

## Chapter 84

### FEES

#### ARTICLE I Building Permits and Zoning Applications

- § 84-1. Permits and applications.
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- § 84-6. Failure to enforce.
- § 84-7. When effective.

[HISTORY: Adopted by the Board of Supervisors of the Township of Lower Salford as indicated in article histories. Amendments noted where applicable.]

#### GENERAL REFERENCES

Building construction — See Ch. 58.  
Explosives and blasting — See Ch. 80.  
Subdivision and land development — See Ch. 142.

Taxation — See Ch. 147.  
Zoning — See Ch. 164.

#### ARTICLE I Building Permits and Zoning Applications [Adopted 8-16-1989 by Res. No. 89-16]

§ 84-1. Permits and applications. [Amended 3-16-2000 by Ord. No. 2000-1; 11-1-2000 by Ord. No. 2000-10; 8-7-2002 by Ord. No. 2002-3]

The Board of Supervisors of Lower Salford Township hereby amends the application fees, filing fees, permit fees and inspection fees provided for in the building code and zoning code of Lower Salford Township,<sup>1</sup> and establishes the new fee schedule as follows:

##### A. Building permits.

- (1) Building permits for all new, single-family detached dwellings, duplex dwellings, twin dwellings, quadraplex dwellings and townhouses shall be charged per unit. Apartments shall be charged per building. Fee: \$500 plus \$0.20 per square foot of floor area including basement, garage, and attics more than six feet six inches in height, but excluding crawl spaces.
- (2) Residential alterations and additions: \$300 plus \$0.20 per square foot of floor area (includes all areas as calculated above for new construction) with a \$750 maximum fee.

1. Editor's Note: See Ch. 58, Building Construction, and Ch. 164, Zoning, respectively.

- (3) Decks, patios, and open porches: \$75 plus \$0.10 per square foot of area.
  - (4) Residential and agricultural detached accessory use buildings and structures (including barns, sheds, garages, bathhouses, gazebos, and greenhouses): \$75 for up to 500 square feet of gross floor area plus \$0.15 per square foot over 500 square feet of gross floor area. [Amended 8-1-2007 by Ord. No. 2007-10]
  - (5) Sales trailers for residential and nonresidential sites (requires prior approval of Board of Supervisors): \$100 per sales trailer.
  - (6) Nonresidential principal and accessory use structures for new construction and alterations and additions: \$500 up to and including 1,000 square feet plus \$0.50 per square foot above 1,000 square feet up to and including 10,000 square feet, plus \$0.30 per square foot over 10,000 square feet (square footage calculation for new construction and additions is based upon gross square footage of floor area, all floors to exterior walls or outer limits of structure). For alterations, square footage calculations are based upon area involved in any alteration.
  - (7) Building permits for roofing and siding replacement on all existing buildings are based upon the total square footage divided by 100 square, or per square: \$50 for up to 10 square, plus \$2.50 per square over 10 square.
  - (8) There shall be a fee of \$50 for plumbing permits for repair/replacement or installation of new water service or sewer lateral. [Added 8-1-2007 by Ord. No. 2007-10<sup>2</sup> ]
  - (9) In instances where more than one building permit classification is incorporated within the permit, the higher fee shall govern.
- B. Driveway permit, accessory to private residences: \$50.
- C. Grading permit and/or review fee for grading of new residential structures (per dwelling unit): \$300 plus \$100 for each resubmission
- D. Permit for permanent roadside stand: \$200.
- E. Permit for temporary roadside stand: \$50.
- F. Permit for relocation of a structure: \$50.
- G. Permit for demolition of any structure: \$100.
- H. Use and occupancy permit for change in use, ownership or lessee of any nonresidential building or structure: \$100.
- I. Permit for use and occupancy of any nonconforming use: \$100.
- J. Swimming pools, spas, hot tubs, etc:

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2. Editor's Note: This ordinance also renumbered former Subsection A(8) as Subsection A(9).

