



TOWNSHIP OF SALISBURY

RESIDENTIAL PERMIT FEES

THE BASE FEE FOR THE PROPOSED PROJECT IS PAYABLE UPON APPLICATION. ALL PERMIT APPLICATIONS MUST BE SUBMITTED TOGETHER FOR THE PROPOSED PROJECT.

THE ZONING APPLICATION FEE IS PAYABLE UPON APPLICATION.

A PENNSYLVANIA STATE SURCHARGE OF \$4.50 IS ADDED TO ALL BUILDING PERMITS. ZONING APPLICATIONS ARE EXCLUDED FROM THE SURCHARGE.

RESIDENTIAL - NEW HOME CONSTRUCTION

\$500.00	Base Fee Building Permit - up to 2,500 SF
\$26.00 / 100SF	Over 2,500 SF - add \$26.00 for each additional 100 SF or portion thereof
\$35.00	Zoning Application - payable upon application
\$150.00	On-Lot Grading Permit – required for areas of 2,000 sq. ft. of new impervious surfaces, or 5,000 sq. ft. of earth disturbance - payable upon application
\$1,000.00	Escrow required for On-Lot Grading Permit - payable upon application
\$150.00	Electrical Permit
\$150.00	Mechanical Permit
\$150.00	Plumbing Permit
\$30.00	Zoning Plan Revision - Resubmission

RESIDENTIAL - MANUFACTURED HOME

\$250.00	Base Fee Mobile or with axle capabilities per unit - on piers
\$350.00	Mobile or with axle capabilities per unit– with basement
\$35.00	Zoning Application - payable upon application
\$150.00	On-Lot Grading Permit – required for areas of 2,000 sq. ft. of new impervious surfaces, or 5,000 sq. ft. of earth disturbance - payable upon application
\$1,000.00	Escrow required for On-Lot Grading Permit - payable upon application
\$150.00	Electrical Permit

RESIDENTIAL - MODULAR HOME

\$250.00	Base Fee - up to 3,500 SF
\$16.00 / 100SF	Over 3,500 SF - add \$16.00 for each additional 100 SF or portion thereof
\$35.00	Zoning Application - payable upon application
\$150.00	On-Lot Grading Permit – required for areas of 2,000 sq. ft. of impervious surfaces, or 5,000 sq. ft. of earth disturbance - payable upon application
\$1,000.00	Escrow required for On-Lot Grading Permit - payable upon application
\$150.00	Electrical Permit
\$150.00	Mechanical Permit
\$150.00	Plumbing Permit

RESIDENTIAL ADDITIONS – INCLUDES ATTACHED GARAGES & PATIO ENCLOSURES

\$450.00	Base Fee – up to 500 SF
\$21.00 / 100SF	Over 500 SF - add \$21.00 for each additional 100 SF or portion thereof
\$35.00	Zoning Application – payable upon application
\$150.00	Electrical Permit
\$150.00	Mechanical Permit
\$150.00	Plumbing Permit
\$30.00	Zoning Plan Revision Resubmission

RESIDENTIAL ALTERATIONS – RENOVATIONS - REPAIRS

\$450.00	Base Fee – up to 500 SF
\$21.00 / 100SF	Over 500 SF - add \$21.00 for each additional 100 SF or portion thereof
\$35.00	Zoning Application Fee – payable upon application (exterior alterations only)
Roof	No permit required for re-shingling
Windows	Structural changes - require a Residential Construction Permit
Siding	No permit required
\$30.00	Zoning Plan Revision Resubmission

RESIDENTIAL ACCESSORY STRUCTURES – SQUARE FEET

SHEDS	CARPORTS	RAMPS W / FOOTERS
DETACHED GARAGES	POLE BUILDINGS	

Pole Buildings – 1,000 Sq. Ft. or Greater Require Two (2) Sets of SEALED Building Plans

\$350.00	Base Fee – up to 1,000 SF
\$11.00 / 100SF	Over 1,000 SF - add \$11.00 for each additional 100 SF or portion thereof
\$35.00	Zoning Application – payable upon application
\$150.00	Plumbing Permit – if needed
\$150.00	HVAC Permit – if needed
\$150.00	Electrical Permit – if needed
\$30.00	Zoning Plan Revision Resubmission
\$35.00	Zoning Application – payable upon application

DECKS – PATIOS - PORCHES WITH ROOF GREATER THAN 30 INCHES ABOVE GRADE

\$250.00	Base Fee – up to 200 SF with roof
\$11.00 / 100SF	Over 200 SF - add \$11.00 for each additional 100 SF
\$35.00	Zoning Application – payable upon application
\$150.00	Electrical Permit – if needed
\$30.00	Zoning Plan Revision Resubmission

