative to hearings before either the Zoning Hearing Board or Board of Supervisors shall be paid from the application fees:	
Actual review fees of Township professional consultants incurred when considering Ordinance amendments, the development of new ordinances or other applications made under Section VI and in conducting hearings thereon.	
Cost for publication of "Notice of Public hearing" and other legal publication charges.	
Cost preparation and mailing of notices of hearing and decisions.	
Cost of appearance fee of the Court Reporter	
Cost of (1) copy of original transcript.	
If the cost of any hearing exceeds the escrow fee, the application shall be liable for the excess. If the costs are less than the application fee, the balance will be refunded to the applicant.	
VII. Space Rental	
A. Parks	
Goose Creek Park Pavillion	\$50, plus \$50 clean-up escrow
B. Township Building	
Board Room	\$50, plus \$50 clean-up escrow

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VIII. Miscellaneous Fees

Tax Certifications	\$25
Zoning Certification	
Residential (excloding multi-family)	\$50 per dwelling
Non-Residential & Multi-family residential	\$85 per building
Fence permit	\$100
Landscaping Wall permit	\$150
Tree Clearing Permit (10 or more trees)	\$35 per tree
Shed Permit - no foundation	\$115
Zoning Permit	\$115
Communication Antenna	\$500
Automatic protection Devise - False Alarms	
1st occurrence in a 365 day period	No Fee
2nd occurrence in a 365 dat period	\$50
3rd occurrence in a 365 dat period	\$100
Each occurrence thereafter in 365 day period	\$250
Building Code Board of Appeal Application fee	\$500
Copying of Township Records - the cost for the copying of Township records pursuant to the "Right to Know Law" Act 2100 of 2002, as amended shall be as follows:	
Postage - the actual cost of mailing	
Duplication - The fees are based upon the duplication of records maintained and duplicated on standard 8 1/2 by 11 inch paper. All larger records, including but not limited tp plans, maps and similar documents are "over-size records" for purpose of the fee schedule.	
Photocopy - \$0.25 per page	
Over-size documents - documents or plans that must be sent out for coping shall be billed at the Township cost plus a charge of \$10.00 to reimburse the Township for the cost of transporting the documents and/or plans to and from the firm that copies them.	
Mailing labels shall be charged at the rate of \$1.50 per page (30 labels) plus the administrative cost involved in compiling and printing them.	
Township Documents	
1. Comprehensive Plan	\$40
2. Master parks Plan	\$30
3. Bicycle and Pedestrian Mobility Plan	\$20
4. Zoning Ordinance	\$25
5. Sub-division and Land Development	\$15
6. Comprehensive Plan, Master Parks Plan, and Mobility Plan available on disk	\$5