- (1) One hundred dollars for aboveground (portable) units.
  - (2) Two hundred fifty dollars for in-ground (permanent) units.
- K. Nonresidential driveway and/or parking area: \$50 plus engineer's inspection at prevailing hourly rate.
- L. Permit for directional sign (requires prior approval in the nature of a special exception by Zoning Hearing Board): \$20.
- M. Permit for residential sign: \$35.
- N. Permit for all business, industrial or commercial signs: \$75.
- O. Permit for thirty-day temporary sign: \$50.
- P. Permit for seven-day temporary sign: \$20.
- Q. Zoning Hearing Board applications: **[Amended 8-1-2007 by Ord. No. 2007-10]**
- (1) Residential: \$300 plus 1/2 stenographic fees.
  - (2) Nonresidential: \$900 plus 1/2 stenographic fees.
  - (3) All applications: \$150 plus 1/2 stenographic fees for each continued or additional hearing necessitated by applicant.
- R. Application to Board of Supervisors for conditional use:
- (1) Two hundred fifty dollars in Village Commercial Districts, plus 1/2 stenographic fees, plus \$250, plus 1/2 stenographic fee for each continued or additional hearing necessitated by applicant.
  - (2) One thousand dollars in all other districts, plus 1/2 stenographic fees, plus \$250, plus 1/2 stenographic fees for each continued or additional hearing necessitated by applicant.
- S. Application to the Board of Supervisors for amendment to Zoning Ordinance<sup>3</sup> or Map or for change of zoning: \$1,000, plus 1/2 stenographic fees, plus \$250, plus 1/2 stenographic fees for each continued or additional hearing necessitated by applicant.
- T. Application to the Board of Supervisors or Zoning Hearing Board for curative amendment or procedural and substantive validity challenge to Zoning Ordinance<sup>4</sup> or Map: \$2,500 and 1/2 stenographic fees, plus \$250, and 1/2 stenographic fees for each continued/additional hearing necessitated by applicant.
- U. Subdivision and land development:<sup>5</sup>

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3. Editor's Note: See Ch. 164, Zoning.

4. Editor's Note: See Ch. 164, Zoning.

5. Editor's Note: See Ch. 142, Subdivision of Land Development.

- (1) Lot line adjustment, simple conveyance and minor residential subdivision up to and including two lots: \$50.
- (2) Residential subdivision and/or land development: a general fee of \$500, plus \$100 for each lot in excess of five lots.
- (3) Nonresidential subdivisions: a general fee of \$500, plus \$200 for each lot of the subdivision.
- (4) Nonresidential land developments: a general fee of \$500, plus \$100 per acre, or part of, disturbed over five acres.
- (5) At the time of filing a subdivision or land development application, in addition to those fees required for administration and review of the subdivision or land development plan, the applicant shall be required to deposit with the Township such escrow accounts as are set forth in the escrow deposit schedule below. Until such time as all applicable fees and required escrow deposits have been received by the Township, the application shall not be deemed complete nor officially received for review. It shall not be necessary for the escrow amount to be deposited by the Township in an interest-bearing account, but any unused portions of the escrow shall be returned to the applicant at such time as the subdivision or land development application is approved, denied or withdrawn. The amounts required to be deposited by the applicant shall be in accordance with the following schedule: **[Amended 8-1-2007 by Ord. No. 2007-10; 7-2-2008 by Ord. No. 2008-03]**

Use	Initial Deposit
Minor subdivision (3 lots or fewer)	\$2,100
Major subdivision (4 to 10 lots inclusive)	\$7,000, plus \$420 per lot for each lot in excess of 3 lots
Major subdivision (in excess of 10 lots)	\$11,200
Land development plan	\$7,000

- (6) In all cases, the applicant shall be responsible for 100% of all professional fees incurred in the course of reviewing a subdivision or land development plan and may be required to post additional escrow deposits as a condition for further review of such plans in the event the initial deposits are exhausted. **[Amended 8-1-2007 by Ord. No. 2007-10]**

V. Annual fire safety inspections of all nonresidential structures and units: \$35 for up to 5,000 square feet; reinspections shall be based on a fee of \$25 per hour. **[Amended 7-17-2003 by Ord. No. 2003-9; 8-1-2007 by Ord. No. 2007-10]**

- W. Blasting permit fees: \$200 per blast site.<sup>6</sup>
- X. Inspection: \$50 per hour in addition to permit fee. [Amended 8-1-2007 by Ord. No. 2007-10]
- Y. Publication/services fees:
- (1) Zoning Ordinance<sup>7</sup> : \$45.
  - (2) Subdivision and Land Development Ordinance<sup>8</sup> : \$25.
  - (3) Complete codified ordinances: \$300.
  - (4) (Reserved)<sup>9</sup>
  - (5) Engineering standards: \$2.
  - (6) Community path, open space, comprehensive plan: \$20.
  - (7) Zoning Map<sup>10</sup> : \$3.
  - (8) Copies: \$0.25 per sheet.

**§ 84-2. Repealer.**

Resolution No. 87-20 and all other ordinances and resolutions inconsistent herewith are hereby repealed.

**§ 84-2.1. Amendment of fees by resolution. [Added 8-1-2007 by Ord. No. 2007-10]**

The fees in § 84-1 and its subsections may be amended by the Board of Supervisors from time to time by duly adopted resolution of the Board.