

TEXAS TOWNSHIP FEE SCHEDULE

2011

Resolution No. 2-21

A. ALARM SYSTEMS - The Permit Fee Schedule shall be as follows:

Annual Registration Fee	\$100.00
False Alarm Fee for	
0 to 3 False Alarms	\$0.00 each
4 to 7 False Alarms	\$75.00 each
8 plus False Alarms	\$150.00 each

B. CODE ENFORCEMENT - The Fee Schedule shall be as follows:

Warning of Violation	\$50.00
Notice of Violation	\$150.00 to \$1,000.00 per day per violation
Inspection of Property	\$75.00
Stop Work Order	\$50.00
Condemnation of Property	\$150.00
Code Office Fee	\$50.00 per hour
Legal Fees	\$200.00

1. Emergency Property Maintenance

Inspection of Property	\$75.00
Re-inspection of Property	\$75.00

Closing a Public Thoroughfare	\$200.00
Emergency Repairs	120% of costs

2. Failure to Comply with Standard Property Maintenance

Inspection of Property	\$75.00
Re-inspection of Property	\$75.00

Lawn Maintenance	120% of costs
Rubbish Removal	120% of costs
Secure Property to Render Structure Safe	120% of costs

C. FLOODPLAIN - The Fee Schedule shall be as follows:

Fee	120% of costs
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D. INSURANCE - The Fee Schedule shall be as follows:

Municipal Certificate	\$25.00
Inspection of Property	\$75.00
Re-inspection of Property	\$75.00
Fee as Necessary	\$35.00 per hour
Stop Work Order	\$50.00

1. Emergency Property Maintenance

Inspection of Property	\$150.00 per hour
Closing a Public Thoroughfare	120% of costs
Secure Property to Render Structure Safe	120% of costs

E. SOLID WASTE - The Fee Schedule shall be as follows:

Application Fee for Annual License \$50.00

F. UNIFORM CONSTRUCTION CODE - The Fee Schedule shall be as follows:

Residential \$0.12 per square foot of total floor area
 Commercial 0.01 (1.00%) x valuation cost
 Residential Inspection \$75.00
 Commercial Inspection \$85.00

G. SUBDIVISION AND LAND DEVELOPMENT - The Fee Schedule shall be as follows:

1. Engineering Review Fee

Any engineering review fees will be paid by the applicant.

2. Zoning Review Fee

Zoning Officer's Fee \$50.00

3. Land Developments

For multi-family type applications, a review fee of \$80.00 base plus \$25.00 per unit shall be submitted with the application.

For commercial and industrial type applications, a review fee of \$275.00 base fee, plus \$100.00 per acre of impervious surface in excess of 1 acre shall be submitted with the application.

4. Minor Subdivisions:

A Review Fee \$80.00 for a newly created lot, plus \$25.00 on each additional lot shall be submitted with the application.

An un-subdivision, or a change in the lot line shall be considered a minor subdivision or land development.

5. Major Subdivisions:

A Review Fee of \$175.00 plus \$35.00 for each newly created lot.

H. ZONING - The Fee Schedule shall be as follows with any uniform Construction Code permit fees and required inspections being applicable where required:

Written Confirmation of Zoning District \$25.00
 Certificate of Occupancy \$25.00
 Reissue of Certificate of Occupancy \$35.00
 Stop Work Order \$50.00

1. Hearings:

Application for Variance \$1,000.00*
 Application for Special Exception \$1,000.00*
 Application for Conditional Use \$1,000.00*
 Application for Curative Amendment \$1,000.00*
 Texas Township Hearing not specified herein \$500.00*

*The fees identified above for the Variance, Conditional Use, Special Exception, Curative Amendment, or any not specified hearing provides for a hearing extending not longer than four (4) hours; a similar fee shall be charged to the application for each time period or any part thereof over and above the first four (4) hours. Costs in excess of the initial hearing fee posted by the applicant

shall be invoiced to the applicant prior to the next scheduled hearing. Texas Township and the Texas Township Zoning Hearing Board hereby reserve the right to require the applicant to post additional monies at the time of filing of the application, commensurate with the scope and magnitude of the application filed therewith.

2. Zoning / Change of Use Permits

temporary use 3 days or less	\$100.00 per day
temporary use 4 days	\$0.04 per square foot
temporary use 5-8 days	\$0.06 per square foot
temporary use 9-14 days	\$0.08 per square foot
temporary use 15-30 days	\$0.12 per square foot
permanent structure, commercial paving, or change in use	\$0.12 per square foot

3. Accessory Structures

Unattached Accessory Structures (Examples - Garage, Sheds)	\$0.12 per square foot
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4. Fences - no fee

5. Sign Permits

Non-commercial Signs	\$35.00 per sign
Commercial Signs	
1 - 50 square feet	\$60.00
51 - 100 square feet	\$95.00
101 - 150 square feet	\$125.00
151 - 200 square feet	\$175.00
Over 200 square feet	\$225.00

6. Cell Towers

Cell Tower and Co-location Fee	\$10.00 per \$1,000.00 of construction cost.
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7. Violations

Failure to comply with any provision of the zoning ordinance will constitute a violation.

Violation up to \$500.00 per day or as otherwise authorized by the Pennsylvania Municipalities Planning Code.

I. UNIFORM CONSTRUCTION CODE - The Fee Schedule shall be as follows:

Structures, buildings, alterations, repairs or miscellaneous items not specifically	\$0.12 per square foot of total floor area
Inspections outside of normal business hours	\$150.00
Re-inspection fee	\$75.00
Extra inspection fee	\$75.00
Inspections for which no fee is specifically indicated	\$75.00
Permit Renewal(2-hour life/safety inspection)	\$150.00

Additional plan review of revisions to approved plans and re-submittals for approval (per hour, ½ hour minimum) \$120.00

Additional staff time subsequent to completion and recordation of Notice and Order documents required by the Uniform Construction Code for the abatement of dangerous buildings:
 For Code Enforcement Inspectors \$100.00 per hour
 For Code Enforcement Clerical \$50.00 per hour

1. Temporary Utility Permits (when additional inspection required)

Electrical	\$50.00 each
Gas	\$50.00 each
Power Pole	\$50.00 each
Temporary Occupancy	75% of standard fee(s)

2. Agricultural Exemption

Agricultural operations which produce \$2,000 annual agricultural product sales (excluding forest product sales) shall be exempt from permit fees.

3. Demolition

Demolition of Commercial Structures	\$0.12 per square foot plus inspection fee
Demolition of Residential or Accessory Structure Inspection	\$75.00
Asbestos	120% of costs
Lead Paint	120% of costs

4. Day Care Centers

Annual Inspections \$150.00 plus inspection fees


J. RESIDENTIAL TENANT CHANGE INSPECTION - The Fee Schedule shall be as follows:

Inspection	\$75.00
Certificate of Occupancy	\$25.00
Uniform Construction Code fee	\$4.00
Total	\$104.00

This FEE SCHEDULE shall become on FEB 21, 2011.


Adopted this 21 Day of FEB, 2011.

TEXAS TOWNSHIP


John McDonald, Chairman

SEAL

Attest:


John Haggarty
Township Secretary