

RESOLUTION No. 2024-13

CHALFONT BOROUGH BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOROUGH COUNCIL ESTABLISHING A SCHEDULE OF FEES

WHEREAS, the Chalfont Borough Council are authorized by the Home Rule Charter and by the Pennsylvania Municipalities Planning Code to prescribe reasonable fees with respect to the administration of the Borough's Building Code, Zoning Ordinance, and Subdivision and Land Development Ordinance; and

WHEREAS, the Chalfont Borough Council wish to revise and incorporate into one Resolution all fees for permits, applications, and miscellaneous fees under the above mentioned Ordinances, as well as to provide for the reimbursement to Chalfont Borough for expenses incurred in the administration of said Ordinances;

NOW THEREFORE, BE IT RESOLVED that the Chalfont Borough Council hereby establishes the following Schedule of Fees payable to Chalfont Borough subject to the policies and guidelines established herein.

GENERAL RULES, REGULATIONS, AND PROCEDURES

1. Application forms are available on the Borough's website at www.chalfontborough.com or at the Borough Office. Checks for fees and escrows shall be made payable to "Chalfont Borough." Separate checks are required for the application and escrow deposits.
2. If Escrow funds are required, same will be held until the project/application is finalized and will not be used to pay invoices.
3. Property Owner/Applicant seeking a waiver of Preliminary Plan Approval, also known as a Preliminary/Final Plan Application, is required to pay the combined Preliminary and Final Filing Fees.
4. When a SALDO application proposes a public sewer connection, review by the Sewer Authority Engineer and a Sewer Authority Reimbursement Agreement will be required. The property Owner/Applicant will be billed directly by the Sewer Authority for these services.
5. RECORD PLAN: No final approved plan will be released by the Borough for recording until all accounts have been settled. Property Owner/Applicant is responsible to have the plan recorded at the Bucks County Recorder of Deeds Office and to pay any applicable fees.
6. In accordance with provisions of 53 Pa. C.S.A. §6131, if any Property Owner/Applicant fails to pay any Borough, real estate tax bills, invoices, or fees within the appropriate time period, and/or satisfy any outstanding judgements, the Borough shall refuse to accept any additional applications for Zoning, Sign, Land Disturbance, Building, Plumbing, Electrical and/or Mechanical Permit, Subdivision Land Development Applications, Conditional Use Applications, or any other Applications submitted to the Borough requiring the issuance of a Permit or Approval, including Certificates of Occupancy, until such time as all delinquent bills, invoices, fees, and/or judgments are paid in full or marked satisfied. The Borough shall not deny a Permit to a Property Owner/Applicant if the Permit is necessary to correct a code violation or to insure the health, safety, and welfare of the general public. Nor shall the Borough's Permit Denial apply to Property Owner/Applicant's delinquencies at issue if same are under appeal or otherwise contested through a court or administrative process per the MPC Section 503(3)(i).

PART 1 - SUBDIVISION AND LAND DEVELOPMENT

The following costs are applicable to applications for Preliminary Subdivision and/or Land Development that have not been accepted as complete by the Borough prior to the adoption of this Fee Schedule.

A filing fee and escrow deposit are payable at the time of each application (sketch, preliminary, and final). Separate checks shall be submitted by the applicant to cover the amounts identified. In general, the filing fee will reimburse the municipality for indirect, un-liquidated and overhead expenses incurred during each review process for a particular application. The escrow deposit, established through the Professional Services Agreement, will be held in an interest-bearing account, and will only be utilized if the applicant does not pay the Invoices for the expenses of the Borough Council and/or the Planning Commission for advisory services. These services may include; paid administrative staff, engineering, legal, site design, traffic design, landscaping, street lighting and any other consultant necessary, at the opinion of the Borough Council and/or the Planning Commission, to properly examine the proposed Subdivision/Land Development Application. To any fees incurred by the Borough, the sum of fifteen percent (15%) shall be added as reimbursement to the Borough to cover administrative, overhead and other costs associated and incurred in processing the application and/or plan, and for the collection of such fees and their distribution.

Escrow amounts shall be established in accordance with this Resolution, all unused funds within the Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development, or upon written cancellation of the project/development, upon approval by the Borough Council of the refund.

Fees shall be doubled for those Applications requiring or be permitted to have only a one-step review and/or approval process. The Borough Manager may, after consultation with the Borough Engineer and Borough Solicitor, reduce the Escrow amounts for Minor Non-Residential Land Development Applications.

