

RESOLUTION NO. 02-2021-1705

**BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SALISBURY,
LEHIGH COUNTY, PENNSYLVANIA, SETTING AND FIXING FEES FOR THE
TOWNSHIP FOR 2021**

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Salisbury, Lehigh County, Pennsylvania that all fees are hereby fixed for 2021 as follows:

CHAPTER 1

Administration and Government

Part 12

SCHEDULE OF FEES

§ 1-1201 Schedule of Fees.

ALARMS, FALSE (§ 13-306)

Fourth and each subsequent false alarm per calendar year \$25

FINANCE DEPARTMENT

Certifications (Water/Sewer/Trash/Municipal Liens/Fines/ Assessments) \$20 per property

Lien Administrative Fee \$310 per lien filed

FIRE SAFETY INSPECTION

The fee for a fire safety inspection is based upon a fee schedule that takes into consideration the type of occupancy, the usage, and the square footage of the facility.

Commercial Properties/Multi-Residential Buildings:

0 to 2,999 square feet	\$60
3,000 to 5,999 square feet	\$80
6,000 to 9,999 square feet	\$120
10,000 to 24,999 square feet	\$200

25,000 to 49,999 square feet	\$300
50,000 to 99,999 square feet	\$400
100,000 to 499,999 square feet	\$500
>500,000 square feet	\$600

Based on the square footage for the occupancy, multiple buildings in the same complex constitute a separate fire inspection.

Educational/Assembly Properties:

0 to 500,000 square feet	\$75
>500,000 square feet	\$125

Reinspection Fee (2 or more reinspections): \$50 per reinspection

Failure to Comply Fee \$50

Certificate of Operation/Initial Inspection Fee (New Business) Fire Code Inspection Fee \$50

GREASE TRAPS

Industrial Waste Permit Fee	\$300
Industrial Waste Permit Transfer Fee	\$300

HOUSING (§ 11-105]

Moving permit	\$10
Rental property registration fee	
a.) For properties with 1 – 20 units =	\$20 per unit
b.) For properties with 21 – 50 units =	\$500 flat fee
c.) For properties with 51 or more units =	\$750 flat fee
Rental Inspection Fee	\$50 flat fee
Rental Reinspection or non-compliance fee	\$25 per reinspection

MOTOR VEHICLES (§ 15-506)

Pushcart fees

1 year	\$100
6 months	\$50
3 months	\$25
Reclamation cost	\$25

ON-LOT SEWER SYSTEMS

A. Soil Testing Fees

Evaluate soil probes, maximum 3 per lot	\$250
Additional soil probes beyond 3	\$30 per probe
Perform 6-hole percolation test	\$550
Percolation testing observed by Sewage Enforcement Officer (maximum four simultaneous tests)	\$200

B. Permit and Inspection Fees

Permit application and close out, complete system*	\$200
Permit application and close out, new tank or tank repair*	\$100
Design review, issue permit, complete system	\$150
Design review, issue permit, new tanks or tank repairs	\$50
Design review spray and drip systems	\$200
1 inspection, in-ground systems and tanks	\$150
2 inspections, mound systems	\$300
Each additional inspection required	\$150

C. Other Fees

Site consultation (responsibility of applicant)	\$80 per hour
Verify prior soil testing (responsibility of applicant)	\$150 per test
Other duties including meetings and planning module review	\$80 per hour

Well isolation distance exemption request review waiver (responsibility of applicant) \$80 per hour

Complaint investigation and enforcement actions (responsibility of Township) \$80 per hour

D. *Administration fee of \$50 applied when applicable

1. The Sewage Enforcement Officer is authorized to perform soil testing for sewage planning modules and to sign the false swearing statement in the module.
2. The Sewage Enforcement Officer shall provide the Township with a project summary upon completion.
3. The fee schedule applies to new and repaired septic systems.
4. All fees incurred which involve land development, require the assistance of the Township Engineer, or require additional services from the Sewage Enforcement Officer related to all on-lot sewage disposal system activities shall be reimbursed 100% by the applicant or owner of the property.

