

# Upper Tulpehocken Township

6501 Old Route 22, Bernville, Berks County, PA

## RESOLUTION No. 1 of 2020

A RESOLUTION OF THE TOWNSHIP OF UPPER TULPEHOCKEN, BERKS COUNTY, PA, AMENDING THE SCHEDULE OF FEES.

BE IT HEREBY RESOLVED AND ENACTED, by the Board of Supervisors of the Township of Upper Tulpehocken, Berks County, PA that, pursuant to the grant of powers set forth in the Second Class Township Code, the Pennsylvania Municipalities Planning Code, and any other applicable statute or ordinance, the current Schedule of Fees for the Township of Upper Tulpehocken, Berks County, PA is as follows:

<b>SUBJECT</b>	<b>FEE</b>
<u>ADMINISTRATION</u>	
Returned Check	\$40.00
Photocopying	\$.25 per page
Copy Certifications	\$10.00 for the first page \$1.75 for each additional page certified
Township Code Book	\$150.00
Zoning Map	\$5.00
SALDO	\$10.00
Sewer Certification	\$25.00
Real Estate Tax Certification	\$25.00 payable to the Tax Collector
Administrative Hourly Rate	\$25.00 per hour for time expended for records search in excess of one hour.

If the estimated cost of duplication of a public record is expected to exceed One Hundred Dollars (\$100.00), the Township may require the person or entity requesting the record to prepay the estimated fees authorized by this policy, prior to providing access to the public record. Access to the records requested shall be postponed until prepayment is received.

### RECYCLING CENTER KEY FOB

Township Residents	\$20.00
Non-Residents	\$30.00
Replacement of Lost Key Fob	\$20.00

<u>JUNKYARD PERMIT</u>	\$50.00 annually
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### ZONING PERMIT & INSPECTION

Zoning Ordinance fees for construction per the annual professional fee schedule attached.

### ZONING ORDINANCE

Zoning Hearing Board Appeal	\$1,500.00
Request for Zoning Change	\$2,000.00
Curative Amendment	\$1,000.00
Conditional Use Hearing	\$1,500.00
Preliminary Opinion Request	\$500.00

### UCC PERMIT & INSPECTION

Building Code (UCC) fees for construction per the annual professional fee schedule attached.

Building Code Appeals Board	\$1,500.00
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The application fee for any type of Zoning Hearing Board Appeals, Special Exception, Variance, Amendment to the Zoning Ordinance, Conditional Use Hearing, Building Code Appeal and any other appeal proceeding that may come before the Upper Tulpehocken Township Zoning Hearing Board, Board of Supervisors, Building Code Appeals Board, or the Zoning Officer is to be paid in advance along with the application. PLUS any additional administrative expenses shall also be paid for by the applicant, at the conclusion of the proceeding. Application costs are non-refundable regardless of the outcome of said proceedings.

### STORMWATER MANAGEMENT

If the regulated activity is not included within a subdivision or Land Development Plan.

Construction of new impervious or semi-impervious surfaces

Up to one acre of surface	\$500.00
For each additional acre of surface	\$50.00

Construction of new building(s) or additions to building(s)

Up to 10,000 square feet of footprint	\$500.00
For each additional 10,000 square feet	\$50.00

Diversion or piping of any natural or man-made stream channel

For watersheds up to 50 acres	\$500.00
For each additional 50 acre increment	\$50.00

# Upper Tulpehocken Township

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## RESOLUTION No. 1 of 2020

### SUBDIVISION AND LAND DEVELOPMENT

#### Minor Subdivision (5 lots or less)

Preliminary Plan \$1,000.00 plus \$100.00 per lot OR  
\$1,000.00 plus \$100.00 per dwelling unit  
Whichever is greater.

Final Plan \$1,000.00 plus \$100.00 per lot OR  
\$1,000.00 plus \$100.00 per dwelling unit  
Whichever is greater.

#### Major Subdivision (6 lots or more)

Preliminary Plan \$2,000.00 plus \$150.00 per lot OR  
\$2,000.00 plus \$150.00 per dwelling unit  
Whichever is greater.

Final Plan \$2,000.00 plus \$150.00 per lot OR  
\$2,000.00 plus \$150.00 per dwelling unit  
Whichever is greater.