DECKS – PATIOS - PORCHES WITHOUT ROOF GREATER THAN 30 INCHES ABOVE GRADE

\$200.00	Base Fee – up to 200 SF without roof
\$11.00 / 100SF	Over 200 SF - add \$11.00 for each additional 100 SF
\$35.00	Zoning Application – payable upon application
\$150.00	Electrical Permit – if needed
\$30.00	Zoning Plan Revision Resubmission

DECKS - LESS THAN 30 INCHES ABOVE GRADE

Decks less than 30 inches above grade require a Zoning Application. The attached Construction Permit Application is required to be completed and submitted along with the Zoning Application.

\$35.00 Zoning Application – payable upon application

PATIOS & RAMPS WITHOUT FOOTERS LESS THAN 30 INCHES ABOVE GRADE

Patios & Ramps without footers less than 30 inches above grade require a Zoning Application. The attached Construction Permit Application is required to be completed and submitted along with the Zoning Application.

\$35.00 Zoning Application – payable upon application

SOLAR AND PHOTOVOLTAIC PANEL SYSTEM - EITHER ROOF OR GROUND-MOUNTED INCLUDING ELECTRICAL

\$200.00	Permit Fee
\$35.00	Zoning Application - payable upon application
\$3.00	Per Panel
\$150.00	Electrical Permit
\$30.00	Zoning Plan Revision Resubmission

MINOR ALTERATIONS – FRAMING

\$200.00 Permit Fee – includes plan review and two inspections

ELECTRICAL

\$150.00 Permit Fee – includes plan review and one inspection

MECHANICAL

\$150.00 Permit Fee – includes plan review and one inspection

PLUMBING

\$150.00 Permit Fee – includes plan review and one inspection

PLUMBING LICENSE

\$100.00	Master License – requires a Plumbing License Application
\$50.00	Master License - Annual Renewal Fee

RESIDENTIAL

YARD FENCE

A Yard Fence requires a Zoning Application. The attached Construction Permit Application is required to be completed and submitted along with the Zoning Application.

\$35.00 Zoning Application – payable upon application

POOL FENCE

\$130.00 Permit Fee – the attached Construction Permit Application is required to be completed and submitted along with the Zoning Application.

\$35.00 Zoning Application – payable upon application

\$30.00 Zoning Plan Revision Resubmission

SWIMMING POOLS / HOT TUBS

\$150.00 Above-Ground Pool / Spa

\$35.00 Zoning Application - payable upon application

\$350.00 In-Ground Pool

\$150.00 Electrical Permit – **this is a requirement**

\$30.00 Zoning Plan Revision Resubmission

WALLS UNDER FOUR FEET

Walls under four feet require a Zoning Application. The attached Construction Permit Application is required to be completed and submitted along with the Zoning Application.

\$35.00 Zoning Application – payable upon application

WALLS EXCEEDING FOUR FEET OR HIGHER REQUIRE BUILDING PLANS

\$200.00 Permit Fee

\$35.00 Zoning Application – payable upon application

\$30.00 Zoning Plan Revision Resubmission

DRIVEWAYS

Driveways require a Zoning Application. The attached Driveway Permit Application is required to be completed and submitted along with the Zoning Application.

\$35.00 Zoning Application – payable upon application

DRIVEWAY RE-SURFACING – No Permit Required

TREE REMOVAL

\$15.00 Permit Fee

LIGHT HOME OCCUPATION ZONING PERMIT

\$50.00 Home Occupation Zoning Permit Application – payable upon application

RESIDENTIAL

GENERAL HOME OCCUPATION – DAY CARE – ZONING HEARING BOARD APPEAL

\$500.00 Owner-occupied - owner must apply for a Special Exception Permit Application - payable upon application.
\$50.00 Zoning Application – payable upon application

TREE HARVESTING

\$750.00 Permit Fee
\$35.00 Zoning Application - Residential – payable upon application
\$50.00 Zoning Application – Commercial – payable upon application
\$500.00 Escrow required for Tree Harvest Permit – payable upon application
\$30.00 Zoning Plan Revision Resubmission

DEMOLITION RELEASE FORM (PERMIT APPLICATION)