In the event the applicant disputes the amount of any such expense in connection with the review of applications, reports, and inspections of the improvements, the applicant shall within ten (10) days of the billing date, notify the Borough that such expenses are disputed as unreasonable or unnecessary, in which event the Borough shall not delay or disapprove a Subdivision/Land Development Application or any approval or permit related to the subdivision/land development due to the applicant’s request over disputed fees.

In event that the Borough and the applicant cannot agree on the amount of the review fees which are reasonable and necessary, then the applicant and the Borough shall follow the procedure for dispute resolution set forth in 53 P.S. §10510(g), as amended; provided that the professionals resolving such dispute shall be of the same profession or discipline as the consultants whose fees are being disputed.

A. Residential Subdivision/Land Development Fees

	Preliminary Filing Fee	Escrow*	Final Filing Fee	Escrow*	Revised Final Filing Fee	Escrow*
Sketch Plan	NA	\$2,500.00	\$1,000.00	\$2,500.00	NA	NA
Minor Subdivision/ Land Development (1-2 Lots)	\$1,000.00	\$2,500.00	\$1,000.00	\$2,500.00	\$1,000.00	\$2,500.00
Major Subdivision/ Land Development “A” (3 to 5 Lots or DU)	\$1,500.00 plus \$100.00 per lot or dwelling unit	\$5,000.00	\$1,000.00 plus \$100.00 per lot or dwelling unit	\$5,000.00	\$1,000.00	\$5,000.00
Major Subdivision/ Land Development “B” (6 to 10 Lots or DU)	\$2,000.00 plus \$100.00 per lot or dwelling unit	\$5,000.00	\$1,500.00 plus \$100.00 per lot or dwelling unit	\$5,000.00	\$1,500.00	\$5,000.00
Major Subdivision/ Land Development “C” (11 Lots or more)	\$3,000.00 plus \$200.00 per lot	\$10,000.00	\$3,000.00 plus \$200.00 per lot	\$10,000.00	\$2,000.00	\$10,000.00

B. Non-Residential Subdivision/Land Development Fees

	Preliminary Filing Fee	Escrow*	Final Filing Fee	Escrow*
Sketch Plan	NA	\$5,000.00	NA	\$5,000.00
Subdivision/Land Development	\$5,000 plus \$25 for each 2,500 square foot of the gross building and site area to be altered, constructed, and/or disturbed	\$15,000.00	\$5,000 plus \$25 for each 2,500 square foot of the gross building and site area to be altered, constructed, and/or disturbed	\$15,000.00

The Zoning Officer shall determine, at the time of the Preliminary Application, what classification a project is considered.

If a Final Plan for Subdivision/Land Development is submitted more than one (1) year after Conditional Approval of a Preliminary Plan, in addition to the applicable Final Plan Application Fees, an additional fee of one-half (1/2) of the fee for the Preliminary Plan shall be paid to the Borough.

There is no Application Fee associated with a Sketch Plan Application for Subdivision/Land Development. However, the applicant shall establish a Professional Services Agreement with the Borough for all costs incurred for engineering and legal fees incidental to the review of the Sketch Plan Application.

*All Escrow Fees identified above are associated with a Professional Services Agreement that is required to be established between the applicant and the Borough for all costs incurred for engineering and legal fees incidental to the review of any application indicated above.

All Fees and Escrows shall be paid to the "Borough of Chalfont." Two separate checks are required; one for the Application Fee, and one for the Escrow Fee.

C. Request for a Waiver of Subdivision/Land Development\$200.00 Filing Fee \$500.00 Escrow

D. Professional Services Agreement

At the time of the Preliminary and/or Final Application for Subdivision/Land Development the applicant shall execute a Professional Services Agreement with the Borough, a copy of which is available at the Borough office.

The Professional Services Agreement includes the establishment of an Escrow Account. The Escrow Account covers the expenses of the Borough Council and/or the Planning Commission for advisory services. These services may include; paid administrative staff, engineering, legal, site design, traffic design, landscaping, street lighting and any other consultant necessary, at the opinion of the Board of Supervisors and/or the Planning Commission, to properly examine the proposed Subdivision/Land Development Application. Escrow amounts shall be established in accordance with this Resolution, all unused funds within the Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development, or upon written cancellation of the project/development, upon approval by the Board of Supervisors of the refund.

The Escrow Account funds shall be replenished to one hundred percent (100%) of the original amount within fifteen (15) days when the applicant is notified by the Municipality that the funds are depleted to fifty percent (50%) of the original amount.

At the time of filing the Zoning Officer shall verify that the Application, Plans and The Professional Services Agreement are complete and all fees are paid and the escrow is established. All Subdivision/Land Development Applications are to be submitted to the Borough in person to the Zoning Officer, Code Enforcement Administrator or Borough Manager, no mail or courier deliveries of these applications will be accepted.