Sketch Plan for Record \$750.00

Revisions to Plan of Record \$500.00 Minor Subdivision  
\$1,000.00 Major Subdivision

Land Development Plan \$1,500.00 plus \$100.00 per acre of developable land

Installation of any stormwater management facility or appurtenances thereto which are not covered elsewhere shall be 5% of the estimated cost of said installation.

ALL APPLICATION FEES are required to provide remuneration to Upper Tulpehocken Township for the administrative costs (i.e. office secretarial, legal fees, engineering fees, consultant fees, professional fees, advertising costs, and all other related costs) associated with the review of any officially submitted plans. The Township will keep an accounting of all such administrative costs associated with each plan submission, and shall invoice the Applicant for any such costs that exceed the application fees. Any and all outstanding costs must be fully paid by the Applicant prior to the release of any approved plans by Upper Tulpehocken Township.

### PENALTY FOR COMMENCING WORK WITHOUT PERMITS

Per Ordinance No. 9 of 2017, included in Township Code Ordinance #2019-3: Double fees. Any person, firm or corporation who shall commence any work for which a permit is required by the applicable codes and ordinances, without first having obtained a permit therefore, shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed for such work, provided that this provision shall not apply to emergency work.

# Upper Tulpehocken Township

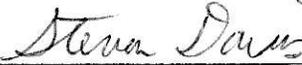
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## RESOLUTION No. 1 of 2020

BE IT RESOLVED that all resolutions or ordinances, or parts of resolutions or ordinances which are inconsistent herewith are hereby repealed to the degree of said inconsistency.

DULY ENACTED AND APPROVED this 6<sup>th</sup> day of January, 2020.

TOWNSHIP OF UPPER TULPEHOCKEN  
BOARD OF SUPERVISORS



Steven Davis, Chairman



Robert Deisemann, Vice Chairman



David Yost, Member

Attest:



Secretary

**RESIDENTIAL**  
**2020 Building and Zoning Permit Fee Schedule**

The following permit costs include the initial plan review (unless noted otherwise) and initial inspections as required for UCC compliance.

Zoning Permits

New Construction & Additions	\$75
Accessory Structures and Structures not regulated by the UCC (Sheds, Fences, Decks less than 30" above grade, etc.)	\$75
Home Occupation/Home Based Business Use Permit	\$75
Sign	\$75
Driveway - New	\$125
- Pave Existing or Modifications	\$75
Permit Renewal Fee	\$35

Building Permits

New Construction & Additions – Finished Space**	\$0.50/sq. ft. (1) (2)
New Construction & Additions – Unfinished Space** (Garages, Basements, Decks, Porches, Accessory Structures, etc.)	\$0.25/sq. ft. (1) (2)
Demolition	\$100
Swimming Pools – Above Ground	\$75 (1) (2)
- In Ground	\$150 (1) (2)
Alterations/Renovations	
Minimum fee - up to \$1,000 of fair market value*	\$75 (1) (2)
- for each additional \$1,000 or fraction thereof (as stated by contract or fair market value*)	\$10
Permit Renewal Fee	\$50
Failed Inspection/Reinspection Fee	\$70
Penalty for construction without a permit	Double fee(s)
Plan review	\$70/hour
Miscellaneous permit/plan review & inspection	(1) (2)
Certificate of Occupancy	\$35
Partial Occupancy	\$75

\*Fair Market Value – a cost determined by the Construction Code Officer or Borough/Township Engineer when a contracted cost is not available. This cost may be established before or after construction is completed.

\*\*Minimum fee = \$100

- (1) Add Zoning Fee as applicable
- (2) Add Certificate of Occupancy Fee as applicable

Note: All square foot calculations are based on exterior dimensions of structures

**RESIDENTIAL**  
**2020 Building and Zoning Permit Fee Schedule (continued)**

Electrical Permits

Service Upgrade	400 amps or less	\$85
200 amp service or less	Up to and including 100 devices	\$250
	Over 100 devices	\$250 + \$0.50/device over 100
Over 200 amp service	Up to and including 100 devices	\$325
	Over 100 devices	\$325 + \$0.50/device over 100
Branch Circuit Work	Up to and including 50 devices	\$160
	Over 50 devices	\$225
Reinspection Fee		\$70
Standby generator/transfer switch		\$95
Photovoltaic (solar)		\$250.00 + structural permit when applicable (1)

