

**BOROUGH OF SOUDERTON
MONTGOMERY COUNTY
PENNSYLVANIA**

RESOLUTION No. 2014-10

**A RESOLUTION OF SOUDERTON BOROUGH COUNCIL
REVISING AND ESTABLISHING APPLICATION FEES,
FILING FEES, PERMIT FEES, INSPECTION FEES,
RECREATIONAL IMPACT FEES AND ESCROW
REQUIREMENTS.**

WHEREAS, the Zoning Ordinance, Building Code, Subdivision and Land Development Ordinance, and other appropriately enacted ordinances, provide that the Borough Council shall, from time to time, establish appropriate fees and escrow requirements; and

WHEREAS, rising costs and other financial considerations have created a need to increase the fee schedule so that administrative and inspection services related to the enforcement of applicable State and Local regulations can be maintained on a self-sustaining basis.

NOW THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Souderton hereby enacts the following fee and escrow requirements, effective immediately, to supersede previously established fees and/or escrow requirements:

SECTION 1. - ZONING

A. Applications to the Zoning Hearing Board for Special Exceptions, Variances and/or Interpretations (excluding curative amendments) and Conditional Use Applications:

- | | |
|---|------------|
| 1. Single Family Residential | \$ 575.00 |
| 2. Multi-Family/Combined Use Structures | \$1,100.00 |
| 3. Commercial/Industrial/Institutional | \$1,225.00 |
| \$175.00 for each additional or continued hearing | |

B. Curative amendment applications to Souderton Borough Council or the Zoning Hearing Board:

- \$ 3,500.00 plus additional assessable costs
- \$ 650.00 plus additional assessable costs for each additional hearing

C. Application to Borough Council for an amendment to the Zoning Ordinance or for a change of zoning map classification:

- \$ 3,500.00 plus additional assessable costs
- \$ 650.00 plus additional assessable costs for each additional hearing

D. Application to Borough Council for an amendment to the Zoning Ordinance or for a change of zoning map classification for property relocated in a designated Redevelopment Area:

- \$ 3,500.00 plus additional assessable costs
- \$ 650.00 plus additional assessable costs for each additional hearing

Note: No meeting shall extend beyond 10:00 pm of the day convened. Assessable costs may include transcripts, stenographer, meeting room, solicitor, planning consultants, engineering, professional consulting fees, advertising and other related expenses.

SECTION 2 - SUBDIVISION AND/OR LAND DEVELOPMENT

A. Application Fees

(1) Residential Subdivision, Land Development including Condominiums:

- (a) Sketch Plan- No Fee
- (b) Preliminary/ Final Plan
 - \$ 500.00 up to 2 lots or units
 - \$ 500.00 plus \$125.00 for each lot or unit in excess of 2

(2) Nonresidential Subdivision and/or Land Development:

- (a) Sketch Plan- No Fee
- (b) Preliminary/Final Plan
 - \$ 600.00 plus \$125.00 for each lot or unit

(3) Single or Mixed-Use Development within Redevelopment Area:

- (a) Sketch Plan- No Fee
- (b) Preliminary/Final Plan
 - \$ 1,000.00 plus \$200.00 per gross acre

B. Security Escrow

(1) Residential

- (a) \$1,500.00 Subdivisions/Land Development up to 2 lots or units
- (b) \$2,000.00 plus \$25.00 per lot/unit in excess of 2 lots/units

(2) Nonresidential

\$2,000.00 plus \$25.00 per lot or unit

(3) Single-Use/Mixed-Use Development within Designated Redevelopment Area:

\$5,000.00 plus \$2,500 per gross acre

Note: The purpose of the escrow, which is held in a non-interest bearing account, is to guarantee that all assessable legal, planning, engineering and other professional consultant costs are paid by the applicant. A separate check will be required for the payment of this escrow. All legal and/or engineering fees will be billed monthly and will be payable within 30 days of receipt. Processing of the application will be suspended for failure to pay the expenses within the time frame. Upon final plan approval and payment of all billable expenses, the escrow account will be closed and refunded.

SECTION 3 - APPEAL TO INDIAN VALLEY REGION APPEALS BOARD-

PA Uniform Construction Code- \$550.00 plus additional costs as defined by the Appeals Board

SECTION 4 - CERTIFICATE OF OCCUPANCY PERMITS

Sale or changes in occupancy of Residential, Commercial and Industrial Units

- a. Sewer Certification \$25.00
- b. Single Family Residential Fee \$100.00
- c. Re-inspection fee if 2nd inspection is required \$30.00
- d. Multi-family up to 4 units \$120.00
- e. Re-inspection fee if 2nd inspection is required \$35.00
- f. Commercial& multi-family over 4 units up to 2,000 sf \$120.00
- g. Additional fee above 2,000 sf \$0.50 per sf
- h. Temporary office or storage containers valid for 1 year \$170.00
(May be renewed for 1 additional year)

SECTION 5- RENTAL AND BUSINESS LICENSING AND INPECTIONS

Annual Rental Registration	\$40.00 per building per year
Rental Inspection (Every 3 Years)	*\$36.00 per inspected rental unit
(*Inspection billing is an annual billing of \$12.00 per year per rental unit)	
Business License (valid for 3 years)	\$75.00 per business

SECTION 6- PENLTY FOR WORKING WITHOUT PERMITS

WORK COMMENCING BEFORE PERMIT ISSUANCE. Any person who commences work before obtaining the necessary permits shall be subject to 100% of the usual permit fee in addition to the required permit fees.