PEDDLERS (§ 13-402)

License fee \$50

POLE PERMIT \$15 plus \$10 per pole

POLICE DEPARTMENT

Accident report \$15

Police report \$0.25 per page

SEWER

Sewer services – Residential \$300 per annum (\$75 per quarter)

Sewer services – Non-residential \$330 per annum (\$82.50 per quarter)

SHADE TREES

Appeals \$250

SOLID WASTE

Recycling bin	\$13
Refuse collector's license (§ 20-104)	\$10
MSW services (§ 20-302)	\$372 per annum (\$93 per quarter)

STREETS AND SIDEWALKS

Curbing (§ 21-105)	
Permit – New Installation	\$50 + inspection costs
Replacement of existing curbing	\$35 + inspection costs
Setting line and grade	\$15 per linear foot, with a minimum of \$60
Opening and excavation permit fee (§ 21-102)	\$75 + inspection costs
Overhead apparatus, installation of (§ 21-104)	
Occupancy fee	\$30 per item
Permit fee	\$50 + inspection costs
Restoration rates (§ 21-105)	
Earth surface roads	
First 30 square yards	\$20 per square yard + inspection costs
Over 30 square yards	\$17.50 per square yard + inspection costs
Exceeding 1,760 square yards	\$12 per square yard + inspection costs

Improved hardtop roads

First 30 square yards	\$40 per square yard + inspection costs
Over 30 square yards	\$35 per square yard + inspection costs
Street vacations	\$250
Underground apparatus, installation of (§ 21-104)	
Occupancy fee, per facility	\$30
Permit fee	\$50 + inspection costs

SUBDIVISION AND LAND DEVELOPMENT

Minor subdivisions (§ 22-804)

Filing fee	\$125
Escrow fee	\$1,000

Major subdivision, land development and site plans (§ 22-804)

Filing fee	
Sketch plan	\$100
Major subdivisions	\$500 plus \$40 per lot
Land development or site plan	\$500 plus \$40 per acre

* Escrow fee for sketch, preliminary, final and preliminary/final plans (§ 22-804): \$2,500 plus \$100 per acre or part thereof or \$100 per lot, whichever is greater

* Money in escrow is for reimbursement at the Township's discretion for any and all engineering, legal or other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, in processing the sketch, preliminary and final plans. As soon as this escrow account decreases by 50%, the developer shall make payment in an amount necessary to fully fund the account. Upon the recording of the subdivision and land development plan with the Recorder of Deeds and the payment of all Township engineering, legal and other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, the balance of the escrow will be returned. The escrow will not be returned until all invoices from the Township Engineer and Solicitor have been received by the Township and

paid by the developer. The Solicitor and Engineer's invoices are submitted to the Township every 30 days.

Legal and engineering fees:

Township Solicitor	\$130 per hour plus expenses
Township Labor Counsel	\$150 per hour plus expenses
	<u>HOURLY RATE</u>
Principal/Professional Engineer	\$127.00
Senior Engineer/ Project Manager	\$111.50
Professional Land Surveyor	\$108.00
Professional Geologist	\$121.00
Project Engineer / Senior Engineering Designer	\$108.50
Senior Architectural Designer	\$ 105.50
Engineering Designer I	\$ 89.50
Engineering Designer II	\$ 97.50
Engineering Designer III	\$ 105.00
Registered Landscape Architect	\$ 105.00
Engineering Technician I	\$ 71.50
Engineering Technician II	\$ 79.50
Draftsman I	\$ 49.50
Draftsman II	\$ 56.50
Landfill Inspector	\$ 99.00
Construction Inspector I	\$ 67.00
Construction Inspector II	\$ 81.50
Sewage Enforcement Officer	\$ 100.50
Typist/Technician II	\$ 49.50

