

OFFICIAL TOWNSHIP OF HARMONY

RESOLUTION NO. 2018- 9-19

FEE RESOLUTION

**A RESOLUTION OF THE TOWNSHIP OF HARMONY,
COUNTY OF BEAVER AND COMMONWEALTH OF
PENNSYLVANIA, ESTABLISHING FEES FOR THE
FILING OF APPLICATIONS, PERMITS, HEARINGS AND
DECISIONS FOR THE TOWNSHIP IN ACCORDANCE
WITH § 1400 FEES OF THE TOWNSHIP ZONING
ORDINANCE.**

WHEREAS, Section 1400 of the Zoning Ordinance requires that Fees for all applications, permits, hearings and decisions as part of the Zoning Chapter shall be in accordance with a Fee Schedule adopted by the Board of Commissioners.; and,

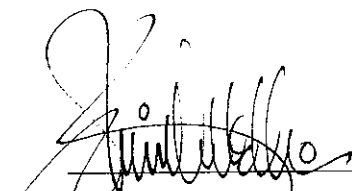
WHEREAS, it is the desire of the Township Commissioners to establish Fees as required by the § 1400 and to enact same by Resolution; and

NOW, THEREFORE, be it RESOLVED and it is hereby resolved by the Board of Commissioners of the Township of Harmony that all fees are hereby fixed per the attached fee schedule which may be modified from time to time as deemed necessary by the Board of Commissioners..

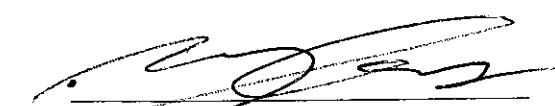
RESOLVED THIS 19TH DAY OF SEPTEMBER, 2018 by the:

ATTEST:

TOWNSHIP OF HARMONY



Robert Vilella, Township Manager



Glenn Angus, Commission Chairman

9/19/18

Harmony Township Fee Schedule

Adopted by Harmony Township Commissioners

Date: September 19, 2018

Resolution Number 2018-___

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Lien Letter Fee -----\$30

Public Hearing Fees

Actual Cost of Hearing

Stenographer, Advertising, Legal, Administrative Cost and other related costs.

Re-Inspection Fee -----\$50

Subdivision

Application Fee – Preliminary/Final, or Final Application for Approval of

Two (2), Three (3) or Four (4) lot subdivisions -----\$500

Five (5) lots/dwelling units -----\$2,000

Plus for each additional lot/dwelling unit above five (5) Per Lot-----\$150

Revised Subdivision Plan -----\$1000

Lot Line relocation between two (2) lots or consolidation of lots-----\$125

Township Consultant Fee for Subdivision applications:

Actual cost to the Township of plan reviews, report preparation, and other services performed by consultants and/or the Township Solicitor as billed to the Township at the normal rate charged.

Method of Payment — Application Deposit:

Upon initial submission of a Subdivision application, in addition to the application fee, the applicant shall deposit the following sums:

1. 0-4 lot/dwelling units -----\$1,000

2. 4-50 lot/dwelling units-----\$2,500

3. Greater than 50 lot/dwelling units -----\$4,000

4. Revised Subdivision Plan -----\$2,000

From this amount shall be deducted any fees accruing from the Township Consultants and/or Solicitor reviews. If, at any time during the progression of an application, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an addition deposit is required equal to the first deposit.

At the completion of the subdivision application process, any of the remaining developer deposit funds on deposit with the Township at completion of the final project and after all deducted may be returned to the applicant upon written request.

Construction Inspection Deposit

The applicant shall submit a construction inspection deposit calculated at 3% of the estimated construction costs of all site improvements as defined in the Pennsylvania Municipalities Planning Code. If, at any time during the progression of the development, it is determined by the Township that the balance available is or will be inadequate for fully cover anticipated costs the applicant will be notified that an additional deposit is required.

Land Development Fees

Application Fee – Preliminary/Final, or Final Application for Approval of
Land Development Fee -----\$2,000
Plus an additional \$200 for each acre or partial acre above 2 acres
Revised Land Development Fee -----\$2,000
Township Consultant Fees for Land Development – Actual cost to the Township for plan
reviews, report preparation and other services performed by consultants and/or Township
Solicitor as billed to the Township at the normal rate charged to the Township for similar
services.