E. Lot Line Change\$500.00 Application Fee \$1,500.00 Escrow

F. Planning Moule (PA DEP)\$350.00 Application Fee \$0.00 Escrow

G. Park and Recreation Contribution

At the time of the Preliminary Application for Subdivision/Land Development the Applicant shall pay a Park and Recreation Contribution to the Borough as follows:

Residential Dwelling Uses	\$2,500.00 per Dwelling Unit
Non-Residential Uses	\$500.00 per 1,000 sf of Gross Floor Area

PART 2 - ZONING

All Fees referenced within Part 2 shall be doubled if the project is started without the applicable Permits and/or Approvals.

A. Zoning Hearing Board Applications*

Variance Applications, Special Exception Applications, Interpretations and Challenges of Determinations of the Zoning Officer

	<u>Fee</u>	<u>Escrow*</u>
Residential.....	\$1,000.00	\$750.00
All Other Uses.....	\$1,500.00	\$1,000.00
Non-profit Organization.....	\$500.00	\$0.00
Challenge to Validity of Zoning Ordinance.....	\$15,000.00	\$10,000.00
Appeal under Section 1007 of the PA MPC.....	\$2,000.00	\$1,000.00

B. Borough Council Applications*

Conditional Use Applications, Amendments to the Zoning Ordinance, Curative Amendments or Amendments in the Zoning Map or Planned Residential Development (PRD) Application.

	<u>Fee</u>	<u>Escrow*</u>
Conditional Use Application (Residential ICC R3 and R4 Uses).....	\$1,500.00	\$2,000.00
Conditional Use Application (All other ICC Uses).....	\$2,000.00	\$2,000.00
Zoning Amendment	\$2,000.00	\$2,000.00
Curative Amendments.....	\$10,000.00	\$5,000.00
Amendments to the Zoning Map.....	\$2,500.00	\$2,500.00
Liquor License Transfer – Inter-municipal	\$1,000.00	\$2,000.00

Escrow deposit fees are to cover expenses incurred by the Borough incidental to the hearing. In the event these costs deplete the escrow fund in excess of fifty percent (50%) of the original escrow deposit, the escrow funds shall be replenished, within fifteen (15) days of notification, to the original escrow amount. If the expenses do not exceed the escrow deposit fee, the balance will be refunded to the applicant upon request within twelve (12) months of the hearing.

*If a second, or subsequent, Hearing Date is required to conclude the Hearing the Applicant shall pay an additional Fee of \$500.00 for each additional date to cover the cost of the additional Hearing.

C. Written Zoning Opinions - Upon Request.....\$200.00 Each

D. Sign Permits

Permanent Signs

Public Utility or Municipal activity.....	No Cost
School, Church, Hospital or Club	\$50.00
Professional, Commercial and Non-Residential	
Window/Wall Signs.....	\$5.00 per sf, \$50 minimum fee
Free Standing/Ground Pole Signs.....	\$5.00 per sf, \$100 minimum fee
Real Estate Development (when associated with an approved	
Land Development/Subdivision)	\$5.00 per sf, \$100 minimum fee
Residential (when associated with an In-Home Occupation).....	\$50.00
All Others.....	\$100.00

(Additional fees may be imposed if on-site Engineering inspection or review is required. In addition, the applicant shall provide an Insurance Certificate, if requested.)

Temporary Signs	\$50.00 (30-day maximum)
Electronic Media Display Signs	\$225.00 plus applicable sign fee (above) and any associated construction permit fees, as applicable.

E. Zoning Permits for Construction within the R-3 and R-4 Use Groups
(In addition to any applicable Subdivision and/or Land Development costs)

New Dwelling Unit	\$100.00 Each
Additions to existing dwelling unit	\$50.00
Accessory Buildings/Structures	\$50.00
(This item includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.) Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall and sheds, pole barns and temporary buildings less than one hundred forty-four square feet (144 sf) shall require a Zoning Permit only. This item shall include alternative energy systems (solar, wind, etc.) when not placed on an existing structure.	
Fences within the R-3 and R-4 Use Groups	\$30.00

F. Zoning Permits for Construction within all other Use Groups
(In addition to any applicable Subdivision and/or Land Development costs)

New Construction.....	\$200.00 plus \$25.00 per 1,000 sf or portion thereof, of the Gross Floor Area
Additions/Fit-Outs to existing space	\$100.00 plus \$25.00 per 1,000 sf or portion thereof, of the Gross Floor Area
Accessory Buildings/Structures	\$200.00
(Includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.)	
Fences within all other Use Groups	\$30.00