Technician II	\$ 57.50
Expert Testimony	\$180.50
Field Survey Crew (1-Man)	\$117.50
Field Survey Crew (2-Man)	\$146.50
Field Survey Crew (3-Man)	\$180.50
Electronic Survey Equipment	\$ 7.50
Robotic Survey Equipment	\$ 11.50
GPS Survey Equipment	\$ 13.00
All-Terrain Vehicle-ATV (Per Day)	\$121.50/Day
Utility Terrain Vehicle-UTV (Per Day)	\$186.50/Day
Soil Infiltration Equipment (Per Day)	\$ 26.00/Day
Water Level Meter (Per Day)	\$ 26.00/Day
Traffic Counter	\$ 6.20
Traffic Modeling System	\$ 6.20
Prints (In Quantity Per Copy)	\$ 6.00/Print
Photocopies (In Quantity Per Copy)	\$0.30/Copy
Outside Services	Net cost Plus 5%

Transportation for design and construction observation personnel will be charged at the rate of \$0.50 per mile. Out-of-pocket expenses, such as blueprints, toll calls, etc., will be billed at actual cost. The survey rates include standard equipment, stakes and transportation.

On those occasions when the demands of the contractor's schedule require the scheduling of time beyond standard hours (standard hours are Monday through Friday, 8:00 a.m. to 12:00 noon, 1:00 p.m. to 5:00 p.m.) such additional time (i.e., overtime) shall be invoiced at a rate of 1.5 times the standard hourly rates indicated on the schedule above.

Professional services will be invoiced on the basis of time worked by the staff in increments of 1/4 hour.

Recreation fee:

\$1,500 per dwelling unit, and shall include single-family dwellings, single-family semidetached (twin) dwellings, two-family detached dwellings, townhouses (single-family attached), and apartments/condominiums (low-rise).

The \$1,500 amount shall be considered the base fee amount.

The consumer price index (CPI) inflation factor shall be added to the \$1,500 base fee amount commencing from the date of this resolution to the date of preliminary/final plan approval from the Salisbury Township Planning Commission or the Board of Commissioners.

WATER

Stormwater management or drainage plan review. For building permits or other projects where a stormwater management plan or a drainage plan is required but will not be part of a subdivision or land development or a site plan, then a \$500 fee is required for review to ensure Act 167 compliance.

Water metered rates	\$7.00 for each 1,000 gallons of water
Water Use for building construction purposes	Flat rate of \$50 per residential unit and \$150 for every nonresidential permit
Cut-off charge	\$10
Turn-on charge	\$10
Temporary flat rate	\$6.25 per quarter for the 1st faucet or opening; \$2 per quarter for each additional faucet or opening
Fire hydrant standby charge	\$400 per year
Tapping fee	\$500 plus meter(s) and all costs and expenses

ZONING AND BUILDING

Residential Permit Fees

*A Pennsylvania State surcharge is added to all building permits. Zoning applications are excluded.

The zoning application fee is payable upon application. A zoning permit is required to be issued prior to the start of any of the following activities:

- (1) Erection, construction, movement, placement, relocation or expansion of any

manmade object having an ascertainable stationary location on, below or in land or water whether or not affixed to the land.

The administration fee is payable upon building permit application. Please submit all permit applications together for the proposed project. Individual permit submission will be subject to an additional administrative fee.

A \$50 deposit fee will be required with each permit at the time of submission. (Optional to put on the permit application).

Residential

INCLUDES PLAN REVIEW & INSPECTIONS FOR ALL DISCIPLINES: Building, Energy, Plumbing, Mechanical (HVAC), & Electrical

Type	Fee	Number of Site Visits*
Single Family Dwelling	\$900 up to 3,500 SF \$20 for each additional 100 SF (or portion thereof)	12
Additions	\$600 up to 500 SF \$20 for each additional 100 SF (or portion thereof)	7
Renovations or Alterations	\$450 up to 500 SF \$15 for each additional 100 SF (or portion thereof)	5
Accessory Structure	\$250 up to 500 SF \$15 for each additional 100 SF (or portion thereof)	3
Manufactured Housing Mobile or with axle capabilities per unit on piers	\$275	3
Manufactured Housing Mobile or with axle capabilities per unit with basement	\$475	6
Industrialized Housing (Modular)	\$550 up to 3,500 SF \$10 for each additional 100 SF (or portion thereof)	7
Deck or Patio	\$200 up to 200 SF \$15 for each additional 100 SF (or portion thereof)	3
Deck, Patio or Porch w/ roof	\$300 up to 200 SF \$15 for each additional 100 SF (or portion thereof)	4
Above-Ground Pool/Spa	\$180	2
In-Ground Pool	\$300	4
Solar and Photovoltaic Panel System Installations (roof or ground mounted)	\$200 plus \$3 per panel	3