Plumbing Permits

<i>Type</i>	<i>Fee per unit</i>
Sanitary Sewer Connection	\$70
Water Service Connection	\$70
First Trap or Fixture	\$40
Additional Trap or Fixture	\$10
Water Heater (relief valve)	\$75
Heating Boiler (relief valve)	\$75
Steam heating boiler	\$75
Domestic water piping	\$40
Sanitary Lift Station/Grinder pump	\$40
Water conditioner	\$25
Rain conductor	\$10
Dishwasher	\$10
Garbage disposal	\$10
Sump Pump	\$25
Miscellaneous fixtures	\$20
Mechanical Permit (new home)	\$225
Mechanical Permit (replacement)	\$85
Reinspection fee	\$70
New home (covers first trap or fixture, water connection, sewer connection, first rain conductor, domestic water piping and domestic hot water)	\$175
Residential Sprinkler	\$150 + plan review

**RESIDENTIAL**  
**2020 Building and Zoning Permit Fee Schedule (continued)**

General Fees

Non-refundable application fee***	\$50
Uniform Construction Code Education Fee (applies to all building permits)	\$4.50
Zoning Inquiry Fee (Covers requests for information pertaining to the zoning ordinance. Fee covers time spent on information requested up to a quarter hour. Each additional quarter hour will be billed an additional \$15)	\$25
Returned Check Fee	\$35

\*\*\*Application fee is applied to the overall cost of the permit(s) with the balance due at pick-up.

**NON-RESIDENTIAL  
2020 Building and Zoning Permit Fee Schedule**

The following permit costs include the initial inspections as required for UCC compliance.

Zoning Permits

New Construction and Additions including accessory structures	\$150
Land Use	\$150
Sign Permit – New	\$200
- Replacement (in same location)	\$150
Cell & Radio Towers	\$5.00/ft.
Driveway – New	\$225
- Pave existing or modifications	\$150
Road Occupancy Permit	\$82.50/hour
Temporary Use (tents, trailers, construction trailers, etc.)	\$150

Building Permits

New Construction & Additions – Finished Space**	\$0.50/sq. ft. (\$300 min.)
New Construction & Additions – Unfinished Space** (Garages, Basements, Accessory Structures, etc.)	\$0.25/sq. ft. (\$300 min.)
Warehouse/Industrial Building Shell in excess of 100,000 square feet	\$0.175/sq. ft.
Plumbing	\$0.05/sq. ft. (\$300 min.)
Electrical (new construction)	\$0.05/sq. ft. (\$350 min.)
Mechanical	\$0.05/sq. ft. (\$300 min.)
Accessibility	\$0.05/sq. ft. (\$300 min.)
Sprinkler System	\$250 plus \$5 per head
Fire Protection (other than sprinkler system)	\$0.05/sq. ft. (\$300 min.)
Demolition	\$200
Swimming Pools	\$250
Alterations/Renovations	
Minimum fee - up to \$1,000 of fair market value*	\$125
- for each additional \$1,000 or fraction thereof	\$10
Certification of Occupancy	\$50
Permit Renewal Fee	\$60
Failed Inspection/Reinspection Fee	\$82.50
Penalty for Construction without a permit	Double fee(s)
Plan review	\$82.50/hour
Miscellaneous permit/plan review or inspection	
Partial Occupancy	\$75

**NON-RESIDENTIAL  
2020 Building and Zoning Permit Fee Schedule (continued)**

Electrical Permits

600 amp service or less	Up to and including 200 devices	\$350
	Over 200 devices	\$350 + \$0.50/device over 200
Over 600 amp service		\$0.05/sq. ft. (\$350 min.)
Branch circuit work (600 amps or less)	Up to and including 50 devices	\$225
	Over 50 devices	\$275
Reinspection fee		\$82.50
Service upgrade (600 amps or less)		\$150
Miscellaneous permit/plan review & inspection/additional plan review		\$82.50/hour
Standby generator/transfer switch		\$225.00 plus plan review
Photovoltaic (solar)		\$300.00 plus plan review + structural permit when applicable (1)

General Fees

Non-refundable application fee***	\$150
Uniform Construction Code Education Fee (applies to all building permits)	\$4.50
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