

Texas Township Fee Schedule

Resolution No. 2 20 12

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:

First Warning of Violation (Verbal or Written)	\$0.00
Second Warning of Violation (Verbal or Written)	\$50.00
Notice of Violation	\$150.00 to \$1000.00 per day per violation
Inspection of Property	\$75.00
Condemnation of Property	\$150.00
Stop Work Order	\$50.00
Office Fee for Zoning (Minimum Fee 1 Hr)	\$50.00/Hr
Legal Fees	\$200.00/Hr

1. Emergency Property Maintenance

Inspection of Property	\$150.00
Re-Inspection of Property	\$75.00
Closing a Public Thoroughfare (Min. \$200.00)	120% of Costs
Secure Property to Render Structure or Property Safe	120% of Costs
Notice of Violation	\$150.00 to \$1000.00 per day per violation
Emergency Repairs	120% of Costs
Asbestos Removal	120% of Costs
Lead Paint Abatement or Lead Paint Removal	120% of Costs

2. Failure to comply with Standard Property Maintenance

Inspection of Property	\$75.00
Re-Inspection of Property	\$75.00
Closing a Public Thoroughfare (Min. \$200.00)	120% of Costs
Secure Property to Render Structure or Property Safe	120% of Costs
Lawn Maintenance	120% of Costs
Rubbish Removal	120% of Costs
Notice of Violation	\$150.00 to \$1000.00 per day per violation

C. Floodplain - The Fee Schedule shall be as Follows:

Fee	\$120% of Costs
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D. Uniform Construction Code (UCC) - The Fee Schedule shall be as Follows:

Appeal Fee	Cost of Appeal (\$100.00 min.)
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Any UCC Violation Fees maybe in addition to these fees, as applicable.

Residential Building

Inspection	\$75.00
Square Footage Fee	\$0.12 per square foot of GFA*
Stop Work Order	\$50.00
Review Fee	\$0.00 or As per additional review fee
Certificate of Occupancy	\$25.00
Extra Inspection	\$75.00
Permit Renewal	\$100.00
Inspections for which no fee is specifically indicated	\$75.00
Failure to Obtain Permit Fee	(Note A)*
Demolition of Residential Structures	\$75.00 plus Inspection Fees
Residential Paving	N/C

Commercial Building

Square Foot Fee	\$0.12 / GFA*
(Structures, buildings, alterations, repairs or miscellaneous items not specifically)	
Valuation	0.01 (1.00%) X's Valuation Cost
Inspection	\$85.00
Inspections outside of normal business hours	\$150.00
Stop Work Order	\$50.00
Review Fee	\$0.05/GFA* or As per additional review fee
Certificate of Occupancy	\$25.00
Extra Inspection	\$85.00
Permit Renewal	\$150.00
Health & Safety Inspection	\$150.00/unit
Inspections for which no fee is specifically indicated	\$85.00
Failure to Obtain Permit Fee	(See note A)*
Demolition of Commercial Structures	\$0.12 per Sq. FT. plus Inspection Fees
Commercial Paving (New Paving Only)	\$0.12 per Sq. Ft.

***Note A - Failure to Obtain Permit (Zoning or UCC)**

Fees are in excess of UCC fees. Fee shall be set at \$0.25 / Sq Ft.
Minimum Fee of \$150.00 and a Maximum Fee of \$1500.00.

*GFA – Gross floor area defined as the total square footage of all floors within the Perimeter of the outside walls, including basements, cellars, garages, roofed patios, Breezeways, covered walkways and attics with floor to ceiling height of 6'6" or more.

General Information

Additional plan review or revisions to approved plans
and re-submittals for approval (per hour, 1/2 hr minimum) \$120.00

Additional Staff time subsequent to completion and recordation of notice and Order documents required by the UCC for abatement of dangerous buildings:

For Code Enforcement Inspectors	\$100.00 /Hr.
For Code Enforcement Clerical	\$50.00 /Hr.

1. Agricultural Exemption - unless required by UCC
 Agricultural operations which produce greater than \$2000.00 annual product sales
 (excluding forest product sales) shall be exempt from permit fees.
 Zoning Permit still apply with appropriate fees.