\$50.00 Application Fee

TEMPORARY ZONING APPLICATION

\$35.00 Zoning Application – payable upon application

WATER & SEWER

RESIDENTIAL WATER LINE REPLACEMENT

\$150.00 Requires a Plumbing Permit Application

RESIDENTIAL SEWER LINE REPLACEMENT

\$150.00 Requires a Plumbing Permit Application

WATER TAPPING

RESIDENTIAL WATER TAPPING - NEW HOME CONSTRUCTION - 5/8" INCH METER

\$550.00 Application Fee
\$150.00 5/8" Inch Meter
\$50.00 New Construction Fee
\$4.50 PA State Fee **TOTAL - \$754.50**

RESIDENTIAL WATER TAPPING - NEW HOME CONSTRUCTION - 1" INCH METER

\$550.00 Application Fee
\$285.00 1" Inch Meter
\$50.00 New Construction Fee
\$4.50 PA State Fee **TOTAL - \$889.50**

RESIDENTIAL

RESIDENTIAL WATER TAPPING – EXISTING HOME – 5/8” INCH METER

\$550.00	Application Fee	
\$150.00	5/8” Inch Meter	
\$4.50	PA State Fee	TOTAL - \$704.50

RESIDENTIAL WATER TAPPING – EXISTING HOME – 1” INCH METER

\$550.00	Application Fee	
\$285.00	1” Inch Meter	
\$4.50	PA State Fee	TOTAL - \$839.50

SEWER TAPPING

\$1,550.00	Permit Fee	
\$4.00	PA State Fee	TOTAL - \$1,554.00

PUBLIC WORKS DEPARTMENT – 484-661-5826

ROAD OPENINGS, SIDEWALKS AND CURB CUTS

Contact the Salisbury Township Public Works Department – 484-661-5826

A MINIMUM FEE OF \$50.00 SHALL APPLY FOR EACH ADDITIONAL RESIDENTIAL PLAN REVIEW RE-SUBMISSION, OR FOR INCOMPLETE / DENIED PLANS TO THE APPLICANT.

INSPECTIONS ONLY, RE-INSPECTIONS OR ADDITIONAL INSPECTIONS SHALL BE INVOICED AT \$60.00 EACH TO THE APPLICANT.



TOWNSHIP OF SALISBURY

COMMERCIAL PERMIT FEES

THE BASE FEE FOR THE PROPOSED PROJECT IS PAYABLE UPON APPLICATION.
ALL PERMIT APPLICATIONS MUST BE SUBMITTED TOGETHER FOR THE PROPOSED PROJECT.

THE ZONING APPLICATION FEE IS PAYABLE UPON APPLICATION.

A PENNSYLVANIA STATE SURCHARGE OF \$4.50 IS ADDED TO ALL BUILDING PERMITS.
ZONING APPLICATIONS ARE EXCLUDED FROM THE SURCHARGE.

COMMERCIAL - NEW CONSTRUCTION – INCLUDES ADDITIONS

\$750.00	Base Fee - up to 2,000 SF
\$0.24 / SF	Over 2,001 to 5,000 SF
\$0.22 / SF	Over 5,001 to 10,000 SF
\$0.21 / SF	Over 10,001 to 25,000 SF
\$0.20 / SF	Over 25,001 to 50,000 SF
\$0.17 / SF	Over 50,001 to 100,000 SF
\$0.14 / SF	Over 100,001 to 200,000 SF
\$0.12 / SF	Over 200,001 to 300,000 SF
Quote Required –	Over 300,000 SF
\$50.00	Zoning Application – payable upon application
\$150.00	On-Lot Grading Permit – required for areas of 2,000 sq. ft. of new impervious surfaces, or 5,000 sq. ft. of earth disturbance – payable upon application
\$1,000.00	Escrow required for On-Lot Grading Permit – payable upon application
\$30.00	Zoning Plan Revision Resubmission

COMMERCIAL - ACCESSORY STRUCTURES

ALTERATIONS – REPAIRS – TENANT FIT-OUTS

\$600.00	Base Fee - up to 2,000 SF
\$0.24 / SF	Over 2,001 to 5,000 SF
\$0.22 / SF	Over 5,001 to 10,000 SF
\$0.21 / SF	Over 10,001 to 25,000 SF
\$0.20 / SF	Over 25,001 to 50,000 SF
\$0.17 / SF	Over 50,001 to 100,000 SF
\$0.14 / SF	Over 100,001 to 200,000 SF
\$0.12 / SF	Over 200,001 to 300,000 SF
Quote Required -	Over 300,000 SF
\$50.00	Zoning Application – payable upon application
\$30.00	Zoning Plan Revision Resubmission

ALL COMMERCIAL BUILDING PLANS AND SPECIFICATIONS INVOLVING A STRUCTURAL CHANGE, A CHANGE IN THE MEANS OF EGRESS, OR WHERE AN INDIVIDUAL HAS BEEN COMPENSATED MUST BE STAMPED AND/OR SEALED BY A DESIGN PROFESSIONAL LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA.