G. Zoning Use Permit (without construction) \$50.00 **(includes Home Occupation Permits)**

H. Well Permit

Installation of New Well (All Uses).....	\$200.00
Geothermal Well	\$200.00
Abandonment of Existing Well.....	\$50.00

I. Registration of Non-Conforming Use \$25.00 per year (annual renewals required)

J. Act 537 Revision

	<u>Fee</u>	<u>Escrow</u>
Residential	\$1,500.00	\$2,500.00
Non-Residential.....	\$2,500.00	\$5,000.00

K. Temporary Construction Trailer..... \$150.00 (six-month period)
(Permit may be renewed at the option of the Borough Council for \$100.00 for each additional 90-Day period, not to exceed twenty-one (21) months from the initial permit.)

L. Penalty for Misrepresentation Applicable Permit Fees Doubled

M. Flood Plain Review \$150.00 plus Standard Hourly Fees of the Flood Plain Administrator

N. Flood Plain Permit Fee	\$50.00
O. Storage Units placed on-site (PODS or similar).....	\$75.00 (six-month period)
(Only where approved in accordance with the Zoning Ordinance. Permit may be renewed at the option of the Borough Council for \$100.00 for each additional 90-day period not to exceed twenty-one (21) months from the initial permit.)	
P. Unclassified Zoning Permit	\$200.00
Q. Massage Establishment Permit	\$100.00
R. Alternative Therapy Establishment Permit.....	\$100.00
Alternative Therapy Establishment Technician License	\$50.00

PART 3 - ROAD OCCUPANCY and STREET OPENING PERMITS

All Fees referenced within Part 3 shall be doubled if the project is started without the applicable Permits and/or Approvals.

No Permit within Part 3 shall be issued by the Borough without written approval of the Borough Engineer.

On-Site Inspections shall be charged to the Applicant at the hourly rate of the Borough Engineer.

At the time of Application for any item identified within Part 3, the applicant shall execute a Professional Services Agreement with the Borough, a copy of which is available at the Borough office.

The Agreement includes the establishment of a Professional Services Escrow Account. The Escrow Account covers the expenses of the Borough for advisory services in reviewing the Application and all costs associated with necessary inspections. Escrow amounts shall be established by the Borough on a case-by-case basis but shall not be less than \$1,000.00; all unused funds within the Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project, or upon written cancellation of the project, upon approval by the Borough Council.

The Professional Services Escrow Account funds shall be replenished to one hundred percent (100%) of the original amount within fifteen (15) days when the applicant is notified by the Municipality that the funds are depleted to fifty percent (50%) of the original amount.

The applicant shall establish, at the time of substantial completion, a maintenance bond for the entire cost of any roadway restoration. This bond shall be in effect for a period of not less than eighteen (18) months.

Final approval will not be granted for any Road Opening Application, Driveway Application or Roadway Frontage/Storm Drainage Application until final wearing course is installed and inspected and the site is final graded and seeded and written approval of the Borough Engineer has been received by the Borough.

A. Road Openings	
Road openings and excavations in any Borough highway, roadway, right-of way, public alley, sidewalk, curb, footpath or bike path, having an improved or unimproved surface.....	\$100.00 for up to 20 lf
Openings greater than 20 linear feet (lf)	\$100.00 plus \$1.00 per lf over 20 lf
B. Installation of New Driveway and Alteration of Existing Driveways	\$150.00 per driveway
C. Roadway Frontage/Storm Drainage Improvement Permit (Grading Permit)	
Permit Fee	\$250.00
D. Replacement of Utility Poles	\$50.00 per pole

Part 4 - STORMWATER MANAGEMENT PERMIT FEES

All Fees referenced within Part 4 shall be doubled if the project is started without the applicable Permits and/or Approvals.

A. All Work or Construction for a New or Existing R3 or R4 Use or Addition (Where Land Development is NOT Required)

	<u>Fee</u>	<u>Escrow</u>
<u>1,000 to 1,999 sf of Impervious</u>		
Stormwater Permit Fee.....	\$200.00	\$1,000.00
(All Escrow Amounts identified shall be replenished when unused portion drops below 50% of the original amount.)		
<u>Greater than 2,000 sf of Impervious</u>		
Stormwater Permit Fee.....	\$100.00	\$5,000.00
(All Escrow Amounts identified shall be replenished when unused portion drops below 50% of the original amount.)		