MINOR ALTERATIONS

Minor Alterations/Demolition (1-2 disciplines)	\$180	2
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ELECTRIC

Electric service inspection	\$125	1
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NOTES AND ADDITIONAL SERVICES

Plan review re-submission for incomplete or denied plans	\$60 / hr**
Inspections only, re-inspections or additional inspections	\$60 / hr
Consultation, site visits and/or attendance at meetings with applicants, Township Officials or staff	\$60 / hr
Administration services (beyond typical permitting process)	\$40 / hr
Assistant Zoning Officer services	\$60 / hr
*If the number of site visits exceeds the number listed above, the applicant will be charged for each additional inspection.	\$60 / hr
**All hourly rates are based on a one-hour minimum fee.	
CodeMaster may require building plans and specifications to be stamped and/or sealed by a design professional licensed in the Commonwealth of Pennsylvania. This would typically apply to non-conventional type construction or structures.	
All listed fees containing a square foot price are calculated on the industry standard square footage basis measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility/mechanical rooms, storage rooms, lobbies, attached garages, foyers, elevators, decks, covered patios, porches, and attics that have a minimum headroom height of six feet.	

Plumbing license

Master license	\$100
Master license annual renewal fee	\$50

All other zoning

Yard fence: requires only a zoning application fee (\$35). The fence/wall permit application and attached zoning application are required to be completed and submitted.

Pool fence

Zoning application fee: payable upon application	\$35
Permit fee:	\$180
Zoning plan revision resubmission	\$30

Walls under four feet-requires a zoning application fee (\$35). The fence/wall permit application and attached zoning application are required to be completed and submitted.

Walls-exceeding four feet or higher requires building plans

Zoning application fee-payable upon application	\$35
Fence/wall permit application and zoning application are required to be completed and submitted*	\$180
Zoning plan revision resubmission	\$30

Driveways-requires only a zoning application fee (\$35.). The driveway permit application and attached zoning application are required to be completed and submitted. Re-surfacing-no permit required.

All other zoning continued

Patios and ramps without footers less than 30 inches above grade-require only a zoning application fee (\$35). The deck/patio/ramp permit application and attached zoning application are required to be completed and submitted.

Tree removal-base fee of \$15. The tree removal permit application and zoning application are required to be completed and submitted.

Swimming pools/hot tubs

Zoning application-payable upon application	\$35
Above-ground pool/spa	\$180
In-ground pool	\$300
Zoning plan revision resubmission	\$30

Light home occupation zoning permit

Zoning application-payable upon application	\$50
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General home occupation -Day Care- Zoning Appeal

Owner-occupied. Owner must apply for a special exception permit application-payable upon application.*	\$500
Zoning Application -payable upon application*	\$50

Temporary zoning application

Zoning application-payable upon application	\$35
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Tree harvesting

Zoning application residential-payable upon application	\$35
Permit Application fee*	\$750
Zoning plan revision resubmission	\$30
Escrow required for tree harvest permit-payable upon application	\$500

Demolition

The demolition permit application is required to be completed and submitted.* (Application fee included)	\$50
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Water line replacement

The plumbing permit application is required to be completed and submitted.* (Application fee included)	\$150
Sewer line replacement	
The plumbing permit application is required to be completed and submitted.* (Application fee included)	\$150
Water tapping	
Application	\$550
5/8-inch water meter	\$150
1-inch water meter and larger	As currently priced by vendor
New Home Construction Fee	\$50
Sewer tapping	
Residential sewer tapping fee* (application fee included)	\$1,550

A minimum fee of \$50 shall apply for each additional plan review re-submission or for incomplete or denied plans to the applicant.

Inspections only, re-inspections or additional inspections shall be invoiced at \$60 each to the applicant.