CHANGE OF USE – NO REPAIRS OR ALTERATIONS

\$50.00 Zoning Application – payable upon application

CHANGE OF USE – REPAIRS – ALTERATIONS - INTERIOR RENOVATIONS

\$260.00 Base Fee - includes plan review and inspection. Interior renovations require a Commercial Construction Permit
\$50.00 Zoning Application – payable upon application

ELECTRICAL - FIRE SUPPRESSION – MECHANICAL - PLUMBING

\$300.00 1 to 2,000 SF – includes one to two inspections and plan review
\$350.00 2,001 to 5,000 SF – includes one to two inspections and plan review
\$0.09 / SF Over 5,001 to 10,000 SF
\$0.08 / SF Over 10,001 to 25,000 SF
\$0.07 / SF Over 25,001 to 50,000 SF
\$0.06 / SF Over 50,001 to 100,000 SF
\$0.05 / SF Over 100,001 to 200,000 SF
\$0.04 / SF Over 200,001 to 300,000 SF
\$0.03 / SF Over 300,000 SF
\$350.00 Burglar Alarm System
\$450.00 Fire Alarm System

SIGNS

\$170.00 Wall / Projecting Sign - **No Electric**– includes plan review and 1 inspection (**one visit**)
\$310.00 Wall / Projecting Sign - **With Electric** –includes plan review and inspections
\$310.00 Free Standing Sign - **No Electric** – includes plan review and inspections
\$410.00 Free Standing Sign - **With Electric** –includes plan review and inspections
\$0.08 / SF Over 5,001 to 10,000 SF
\$0.07 / SF Over 10,001 SF
\$50.00 Zoning Application – payable upon application
\$30.00 Zoning Plan Revision Resubmission

BILLBOARDS

\$1,060.00 Billboards that are new structures, and any changes to existing structure other than sign face or content changes – includes plan review and inspection
\$0.08 / SF Over 5,001 SF
\$50.00 Zoning Application – payable upon application
\$30.00 Zoning Plan Revision Resubmission

TENTS

\$750.00 Applicant must apply for a **Conditional Use Application** – payable upon application
\$50.00 Zoning Application – payable upon application
\$30.00 Zoning Plan Revision Resubmission

NEW COMMERCIAL COMMUNICATIONS TOWERS

\$760.00	Permit Fee
\$50.00	Zoning Application – payable upon application
\$30.00	Zoning Plan Revision Resubmission

CELL TOWER MODIFICATIONS INCLUDING ANTENNA ADDITION & EQUIPMENT CABINETS

\$310.00	Permit Fee
\$50.00	Zoning Application – payable upon application
\$30.00	Zoning Plan Revision Resubmission

SOLAR AND PHOTOVOLTAIC PANEL SYSTEM - ROOF-MOUNTED

\$360.00	Base Fee for Roof-Mounted Solar and Photovoltaic Panel System – includes plan review and Electrical
\$2.00	Per Additional Panel
\$50.00	Zoning Application – payable upon application
\$30.00	Zoning Plan Revision Resubmission

SOLAR AND PHOTOVOLTAIC PANEL SYSTEM - GROUND-MOUNTED

\$360.00	Base Fee for Ground-Mounted Solar and Photovoltaic Panel System – includes plan review and Electrical
\$3.00	Per Additional Panel
\$50.00	Zoning Application – payable upon application
\$30.00	Zoning Plan Revision Resubmission

TREE HARVESTING

\$750.00	Application Fee
\$50.00	Zoning Application - payable upon application
\$500.00	Escrow required for Tree Harvest Permit – payable upon application
\$30.00	Zoning Plan Revision Resubmission

DEMOLITION

\$60.00	Application Fee
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PLUMBING LICENSE

\$100.00	Master License – requires a Plumbing License Application
\$50.00	Master License – annual Renewal Fee

WATER & SEWER

COMMERCIAL WATER LINE REPLACEMENT

\$310.00 Requires a Plumbing Permit Application

COMMERCIAL SEWER LINE REPLACEMENT

\$310.00 Requires a Plumbing Permit Application

COMMERCIAL WATER TAPPING – 5/8” INCH METER

\$550.00	Application Fee	
\$150.00	5/8” Inch Meter	
\$100.00	New Construction Fee	
\$4.50	PA State Fee	TOTAL - \$804.50