B. Single or Multi-Family Residences when Part of a Subdivision or Land Development

<u>Amendments to, or change in ownership of an Approved Stormwater Control Plan</u>		
Stormwater Permit Fee.....	\$100.00	\$1,000.00
Applicant shall have a Stormwater Operations & Maintenance Agreement in place with the Borough.		
(All Escrow Amounts identified shall be replenished when unused portion drops below 50% of the original amount.)		

C. Non-Residential Development (all Use Groups except for R3 and R4)

Stormwater Permit Fee.....	\$250.00 plus \$50.00 per acre of impervious (or fraction thereof)	\$5,000.00
(All Escrow Amounts identified shall be replenished when unused portion drops below 50% of the original amount.)		

PART 5 - BUILDING PERMIT APPLICATIONS

All Fees referenced within Part 5 shall be doubled if the project is started without the applicable Permits and/or Approvals.

Gross Floor Area (GFA) – In association with the referenced fees, the Gross Floor Area shall be defined as the following; the total square feet of all floors within the perimeter of the outside walls, including basements, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6’-0”). Attics and crawl spaces having minimum headroom of less than six feet (6’-0”) are not included within the GFA.

Where Fees are calculated using Construction Costs the Borough reserves the right to require the Applicant to produce suitable evidence establishing the stated Construction Costs.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. All other Use groups refer to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, S-1, S-2 and U.

<u>A. New Construction</u>	
Use Groups R-3 and R-4	\$1,500.00 plus \$0.50 per sf of GFA or 3.00% of construction costs, whichever is greater.
All other Use Groups	\$1,500.00 plus 3.00% of construction costs up to \$500,000.00 plus 1.00% of construction costs after \$500,000.00
<u>B. Additions to Existing Structures</u>	
Use Groups R-3 and R-4	\$500.00 plus \$0.50 per sf of GFA
All other Use Groups	\$1,500.00 plus 3.00% of construction costs up to \$500,000.00 plus 1.00% of construction costs after \$500,000.00
<u>C. Alterations/Fit-out of Existing Space</u>	
Use Groups R-3 and R-4	1.50% of Construction Costs with a minimum fee of \$100.00
All other Use Groups	\$500.00 plus 3.00% of construction costs up to \$10,000.00 plus 1.00% of construction costs after \$10,000.00; minimum fee \$500.00
<u>D. Demolition</u>	
Use Groups R-3 and R-4	\$5.00 for each \$1,000.00 of costs with a minimum fee of \$200.00
Interior, Non-structural Demolition	\$75.00
All other Use Groups	\$100.00 for the first 1,000 sf plus \$10.00 for each 100 sf thereafter with a minimum fee of \$300.00
<u>E. Accessory Structures (not associated with agricultural uses)</u>	
Uncovered Decks or Patios	\$0.30 per sf with a minimum fee of \$200.00 (Individual applications for covered decks and covered patios shall be classified as an Addition. Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall shall require a Zoning Permit only.)
Sheds, Detached Garages, Pole Barns and Temporary Buildings (between 145-1,000 sf)	\$200.00 (Sheds, Pole Barns and Temporary Buildings less than or equal to one hundred forty-four square feet (≤ 144 sf) shall require a Zoning Permit only. Sheds, Pole Barns and Temporary Buildings over one thousand square feet ($> 1,000$ sf) shall be considered New Construction. See Part 5(A).)
<u>F. Accessory Structures (Associated with approved agricultural uses)</u>	
Barns, animal sheds, and similar structures when associated with properties identified as having an approved Agricultural Use as the Primary Use shall require a Zoning Permit Only.	
<u>G. Miscellaneous Renovations</u> 3.00% of Construction Costs, \$75.00 Minimum Fee Includes all applications not covered elsewhere within this Resolution.	

H. Swimming Pools (Pool fencing is included within permit cost).
 Aboveground/In ground.....\$25.00 for the first \$1000.00 of construction costs plus \$10.00 for each additional \$1000.00 of construction costs, or portion thereof, with a minimum fee of \$100.00

Use and Occupancy Permit for Swimming Pools\$50.00

Certifications of Pool Bonding, including Equipotential Bonding, and Electrical Equipment Grounding shall be provided by a Certified Third-Party Agency licensed within the Commonwealth of Pennsylvania with notifications being provided to the Borough for Pool Steel Grounding Inspection, equipotential Bonding and Final Inspection.

I. Blasting Permit.....\$100.00/day \$300.00/week
 Plus \$1,500.00 escrow

Blasting Permit approval shall be issued by Zoning Officer after review by the Building Inspector, Fire Marshal and Borough Engineer.