Disciplines include: mechanical, plumbing, electrical, framing

Commercial Permit Fees

*A Pennsylvania State surcharge is added to all building permits. Zoning applications are excluded.

The zoning application fee is payable upon application.

Please submit all permit applications together for the proposed project. Individual permit submission will be subject to an additional administrative fee.

Commercial

INCLUDES PLAN REVIEW & INSPECTIONS FOR ALL DISCIPLINES:

Building, Energy, Plumbing, Mechanical (HVAC), & Electrical

Building Gross Square Footage	New Construction (3 or more disciplines)				Alterations and Renovations (3 or more disciplines)				1 to 2 Disciplines			
	Inspections	Unit	Plan Review	# Site Visits*	Inspections	Unit	Plan Review	# Site Visits*	Inspections	Unit	Plan Review	# Site Visits*
Change of Occupancy	N/A		N/A		\$200		N/A	1	\$100		N/A	1
Minor Change (1 visit)	N/A		N/A		\$200		N/A	1	\$110		\$100	1
1 to 2,000	\$700	Lump Sum	\$400	8	\$550	Lump Sum	\$400	6	\$250	Lump Sum	\$125	3
2,001 to 5,000	\$0.42	Per SF	\$450	11	\$0.32	Per SF	\$450	7	\$350	Lump Sum	\$150	4
5,001 to 10,000	\$0.38	Per SF	\$600	14	\$0.29	Per SF	\$600	7	\$0.08	Per SF	\$150	4
10,001 to 25,000	\$0.35	Per SF	\$700	18	\$0.26	Per SF	\$700	8	\$0.07	Per SF	\$175	5
25,001 to 50,000	\$0.32	Per SF	\$750	20	\$0.24	Per SF	\$750	8	\$0.06	Per SF	\$175	5
50,001 to 100,000	\$0.27	Per SF	\$800	25	\$0.22	Per SF	\$800	10	\$0.05	Per SF	\$200	6
100,001 to 200,000	\$0.22	Per SF	\$900	30	\$0.18	Per SF	\$900	12	\$0.04	Per SF	\$250	6
200,001 to 300,000	\$0.18	Per SF	\$1,000	40	\$0.13	Per SF	\$1,000	14	\$0.03	Per SF	\$250	8
Over 300,001	Quote		Quote	Quote	Quote		Quote	Quote	\$0.02	Per SF	\$300	10

NOTES AND ADDITIONAL SERVICES

Plan review re-submission for incomplete or denied plans	\$250
Inspections only, re-inspections or additional inspections	\$75
Consultation, site visits and/or attendance at meetings with applicants, Township Officials or staff	\$75 / hr**
Administration services (beyond typical permitting process)	\$40 / hr
Assistant Zoning Officer services	\$60 / hr
Solar and Photovoltaic Panel System installations (roof or ground mounted)	\$350 plus \$3 per panel
*If the number of site visits exceeds the number listed above, the applicant will be charged for each additional inspection.	\$75 / hr
**All hourly rates are based on a one-hour minimum fee.	
Phased projects may require more services and may be assessed an additional fee.	
All listed fees containing a square foot price are calculated on the industry standard square footage basis measured outside-to-outside dimensions of all levels of the structure, and shall include basements, bays, hallways, stairways, utility/mechanical rooms, storage rooms, lobbies, attached garages, foyers, elevators, decks, covered patios, porches, and attics that have a minimum headroom height of six feet.	

Zoning application-payable upon application \$50

Zoning plan revision resubmission \$30

On-lot grading permit-required for areas of 2,000 square feet or more of impervious surface and 5,000 square feet or more of earth disturbance-payable upon application \$150

Zoning application for grading permit-payable upon application \$50

Escrow required for on-lot grading permit-payable upon application \$1,000

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

Zoning application-payable upon application	\$50
Burglar alarm system base fee (application fee included)	\$350
Fire alarm systems base fee (application fee included)	\$450