SECTION 7- BUILDING PERMITS PLUS \$4.00 STATE FEE REQUIRED

Residential permits for new single family dwellings, single family semi-detached dwellings, townhomes, duplex dwellings, multi-family dwellings and garden apartments. Square footage calculation includes basement and garage

Residential Addition or Alterations	\$400.00 base plus \$0.25 per sf
Residential Addition or Alterations	\$150.00 base plus \$0.25 per sf
Recreational Impact Fee (New residential construction per dwelling unit)	\$1,250.00
Commercial and Mixed Use Recreational Impact Fee	\$1,250.00 base plus \$0.75 per sf
Commercial and Mixed Use New Construction	\$550.00 base plus \$0.35 per sf
Commercial Alterations or Tenant Fit Out	\$310.00 base plus \$0.35 per sf
Accessibility New Construction & Additions up to 2,000 sf	\$250.00 base fee up to 2,000 sf
(Additional \$0.10 per sf over 2,000 sf)	
Decks and Patios	\$85.00 base plus \$0.25 per sf
Accessory Structures with Foundations	\$125.00 base plus \$0.25 per sf

SECTION 8 - PLUMBING PERMITS PLUS \$4.00 STATE FEE REQUIRED

Residential Inspection	\$50.00
Residential Per fixture fee	\$15.00
Sump Pump	\$35.00
Lateral Replacement Only	\$60.00
Commercial, Industrial, Institutional Inspection	\$65.00
Commercial Per fixture fee	\$25.00
Grease trap per fixture	\$85.00

SECTION 9 - ELECTRICAL PERMITS PLUS \$4.00 STATE FEE REQUIRED

Residential single family up to 400 amp service	\$260.00
Residential 401 amps to 600 amps Third Party Inspection required	\$320.00
Residential Alterations up to 500 sq ft	\$150.00
(Alterations over 500 sf add \$0.10 per sf)	
Up to 200 Amp Service new/replace or repair	\$85.00
Each additional meter base	\$10.00
HVAC wiring	\$90.00
Generator up to 20 kW	\$200.00
(21 kW & over price quoted after plan review)	
Solar project up to 10 KW	\$300.00
(\$20.00 addition fee for each 10 KW or fraction thereof)	
Temporary Service up to 200 amp	\$125.00
Temporary Service 200 amp to 400 amp	\$150.00
Residential Fire/Burglar Alarm System	\$60.00
Commercial Electrical inspections by Third Party Inspection	\$100.00
Commercial Fire/Burglar Alarm System by Third Party Inspection	\$125.00
400-600 amps Service new/replace or repair Third Party Inspection	\$105.00

SECTION 10- MECHANICAL PERMITS PLUS \$4.00 STATE FEE REQUIRED

Residential HVAC System	\$160.00
Residential replacement unit no duct work	\$ 95.00
Residential Gas or Wood fireplace wood stove or pellet stove	\$ 75.00
Commercial HVAC System up to 2,000 sf	\$260.00
(Commercial HVAC System over 2,000 sf add \$ 0.25 per sf)	

Commercial HVAC unit replacement no duct work	\$200.00
Commercial Hood with Fire Suppression	\$260.00
Commercial Hood	\$200.00

SECTION 11- FIRE PROTECTION PERMITS PLUS \$4.00 STATE FEE REQUIRED

Residential Fire Sprinkler (Single Family Detached & Semi Detached)	\$310.00
Residential Fire Sprinkler (Multi Family Dwellings)	\$155.00 per unit
Residential Sprinkler Modification	\$60.00 base plus \$3.00 per head
Commercial Fire Sprinkler	\$510.00 base plus \$5.00 per head
Commercial Sprinkler Modification up to 10 heads	\$60.00 base plus \$5.00 per head
Commercial Sprinkler Modification 11-20 heads	\$100.00 base plus \$5.00 per head
(If more than 20 heads are modified in any system it will be consider a new system)	

SECTION 12 - SIGNS

A. Business, Commercial, Industrial, Residential	\$60.00 per sign
B. Illuminated signs	\$210.00 per sign

SECTION 13 – Exterior Structure Permit

Residential Shingle Replacement	\$50.00
Residential Shingle and Plywood Replacement	\$150.00
Residential Siding/ Replacement Windows & Doors	\$85.00
Residential Stucco/EFIS system	\$125.00
Commercial Roof Replacement	\$210.00
Commercial Siding/ Replacement Windows & Doors	\$185.00
Commercial Stucco/EFIS system	\$275.00

SECTION 14- DEMOLITION PERMITS PLUS \$4.00 STATE FEE REQUIRED

Includes both Demolition and Relocation of Structures

Residential Structure up to 1,000 sf	\$75.00 base fee
(additional square footage add \$0.20 per sf)	
Commercial/Industrial/Institutional Structure up to 2,000 sf	\$250.00 base fee
(additional square footage add \$0.75 per sf)	
(DEP approval required on demolishment of any commercial building)	

SECTION 15- MISCELLANEOUS PERMITS

Fence Installation or replacement	\$50.00 base plus \$0.25 per lf
Curb/Sidewalk Installation	\$50.00
Driveway New or Enlargement of existing	\$75.00
Driveway Re-pavement of existing	\$45.00
Sheds	\$50.00 base plus \$0.25 per sf

SECTION 16- SWIMMING POOLS HOT TUBS/SPAS PLUS \$4.00 STATE FEE

Above Ground	\$250.00
In-Ground	\$450.00
Hot Tub/Spa	\$75.00

RESOLVED and ADOPTED this 1st day of December, 2014.

BOROUGH OF SOUDERTON

By: _____

Brian K. Goshow, President

(BOROUGH SEAL)

Attest: _____

P. Michael Coll, Secretary

APPROVED this 1st day of December, 2014.

John R. Reynolds, Mayor