J. Storage Tanks (Non-Residential Aboveground/Underground)

Tank Installation (Aboveground/Underground)
 0 to 10,000 Gallons Gallons x \$0.05, minimum fee \$75.00
 Greater than 10,000 Gallons Gallons x \$0.05, minimum fee \$750.00

Tank Removal (Under-ground).....\$100.00 per tank
 Copies of soil and water test results, disposal ticket and closure report shall be provided to the Borough.

K. Storage Tanks (Residential Above-ground/Under-ground)

Tank Installation (Above-ground/Under-ground)
 0 to 1,000 Gallons Gallons x \$0.05, minimum fee \$60.00
 Greater than 1,000 Gallons..... Gallons x \$0.05, minimum fee \$75.00

Tank Removal (Under-ground).....\$50.00 per tank
 Copies of soil and water test results, disposal ticket and closure report shall be provided to the Borough.

L. Fireplaces

Masonry Fireplaces\$100.00
 Pre-manufactured fireplace inserts/Wood Stoves\$50.00

M. Elevators

.....\$100.00 each
 Certificate of approval from PA Department Labor and Industry shall be provided to the Borough.

N. Industrialized Housing (Mobile Home) Units Installation

Permanent Residential.....\$250.00 per unit
 Temporary Residential\$50.00
 (When associated with an application for a single family detached dwelling. Permit may be renewed at the option of the Borough each six-month period; each period shall be an additional application.)

O. Television Satellite Dish.....\$100.00

(Dish shall be located within the building envelope and shall be greater than three feet (3'-0") in diameter.)

P. Professional Services Agreement for Individual Lots

Individuals improving or developing a single lot, after subdivision has taken place, shall execute a Professional Services Agreement with the Borough to cover all miscellaneous costs incurred with their project.

The Professional Services Agreement includes the establishment of a Professional Services Escrow Account. The Escrow Account covers the expenses of the Borough for advisory services in reviewing the application. Escrow amount shall be established on a case-by-case basis. All unused funds within the Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development or upon written cancellation of the project/development upon approval by the Borough Council of the refund. The Professional Services Escrow Account funds shall be replenished within fifteen (15) days when they are depleted to fifty percent (50%) of the original amount.

Q. Contractor Registration

Required for all construction projects not defined as a "Home Improvement" within the Commonwealth of Pennsylvania Home Improvement Consumer Protection Act undertaken within the Borough including, new construction, remodeling, alterations and renovations. In addition to the General Contractor, all subcontractors employed by the builder and General Contractor are also required to be registered, including but not limited to concrete, masonry, plumbing, HVAC, electrical, framing, roofing, sprinkler and landscaping contractors. Registration period is from January 1st to December 31st. Registration is for identification and insurance verification purposes only and is not meant to attest to the competency of any contractor or subcontractor.

Annual Registration\$50.00 per year

R. Commonwealth of Pennsylvania UCC Fee

As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry plus \$1.00.

S. Solar System

Where structural modifications ARE NOT required to existing structures.....\$100.00
Where structural modifications ARE required to existing structures\$200.00 Minimum

T. Accessibility Improvements/Review\$250.00 per floor

U. Pennsylvania Uniform Construction Code Board of Appeals

Decision on any Application by a Formal Hearing as permitted under 34 PA.Code §403.122(d) and more fully defined by the By-Laws of the UCC Board of Appeals.....\$1,000.00 Application Fee \$750.00 Escrow
Hearings/Meetings Continued at the Request of the Applicant.....\$400.00 per Hearing/Meeting

V. Miscellaneous

Transfer of Issued Permit\$50.00
(Covering the Cost of transferring any previously issued permit to a different contractor. If a single permit covers multiple disciplines, this Fee shall only be assessed one time, per permit issued.)
Temporary Use and Occupancy Certificate for New Construction.....\$300.00 per unit in addition to all other applicable costs
Copy of Use and Occupancy Certificate or Letter\$25.00 per copy after original is issued

PART 6 - MECHANICAL PERMIT APPLICATIONS

All Fees referenced within Part 6 shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. All other Use groups refer to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1, S-2 and U.

A. Replacement of Existing Equipment (In-kind; same size unit and same fuel source – no permit required)

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Borough.