Signs

Zoning application-payable upon application	\$50
Wall/projecting sign no electric (1 visit)-includes plan review and 1 inspection (application fee included)	\$170
Wall/projecting sign with electric-includes plan review and inspections (application fee included)	\$310
Freestanding sign no electric-includes plan review and inspections (application fee included)	\$310
Freestanding sign with electric-includes plan review and inspection (application fee included)	\$410
Over 5,001 to 10,000 square feet	\$0.08 per square feet
Over 10,001 square feet	\$0.07 per square feet
Zoning plan revision resubmission	\$30

Billboards

Zoning application-payable upon application	\$50
Billboards that are new structures and any changes to existing structure other than sign face or content changes-includes plan review and inspection (application fee included)	\$1,060
Over 5,001 square feet	\$0.08 per square feet

Zoning plan revision resubmission	\$30
Tents	
Applicant must apply for a conditional use application-payable upon application	\$750
Zoning application-payable upon application	\$50
Zoning plan revision resubmission	\$30
New commercial communications towers	
Zoning application-payable upon application	\$50
Building permit fee (application fee included)	\$760
Zoning plan revision resubmission	\$30
Cell tower modifications including antenna addition, equipment cabinets	
Zoning application-payable upon application	\$50
Building permit fee (application fee included)	\$310
Zoning plan revision resubmission	\$30
Tree harvesting	
Zoning application commercial-payable upon application	\$50
Application fee	\$750
Zoning plan revision resubmission	\$30
Escrow required for tree harvest permit-payable upon application	\$500
Demolition	
Application fee-the demolition permit application is required to be completed and submitted.	\$60
Plumbing license	

Master license-the plumbing license application is required to be completed and submitted.	\$100
Master license annual renewal fee	\$50
Water line replacement	
Base fee-the plumbing permit application is required to be completed and submitted.* (Application fee included)	\$310
Sewer line replacement	
Base fee-the plumbing permit application is required to be completed and submitted.* (Application fee included)	\$310
Water tapping permit	\$500
5/8-inch water meter	\$150
1-inch water meter and larger	As currently priced by vendor
Water Use (New Construction)	\$100
Sewer tapping	
Commercial sewer tapping* (application fee included)	\$1,600
A minimum fee of \$250 shall apply for each additional commercial building plan review resubmission or for incomplete or denied plans to the applicant.	
Inspections only, re-inspections or additional inspections shall be invoiced at \$75 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.	

ZONING

Carbonate geotechnical review

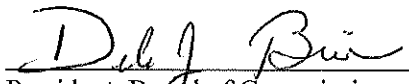
Single	\$250
Multifamily	\$500

Plan revisions	\$30/submittal
Zoning Ordinance Book	\$25
Zoning Map	\$5
Application for rezoning	\$2,500 plus \$1,000 escrow
Special exception (SE) non-residential	\$750
Special exception (SE) owner-occupied residential	\$500
Special exception other than owner-occupied residential	\$500
Variance residential (non-owner-occupied)	\$500
Variance owner-occupied residential	\$500
Variance non-residential	\$750
Conditional use (resident/comm)	\$900
Continuance of zoning hearing by applicant	\$200 per add'l hearing
Curative amendment	\$1,000 + \$1500 escrow
Petition rezone/amend ZO	\$1,000 + \$1500 escrow
Original stenographic record of hearing-if required by Board cost to Township; otherwise cost paid by person requesting transcript (MPC Section 908, Para 7)	Actual cost of transcript
Challenge validity of Zoning Ordinance or Zoning Officer determination	\$750 + 1,000 escrow
Withdrawal of appeal to ZHB	
1.) Withdrawal prior to advertisement reimburse at 100%;	
2.) Withdrawal after advertisement refund of 25% of appeal fee	
Floodplain administration	\$2,500 escrow fee along w/Twp Eng designated hourly fee

	as required
SALDO required environmental assessment report	\$250

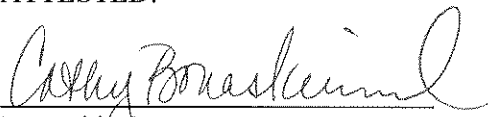
APPROVED AND ADOPTED this 25th day of February, 2021 at a regular public meeting.

TOWNSHIP OF SALISBURY
(Lehigh County, Pennsylvania)



President, Board of Commissioners

ATTESTED:



Township Secretary