COMMERCIAL WATER TAPPING – 1” INCH METER

\$550.00	Application Fee	
\$285.00	1” Inch Meter	
\$100.00	New Construction Fee	
\$4.50	PA State Fee	TOTAL - \$939.50

COMMERCIAL SEWER TAPPING

\$1,600.00	Application Fee	
\$4.50	PA State Fee	TOTAL - \$1,604.50

PUBLIC WORKS DEPARTMENT - 484-661-5826

ROAD OPENINGS, SIDEWALKS AND CURB CUTS

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A MINIMUM FEE OF \$250.00 SHALL APPLY FOR EACH ADDITIONAL COMMERCIAL BUILDING PLAN REVIEW RE-SUBMISSION, OR FOR INCOMPLETE / DENIED PLANS TO THE APPLICANT.

INSPECTIONS ONLY, RE-INSPECTIONS OR ADDITIONAL INSPECTIONS SHALL BE INVOICED AT \$60.00 EACH TO THE APPLICANT.

ALL COMMERCIAL BUILDING PLANS AND SPECIFICATIONS INVOLVING A STRUCTURAL CHANGE, A CHANGE IN THE MEANS OF EGRESS, OR WHERE AN INDIVIDUAL HAS BEEN COMPENSATED MUST BE STAMPED AND / OR SEALED BY A DESIGN PROFESSIONAL LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA.



TOWNSHIP OF SALISBURY

ZONING HEARING BOARD & PLANNING COMMISSION RESIDENTIAL & COMMERCIAL FEES

PAYABLE UPON APPLICATION:

ZONING HEARING BOARD APPEALS
BUILDING CODE BOARD OF APPEALS
PLANNING COMMISSION SUBMISSIONS (SITE REVIEWS)
ZONING PERMIT APPLICATIONS

VARIANCE - ZONING HEARING BOARD

RESIDENTIAL

\$500.00	Owner Occupied
\$500.00	Someone other than the Property Owner – up to four (4) Residential Units
\$35.00	Zoning Application
\$200.00	For each additional Hearing Continuance for a Zoning Hearing Appeal by Applicant

COMMERCIAL

\$750.00	Application Fee
\$50.00	Zoning Application
\$200.00	For each additional Hearing Continuance for a Zoning Hearing Appeal by Applicant

SPECIAL EXCEPTION - ZONING HEARING BOARD

RESIDENTIAL

\$500.00	Owner occupied
\$500.00	Someone other than the Property Owner – up to four (4) Residential Units
\$35.00	Zoning Application
\$200.00	For each additional Hearing Continuance for a Zoning Hearing Appeal by Applicant

COMMERCIAL

\$750.00	Application Fee
\$50.00	Zoning Application

APPEAL FROM ZONING OFFICER DECISION - ZONING HEARING BOARD

\$750.00	Application Fee
\$1,000.00	Escrow Fee – only if challenging the validity of the Zoning Ordinance or Map – 27-§112.5.B

BUILDING CODE BOARD OF APPEALS - ZONING HEARING BOARD

\$750.00	Residential – pertaining to single-family residences
\$750.00	Commercial
N/A	Zoning Application



TOWNSHIP OF SALISBURY

ZONING HEARING BOARD & PLANNING COMMISSION RESIDENTIAL & COMMERCIAL FEES

PAYABLE UPON APPLICATION:

CONDITIONAL USE HEARING
SITE REVIEWS

CONDITIONAL USE - PLANNING COMMISSION

\$900.00	Residential & Commercial
\$35.00	Zoning Application – Residential
\$50.00	Zoning Application - Commercial

SITE REVIEWS - PLANNING COMMISSION

MINOR SUBDIVISION – RE-SUBDIVISION – LOT CONSOLIDATION – up to 4 Residential Lots

\$100.00	Sketch Plan
\$125.00	Preliminary / Final Plan
\$50.00	Zoning Application
\$1,000.00	Escrow – up to 4 Residential Lots, Residential Zones only
\$30.00	Plan Revision Review

MAJOR SUBDIVISION

\$500.00	Application Fee
\$40.00	Per Lot
\$50.00	Zoning Application
\$2,500.00	Escrow plus \$100.00 per Acre - this fee relates to a Sketch Plan
\$2,500.00	Escrow plus \$100.00 per Acre or Lot – whichever is greater – this fee relates to a Major Subdivision Plan
\$30.00	Plan Revision Review

LAND DEVELOPMENT

\$500.00	Application Fee
\$40.00	Per Acre
\$50.00	Zoning Application
\$2,500.00	Escrow plus \$100.00 per Acre or Lot – whichever is greater
\$30.00	Plan Revision Review