Existing Heater (Gas, Electric, Oil) Use Groups R-3 and R-4\$50.00

Existing Residential Air Conditioning Unit/Condenser\$50.00
Use Groups R-3 and R-4

Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser
All other Use Groups\$200.00

B. New Construction (Equipment Installation)

Heater (Gas, Electric, Oil) or\$50.00 for the first \$1,000.00 of
Air Conditioning Unit/Condenser construction costs plus \$20.00 for each
in Use Groups R-3 and R-4 additional \$1,000.00 of costs with a
minimum fee of \$50.00 per unit

Non-Residential Heater (Gas, Electric, Oil) or\$100.00 for the first \$1,000.00 of
Air Conditioning Unit/Condenser construction costs plus \$20.00 for each
additional \$1,000.00 of costs with a minimum
fee of \$75.00 per unit

C. Alterations to Existing HVAC Systems (re-alignment of ductwork only)

Use Groups R-3 and R-4\$50.00
All other Use Groups\$100.00

D. Commercial Kitchen Exhaust System\$250.00

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Borough.

E. Backup Generators

Use Groups R-3 and R-4\$75.00
All other Use Groups\$100.00

F. Commonwealth of Pennsylvania UCC Fee

As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry plus \$1.00.

G. Transfer of Issued Permit\$50.00

(Covering the Cost of transferring any previously issued permit to a different contractor. If a single permit covers multiple disciplines, this Fee shall only be assessed one time, per permit issued.)

PART 7 - PLUMBING PERMIT APPLICATIONS

All Fees referenced within Part 7 shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. All other Use groups refer to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1, S-2 and U.

Prior to a Plumbing Permit being issued, the applicant is required to present to the Borough written proof that the Sewer Authority has approved the application, and all applicable fees have been paid in full, where applicable.

A. New Construction and Alterations

Use Groups R-3 and R-4	\$150.00 for first seven (7) fixtures \$20.00 for each additional \$150.00 minimum per new dwelling unit
All other Use Groups	\$200.00 for first seven (7) fixtures \$20.00 for each additional \$150.00 minimum per new dwelling unit within Multi-family Facilities \$200.00 minimum for new systems within all other Use Groups

B. Hot Water Generator/Domestic Water Heater or Coil

(New)	
Use Groups R-3 and R-4	\$50.00
All other Use Groups	\$100.00

C. Boiler to Potable Water Tie-In (All Use Groups).....\$20.00

D. Lawn Sprinkler System to Potable Water Tie-in (including backflow preventer)

Use Groups R-3 and R-4	\$50.00
All other Use Groups	\$100.00

E. Fire Sprinkler System to Potable Water Tie-In

Use Groups R-3 and R-4	\$50.00
All other Use Groups	\$100.00

F. New Circulators Pumps & Sump Pumps (All Use Groups)

Under 2 H.P.	\$20.00
2 H.P. to 6 H.P.	\$30.00
6 H.P. and Greater.....	\$60.00

G. Sanitary Sewer and Water Laterals

New Construction

R3 and R4 Uses Sanitary Sewer Lateral	\$200.00
R3 and R4 Uses Water Lateral.....	\$200.00
All other Uses Sanitary Sewer Lateral	\$300.00
All other Uses Water Lateral.....	\$300.00

Repairs or Replacement of Existing

R3 and R4 Uses Sanitary Sewer Lateral	\$100.00
R3 and R4 Uses Water Lateral.....	\$100.00
All other Uses Sanitary Sewer Lateral	\$250.00
All other Uses Water Lateral.....	\$250.00

H. Interceptors

All interceptors shall be inspected by the Borough Engineer and are to be associated with a Land Development Application with an associated approved Developers Agreement.

I. Sanitary Sewer Rental Fees Refer to Sewer Authority Fee Schedule.

J. Sanitary Sewer Connection Fee Refer to Sewer Authority Fee Schedule.

K. Sanitary Sewer Customer Facility Fee Refer to Sewer Authority Fee Schedule.

L. Sewer Certification Refer to Sewer Authority Fee Schedule.

M. Industrialized Housing (Mobile Home) Units \$150.00 per unit

N. Sanitary Sewer System Standard Construction Specifications Refer to Sewer Authority Fee Schedule.

O. Sewage Holding Tank \$250.00 plus Legal Fees
At the time of the Sewage Holding Tank Application the applicant shall execute an Operation and Maintenance Agreement with the Borough.

P. Commonwealth of Pennsylvania UCC Fee
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry plus \$1.00.

Q. Transfer of Issued Permit \$50.00
(Covering the Cost of transferring any previously issued permit to a different contractor. If a single permit covers multiple disciplines, this Fee shall only be assessed one time, per permit issued.)

PART 8 - FIRE PROTECTION SYSTEMS and HAZARDOUS EQUIPMENT

All Fees referenced within Part 8 shall be doubled if the project is started without the applicable Permits and/or Approvals.