Method of Payment Application Deposit

Upon initial submission of any application under this heading, in addition to the application fee,
the applicant shall make a deposit to the Township as follows:

Preliminary Land Development -----\$4,500
Preliminary/Final or Final Land Development -----\$2,700
Revised Land Development -----\$1,000

From this amount shall be deducted any fee accruing from the Township Consultants and/or
Solicitor reviews. If, at any time during the progression of an application, it is determined by the
Township that the balance available is or will be inadequate to fully cover anticipated review
costs, the applicant will be notified that an addition deposit is required equal to the first deposit.
At the completion of any project and after the final bond release request by the Harmony
Township Commissioners, any of these monies remaining on deposit with the Township, after all
fees are deducted, shall be returned to the applicant upon written request.

The applicant shall submit a construction inspection deposit calculated at 3% of the estimated
construction costs of all site improvements as defined in the Pennsylvania Municipalities
Planning Code. If, at any time during the progression of the development, it is determined by the
Township that the balance available is or will be inadequate for fully cover anticipated costs the
applicant will be notified that an additional deposit is required. The construction deposit shall be
submitted prior to receiving a development permit. If, at any time during the progression of the
development, it is determined by the Township that the balance available is or will be inadequate
to fully cover anticipated costs, the applicant will be notified that an additional deposit is
required.

Bond Release Fee

\$100 plus actual cost of Engineer’s Inspection

Zoning Fees

Conditional Use Application Fee -----\$500
Appeals for Special Exception and Variances -----\$200
Zoning Board Hearing – Residential -----\$600

Zoning Board Hearing – Non-Residential -----	\$1,200
All hearings fees plus cost of stenographer and transcript if preparation is requested	
Zoning Permit Application-----	\$55
Zoning Permit – Accessory Use, change of owner -----	\$25
Zoning Permit – Change of Use-----	\$55
Zoning Officer Review -----	\$35
Zoning Compliance Letter -----	\$20

Building Plan Review Fees

**NIRA CONSULTING ENGINEERS, INC.
PA UNIFORM CONSTRUCTION CODE
PLAN REVIEW FEES (revised 2018)**

The following rates for UCC Plan Review are fees charged by NIRA Engineers. These fees will be paid by the applicant to the Municipality. All plan review applications are available at the Municipal Office or at the offices of NIRA Consulting Engineers. Additional filing fees may be assessed by the Municipality at their option.

All initial Commercial reviews will be completed within thirty (30) business days from receipt of the Permit Application. All initial Residential reviews will be completed within fifteen (15) business days from receipt of the Permit Application.

Compliance with the PA Uniform Construction Code
New Construction, renovations and/or Additions for general construction plan review including accessibility review^{1,2,3,4,5,6}

USE GROUP	RATE	AREA
B, R-1, R-2, R-4	\$.15	First 15,000 S.F.
	\$.08	15,001 S.F. up to Total S.F.
A, E, H, I	\$.15	First 15,000 S.F.
	\$.10	15,001 S.F. up to Total S.F.
M	\$.13	First 12,000 S.F.
	\$.07	12,001 S.F. up to Total S.F.
F, S, U	\$.08	First 12,000 S.F.
	\$.05	12,001 S.F. up to Total S.F.
Single Family Dwellings, Townhouses (IRC), and Additions	\$170.00 per unit	Unlimited Area
Residential Decks, Accessory Structures, Pools, etc.	\$90.00 per structure	Unlimited Area

¹ Renovations, Alterations, Change of Occupancy or Change of Use Group to existing structures based on 75% of New Construction

Review Cost. (Commercial Only)

² Review fees reflect an initial review & review of one subsequent revision. Any additional required reviews will be conducted at 50% of

the original review cost. (Commercial Only)

³ Square footage shall include the aggregate sum of each dissimilar floor level.

⁴ A 20% Municipal Administration Fee will be added to the Permit Fee.

⁵ Review fees may increase or decrease subject to degree of construction complexity, completeness and detail of drawings. Applicant will be advised of plan review cost after review of Permit Application.

