

Thornbury Township

Chester County

Fee Schedule

PERMITS

In the event that an application for a permit should, in the opinion of the Township, require review by the Township Engineer or other professional personnel retained by the Township, the applicant shall bear such costs as are incurred by the Township in connection with such review. (The fee for our permit application not covered by this fee schedule will be established by the Board of Supervisors).

I. Residential Building Permit (excluding multi-unit dwellings included in Section II)

A. New Construction - Single family dwelling, semi-detached dwellings and outbuildings, including additions to residential dwellings and mobile homes being set up for residency:

\$.30/sq.ft. Finished living space - plus \$300.00 base fee

\$.15/sq.ft Floor space for garages, unfinished basements, breezeways, tool or accessory buildings, decks, porches, gazebos, cabanas, etc. - requiring a foundation, plus \$200.00 base fee if no finished space is on plan.

\$100.00 Accessory Buildings, tool sheds, gazebos, cabanas, etc., not requiring foundations.

Consultant fees and expenses for services provided during the review of grading, soil erosion, drainage and stormwater management plan reviews will be charged to the applicant and payable when the permit is issued.

\$60.00 For each failed inspection requiring a revisit

Note: New Construction fees include permits for driveway and Certificates of Occupancy

B. Alterations - Work that does not increase measurable floor space and all alterations involving load-bearing structures:

\$250.00 For First \$5,000.00 of cost or part thereof

\$50.00 For each additional \$5,000.00 or part thereof for costs in excess of \$5,000.00

\$60.00 For each failed inspection requiring a revisit

C. Private Driveways - applicable to new driveways on established properties.

\$150.00 Inspection fee

D. Swimming Pools

\$15.00 per \$1,000.00 In-ground - Plus any related fee charges calculable

under section IA - \$250.00 minimum

\$10.00 per \$1,000.00 Above ground - Plus any related fee charges
calculable under section IA - \$150.00 minimum

\$60.00 For each failed inspection requiring a revisit

E. Hot tub

\$15.00 per \$1,000.00 Plus any related fee charges calculable under
section IA - \$100.00 minimum

F. Tennis Courts

\$500.00 Inspection fee

II Commercial, Retail, Office, Multi-Unit Dwelling and Agricultural Building Permits

A. New Construction or Additions - Multi-unit dwellings (buildings housing more than one (1) family), 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:

\$.75/sq. ft. Finished interior space for individual unit - \$300.00 minimum

\$.50/sq.ft. For garages, agricultural building, storage areas and all other
unfurnished areas under roof - \$200.00 minimum

Consultant fees and expenses for services provided during the review of
grading, soil erosion, drainage and stormwater management plan reviews
will be charged to the applicant and payable when the permit is issued.

\$60.00 For each failed inspection requiring a revisit

B. Alterations - Work that does not increase measurable floor space and all alterations involving load-bearing structures:

\$250.00 For the first \$5,000.00 of cost or part thereof

\$100.00 Per each additional \$5,000.00 or part thereof for costs in excess of
\$5,000.00

\$60.00 For each failed inspection requiring a revisit

III Special Fees, Registrations and/or Inspections

A. Street Occupancy Permit Inspections - The greater of \$100.00 or the amount calculable by application of the PennDOT fee schedule.

B. Signs

\$200.00 Per sign - Except for Exempt Signs (Ordinance 155-49)

C. Demolition or Moving of Buildings - Applications must have proof of insurance

acceptable to the Building Inspector.
 \$200.00 For foundation area 3,000 sq. ft. and under
 \$400.00 For foundation area over 3,000 sq. ft.

D. Transient Retail Merchant’s License

\$100.00 For one (1) year
 \$75.00 For each additional year or part thereof that license is in use after anniversary date.

IV Subdivision and Land Development

A. Land Development and Subdivision Review - Residential, including mobile homes, or Non-Residential. Plan calls for subdividing property and creating land development improvements (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 costs:

\$500.00 plus \$100.00 per new lot	Less than 5 acres
\$1,000.00 plus \$50.00 per new lot	5 acres to 24.99 acres
\$2,500.00 plus \$25.00 per new lot	25 acres to 99.99 acres
\$5,000.00	100 acres or more

B. Planned Residential Development (PRD) Review - Upon submission of the plan, the fee schedule listed below will be paid to cover administrative costs:

\$1,500.00 plus \$10.00 per dwelling unit “LD” District (100 acre min.)

C. Additional Fees and Costs for Subdivision, Land Development and PRD Plan Reviews:

1. Actual costs of legal, engineering and other professional consultant fees incurred in plan review shall be reimbursed to the Township.
2. 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.
3. 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.
4. Inspection by the Township Engineer or the Township Engineer’s Inspector will be charged at the prevailing rates charged to the Township.