A. Fire Suppression and Detection (New or Re-Aligned)
1 to 20 Sprinkler Heads or Smoke/Heat Detectors \$200.00
21 to 100 Sprinkler Heads or Smoke/Heat Detectors \$500.00
101 to 200 Sprinkler Heads or Smoke/Heat Detectors \$1,000.00
200 to 400 Sprinkler Heads or Smoke/Heat Detectors \$1,500.00
401 and greater Sprinkler Heads or Smoke/Heat Detectors \$2,000.00

B. Non-Residential Kitchen Hood Suppression System \$500.00

C. Fire Report from Fire Marshal \$100.00 plus \$0.25 per page/per copy
\$120.00 per digital copy (flash drive)

D. Inspection in association with the Fire Safety and Emergency Equipment Inspection Program
Non-Residential Inspection \$100.00 minimum per Inspection,
plus \$80.00 per hour. Billed in one-half hour increments for any Inspection that exceeds one (1) hour.

E. All other Inspections, not referenced herein, performed by Building Inspector, Fire Inspector and/or Fire Marshal
Inspection Cost \$80.00 per hour, 1 hour minimum

F. Fireworks Permit \$100.00/per display
Fireworks Permit shall be issued by Zoning Officer after review by Fire Marshal.

- G. Fire Code Operational and Construction Permits not included elsewhere in this Fee Schedule\$100.00
- H. Commonwealth of Pennsylvania UCC Fee
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry plus \$1.00.
- I. Transfer of Issued Permit \$50.00
(Covering the Cost of transferring any previously issued permit to a different contractor. If a single permit covers multiple disciplines, this Fee shall only be assessed one time, per permit issued.)

PART 9 - ELECTRICAL PERMITS

All Fees referenced within Part 9 shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1, S-2 and U.

A. New Construction

- Use Groups R3 and R4.....\$50.00
- All Other Use Groups.....\$100.00

B. Alterations to Existing Structures

- Use Groups R3 and R4.....\$30.00
- All Other Use Groups.....\$50.00

C. Commonwealth of Pennsylvania UCC Fee

As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$1.00.

D. Transfer of Issued Permit\$50.00

(Covering the Cost of transferring any previously issued permit to a different contractor. If a single permit covers multiple disciplines, this Fee shall only be assessed one time, per permit issued.)

PART 10 - CONTROL OF ALARMS

A. Automated Alarm Device.....\$5.00 one-time fee

Alarm Registrations are issued by and through the Central Bucks Regional Police Department.

B. Alarm Penalty Fee for False/Accidental Alarms with Police/Fire Response

(Penalties shall be in accordance with Chapter 122 of the Chalfont Borough Code)

C. Registration Fee for the Operation of an Alarm Business

(Defined as a Central Station/Office for receiving and distributing alarms signals.)

- First year\$100.00
- Succeeding years.....\$50.00

PART 11 - PEDDLING and/or SOLICITING

A. Peddlers/Solicitors License.....	\$50.00 Base Fee per individual
In addition to the Base Fee the following shall apply:	\$25.00 per day, per individual
	\$100.00 per week, per individual
	\$200.00 per month, per individual

PART 12 - RESALE/RE-TENANT USE & OCCUPANCY

A. Residential.....	Base fee of \$75.00 includes one re-inspection (\$25.00 for a second or subsequent re-inspection)
Temporary (Conditional) U&O	\$300.00 additional fee
B. Non-Residential.....	Base fee of \$75.00 includes one re-inspection (\$25.00 for a second or subsequent re-inspection)
Temporary (Conditional) U&O	\$300.00 additional fee

PART 13 - PUBLICATION, MAPS, and MISCELLANEOUS

Copies of Borough Codes and Comprehensive Plan, which are also available at no cost as downloadable PDFs from the Borough website.

A. Zoning Ordinance.....	\$50.00
B. Zoning Map	
Small Map	\$20.00
Large Map.....	\$25.00
C. Subdivision and Land Development Ordinance	\$50.00
D. Comprehensive Plan	\$50.00
E. TOD Plan Report.....	\$50.00
F. Photocopies	
8½” by 11” (black and white)	\$0.25 per page
All other sizes up to 11” by 17” (black and White).....	\$1.00 per page
24” by 36” (plan size)	Actual cost of third-party vendor
G. Engineering Services	In accordance with Consultant’s Fee Schedule
H. Tax Collector Services	
Tax Year Certification – per tax year requested.....	\$25.00
Duplicate Tax Bill – per bill requested	\$15.00 per parcel
	(\$5.00 per parcel for bulk requests greater than 150 parcels and submitted electronically by March 31. Tax Collector must be contacted in advance for procedural instructions.)