⁶ add 20% to construction plan review fee for each mechanical, electrical, plumbing, fuel gas, fire protection plan review (comm. only)

Miscellaneous (Commercial Only)	
Minor Commercial Alterations ≤ 1,000 S.F.	Hourly rate
Stand alone Mechanical, Plumbing, Electrical & Fire Protection	Hourly rate
Preliminary Review (Height & Area & Type of Construction)	Hourly rate

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- “A” Assembly Use Groups. This includes assembly occupancies. This is further designated as particular use groups including:
A-1 Theaters and rooms with stages; A-2 restaurants & nightclubs where alcohol is served; A-3 places of worship and lecture halls where alcohol is not predominately served; A-4 viewing of indoor sporting events; A-5 outdoor sporting events.
 - “B” Business Use. This includes office buildings, outpatient medical facilities, dry cleaning, professional business, etc.
 - “E” Education Use. Building where education is provided including schools, certain daycares & vocational training.
 - “F” Factory Use. Buildings where production occurs.
 - “H” Hazardous Use. Buildings where hazardous materials are manufactured, stored or used in production.
 - “I” Institutional Uses. Includes hospitals, rehab facilities, prisons, etc.
 - “M” Mercantile Uses. This includes buildings where the display of goods are sold.
 - “R” Residential Uses. This includes building where persons reside and sleep. Further designated as: R-1 hotels/motels; R-2 non-transient occupants i.e. dormitories, boarding houses; R-3 are single family and townhouses; R-4 assisted living residences.
 - “S” Storage Buildings
 - “U” Utility buildings. This includes accessory structures, garages, and barns.

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Building Permit Fees

NIRA CONSULTING ENGINEERS, INC. PA UNIFORM CONSTRUCTION CODE CONSTRUCTION PERMIT AND INSPECTION FEE SCHEDULE Fee Per Square Foot of Construction (Gross Aggregate) ^{1, 2, 6, 7, 8, 9} (revised 2018)		
Group	Description	Fee Per Square Foot
A-1	Assembly, Theaters with stage	.375
	Assembly, Theaters without stage	.375
A-2	Assembly, Nightclubs	.400
	Assembly, Restaurants, Bars, Banquet Halls	.400
A-3	Assembly, Churches	.375
	Assembly, General, Community Halls, Libraries, Museums	.400
A-4 & A-5	Assembly, Arenas	.350
B	Business	.375
E	Education	.375
F-1	Factory and Industrial, Moderate Hazard	.275
F-2	Factory and Industrial, Low Hazard	.275
H-1	High Hazard, Explosives	.300
H-2 through H-4	High Hazard	.300
H-5	High Hazard Production	.300
I-1	Institutional, Personal Care	.400
I-2	Institutional, Incapacitated	.400
I-3	Institutional, Restrained	.400
I-4	Institutional, Day Care	.400
M	Mercantile	.325
R-1	Residential, Hotels	.375
R-2	Residential, Multiple Family	.400
R-3 ^{3, 4, 5, 6}	Residential, One & Two Family	.450
R-4	Residential, Care/Assisted Living	.400
S-1	Storage, Moderate Hazard	.275
S-2	Storage, Low Hazard	.250
U	Utility, Miscellaneous > 350 sq. ft.	.250
All Groups – Field Consultations and Misc. Builder requested Inspections		Hourly

- ¹ For performing Mechanical, Plumbing, Electrical, Fuel Gas, Energy Conservation, or Fire Protection Inspections add 20% to the above fees for each trade. (Commercial only)
- ² Permit fees may increase or decrease subject to degree of construction complexity, completeness and number of trips to job site required. Applicant will be advised of estimated permit cost after review of Permit Application.
- ³ Square footage shall include the aggregate sum of each dissimilar floor level.
- ⁴ Manufactured (HUD) homes & mobile homes shall be inspected for a flat fee of \$350.00
- ⁵ Decks, roof replacement, accessory to one and two family dwellings shall be inspected for a flat fee of: \$135.00
- ⁶ Minimum Construction Permit and Inspection Fees
 - a. New Construction (Minimum Fee) \$250.00
 - b. Misc Alterations/Additions/Repairs (Minimum Fee) – (Does not include change of occupancy or use group) \$170.00
- ⁷ A 20% Municipal Administration Fee will be added to the Permit Fee.
- ⁸ Renovations, Alterations, Change of Occupancy or Change of Use Group to existing structures based on 75% of New Construction Permit and Inspection Fees. (Commercial Only)
- ⁹ A \$4.50 state mandated education fund fee will be added to the permit fee