D. Escrow Fees for 110% of Public Improvements - as recommended by Township Engineer.

E. 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 thirty (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.

V Hearing Fee Deposits and Reimbursable Costs

A. Fees applicable to Zoning Hearing Board Applications:

Residential/Agricultural

1. Appeals from Zoning Officer's decision regarding interpretation of Zoning Ordinances

\$500.00 Administrative fee, \$400.00 escrow; additional funds as expended
2. Challenge to validity of Ordinance or Map

\$1,500.00 Administrative fee, \$1,000.00 escrow; additional funds as expended
3. Variance requests, including dimensions, setback, lot size and other dimension variances

\$500.00 Administrative fee, \$300.00 escrow; additional funds as expended
4. Special Exceptions

\$500.00 Administrative fee, \$300.00 escrow; additional funds as expended

Commercial/Industrial

1. Appeals from Zoning Officer's decision regarding interpretation of Zoning Ordinances

\$500.00 Administrative fee, \$800.00 escrow; additional funds as expended
2. Challenge to validity of Ordinances or Map

\$1,500.00 Administrative fee, \$1,000.00 escrow; additional funds as expended
3. Variance requests, including dimensions, setback, lot size and other dimension variances

\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended -
4. Special Exceptions

\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended

B. Fees applicable to applications before the Board of Supervisors:

Residential/agricultural

1. Curative Amendments to Township Ordinances

\$2,000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended
2. Requests to Change Current Zoning

\$2,000.00 Administrative fee, \$2,500.00 escrow; additional funds as expended

3. Conditional Use Hearing

\$500.00 Administrative fee, \$2,000.00 escrow; additional funds as expended

4. Amendments to Zoning Map

\$500.00 Administrative fee, \$500.00 escrow; additional funds as expended

5. Miscellaneous Hearings

\$300.00 Administrative fee, \$300.00 escrow; additional funds as expended

Commercial/Industrial

1. Curative Amendments to Township Ordinances

\$2,000.00 Administrative fee, \$2,500.00 escrow, additional funds as expended

2. Requests to Change Current Zoning

\$2,000.00 Administrative fee; \$2,500.00 escrow, additional funds as expended

3. Conditional Use Hearing

\$500.00 Administrative fee; \$2,000.00 escrow, additional funds as expended

4. Amendments to Zoning Map

\$500.00 Administrative fee; \$500.00 escrow, additional funds as expended

5. 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 the Board of Supervisors shall be paid from the application fees:

1. Actual review fees of Township professional consultants incurred when considering Ordinance amendments, the development of new Ordinances or other applications made under Section V and in conducting hearings thereon.
2. Cost for publication of "Notice of Public Hearing" and other legal publication charges.
3. Cost of preparation and mailing of notices of hearings and decisions.
4. Cost of appearance fee of the Court Reporter.
5. Cost of one (1) copy of the 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.

VI Miscellaneous Fees

- A. Tax Certifications - \$20.00
- B. Fence Permit- \$50.00
- C. Landscaping Walls Permit- \$150.00
- D. Communication Antenna - \$500.00
- E. Automatic Protection Device - False Alarms
 - 1st occurrence in a 365 day period - No Fee
 - 2nd occurrence in a 365 day period - \$50.00
 - 3rd occurrence in a 365 day period - \$100.00
 - Each occurrence thereafter in 365 day period - \$250.00
- F. Building Code Board of Appeal Application fee- \$500.00
- G. 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:
 - 1 Postage - the actual cost of mailing
 - 2. 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 to plans, maps and similar documents are "over-size records" for purpose of the fee schedule.
 - a) Photocopy - \$0.25 per page
 - b) Over-size documents - documents or plans that must be sent out for copying shall be billed at the Township's 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.
 - 3. Certification - requested by the requester - \$2.00 per certification.
 - 4. 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.
 - 5. In the event the requested records are not readily available, the Township may charge an administrative fee that shall be equal to the hourly gross salary of the Township staff member responding to the request calculated in quarter-hour increments.
- H. Township Documents
 - 1. Comprehensive Plan- \$40.00
 - 2. Master Parks Plan- \$30.00
 - 3. Bicycle and Pedestrian Mobility Plan- \$20.00
 - 4. Zoning Ordinance- \$25.00
 - 5. Sub-division and Land Development- \$15.00
 - 6. Comprehensive Plan, Master Parks Plan, and Mobility Plan available on disk for \$1.00