2. Day Care Centers or any Child Care Facility
 Annual Inspection \$150.00 plus Inspection Fees

E. Subdivision and Land Development - The Fee Schedule shall be as Follows:

1. Engineering Fee

Any engineering review shall be paid by applicant

2. Zoning Review Fee (Min. \$50.00) \$50.00/ Hr.

3. Land Developments

For multi-family type application, a review fee of \$80.00 base fee, 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 Subdivision:

A review fee of \$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 Subdivision:

A review fee of \$175.00 base fee, plus \$35.00 for each newly created lot.

F. Zoning - (Residential and Commercial) - The Fee Schedule shall be as Follows:

Zoning Fees are in addition to UCC Fees

Failure to Obtain a Permit	(See Note A)*
Written Confirmation of Zoning District	\$25.00
Certificate of Occupancy	\$25.00
Re-issue Certificate of Occupancy	\$35.00
Stop Work Order	\$50.00
Zoning Review Fee (per hour)	\$50.00

1. Hearings:

Application for Variance	\$1000.00*
Application for Special Exception	\$1000.00*

Application for Conditional Use	\$1000.00*
Application for Curative Amendment	\$1000.00*
Zoning Appeal Hearing	\$500.00*
Texas Township hearing not specified herein	\$500.00*

* The fees identified above for Variance, Conditional Use, Special Exception, Curative Amendment, Zoning Appeal, or any not specified hearing provides for a hearing extending not longer than four (4) hours; a similar fee shall be charged to the applicant 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 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 monies at the time of filing of application, commensurate with the scope and magnitude of the application filed herewith. Fees to be submitted with application.

2. Zoning / Change of Use Permits

Temporary Use	3 Days or less	\$100.00 per Day
Temporary Use	4 Days	\$0.04 per Sq. Ft.
Temporary Use	5-8 Days	\$0.06 per Sq. Ft.
Temporary Use	9-14 Days	\$0.08 per Sq. Ft.
Temporary Use	15-30 Days	\$0.12 per Sq. Ft.
Permanent Structure or Change of use		\$0.12 per Sq. Ft.

3. Accessory Structures - The Fee Schedule shall be as Follows:

Unattached Accessory Structures (Ex. - Garages, sheds)	\$0.12 per Sq. Ft.
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4. Fences - The Fee Schedule shall be as Follows:

No Fee if under 6 Feet in Height

5. Sign Permits - The Fee Schedule shall be as Follows: Plus UCC Fees

Two (2) sided signs or "V" signs are counted as Square Footage of Both Sides

Non - Commercial signs	\$35.00 per sign
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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
201-250 Square Feet	\$225.00
Over 250 Square Feet	\$275.00

6. Cell Towers - The Fee Schedule shall be as Follows:

Cell Tower and Co-locations Fee	\$10.00 per \$1000.00 of construction cost
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7. Violations - The Fee Schedule shall be as Follows:

If Failure to obtain permit is not applicable - This applies.

Failure to comply with the provisions of the zoning ordinance will constitute a violation. Violation Up to \$500.00 per day or as other wise authorized by the Pennsylvania Municipalities Planning Code. This is for violations not covered by (*Note A). It is not to be added to those violations.

G. Residential or Tenant Change Inspection - The Fee Schedule shall be as Follows:

Each unit is one (1) inspection.

Inspection (Fee includes 1 Inspection and Certificate of Occupancy)	\$104.00
Re-inspection of Failed Inspection	\$50.00

This Fee Schedule shall become effective on _____, 2012

Adopted this ____ Day of _____, 2012

Texas Township

See next page

John McDonald, Chairman

Attest:

John Haggarty
Township Secretary

Services:

Fax Charges: 1st page \$3.00; \$1.00 for each additional page

Mailing Fees: Actual postage plus a handling fee of \$2.50

Photocopies: \$0.25 per page (8.5" x 11")

Documents larger than 8.5" x 11", special documents, color documents, etc.

Copying shall be cost of coping plus time & mileage to get such documents copied.

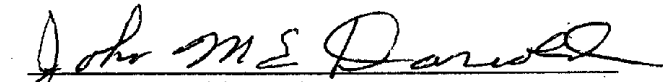
Mileage Reimbursement: Amount set by IRS Float

Bounced Check Fee \$35.00 per check

This Fee Schedule shall become effective on February 20, 2012


Adopted this 20 Day of February, 2012

Texas Township



John McDonald, Chairman

Attest:



John Haggarty
Township Secretary