

EAST COVENTRY TOWNSHIP
CHESTER COUNTY

RESOLUTION NO. 2015 - 11

A RESOLUTION of East Coventry Township, Chester County, Commonwealth of Pennsylvania, adopting the East Coventry Township Schedule of Fees and Costs.

WHEREAS, the Board of Supervisors has previously adopted a Schedule of Fees and Costs by means of Resolution; and

WHEREAS, the Board of Supervisors desires to amend and replace in its entirety the Schedule of Fees and Costs adopted by previous Resolutions; and

WHEREAS, the Board of Supervisors believes it in the best interest of East Coventry Township to adopt the Schedule of Fees and Costs, all as more fully and further set forth herein below and attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, by the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, as follows:

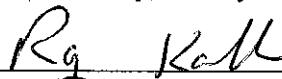
SECTION 1. The Schedule of Fees and Costs attached as Exhibit "A" is hereby adopted and shall be known as the "East Coventry Township Schedule of Fees and Costs".

SECTION 2. Any Schedule of Fees and Costs adopted previously to this Resolution are hereby rescinded and replaced with the attached Exhibit "A", and

SECTION 3. This Resolution shall be effective immediately upon adoption.

ADOPTED this 14th day of September 2015

BOARD OF SUPERVISORS OF
EAST COVENTRY TOWNSHIP
Chester County, Pennsylvania



Ray Kolt, Supervisor, Chair

ATTEST:

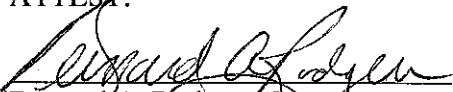

Bernard A. Rodgers, Secretary

EXHIBIT A
EAST COVENTRY TOWNSHIP
SCHEDULE OF FEES AND COSTS

PUBLIC SERVICE FEES

Copies (per 8 ½" x 11" sheet)	\$ 0.25
Township Map (11" x 17" or 8 1/2" x 11")	\$ 2.00
3. Fax Service	
a. Transmit - 1 st page	\$ 1.50
each additional page	\$ 1.00
b. Receive - 1 st page	\$ 1.50
each additional page	\$ 1.00
4. False Alarm - One Free Per Year	
a. Police Department responds	\$ 125.00
b. Fire Department responds	\$ 150.00
c. Police Department and Fire Department responds	\$ 175.00
5. Copy of Accident Report or Police Incident Report	\$ 15.00
6. Solicitation Permit	\$ 50.00
7. Mobile Home Park	
a. License application fee	\$ 100.00
b. Annual license renewal fee	\$ 100.00
8. Towpath Park Pavilion Reservation	\$ 100.00/day
Ellis Woods Park Pavilion Reservation	
Township Resident	\$ 100.00/day
Non-Township Resident	\$ 150.00/day
9. Use of Meeting Room, for other than Township Meetings, or functions authorized by the Township	\$ 50.00
10. Returned Check Fee	\$ 35.00
11. Uniform Construction Code Training Fee (surcharge on each Building Permit Application)	\$ 4.00

12. MISCELLANEOUS

- a. Driveway permit and inspection
 - Existing driveway permit application (non-refundable) \$ 50.00
 - New driveway permit application (non-refundable) 150.00
 - Existing driveway inspection \$ 75.00
 - New driveway inspection \$ 150.00
- b. Road Occupancy permit - In accordance with fees set by PennDOT
- c. Building Sewer Repair Permit Application Fee \$ 50.00

13. FLOOD PLAIN DETERMINATION REVIEW - ESCROW

for review by the Township Engineer if deemed necessary by the Zoning Officer \$ 1,000.00

14. ZONING PERMIT

Issued pursuant to Part 16 Administration, Section 1602. Zoning Permits of Chapter 27 of the East Coventry Township Codification of Ordinances, as amended \$ 100.00

15. DRAINAGE PERMIT (non-refundable)

Pursuant to Chapter 9, Grading and Excavating, Part 1-Stormwater Management Section 110. Permit Requirements of the East Coventry Township Code of Ordinances, as amended \$ 100.00

16. STORMWATER MANAGEMENT PLAN REVIEW/INSPECTION. Pursuant to Chapter 9, Grading and Excavating, Part 1-Stormwater Management F. Fees and Expenses of the East Coventry Township Code of Ordinances, as amended \$ 3,000.00 (escrow)

Actual cost to the Township in accordance with the annual fee and cost schedule of the Township Engineer, Township Solicitor or other Township Consultant in effect at the time the services are rendered. In the event the escrows are exhausted, the owner shall replenish the escrow account in the amount requested by the Township within five (5) business days of the date of notice sent to the address furnished by owner on the application or a stop work order shall be issued. Inspection fees will terminate after certification by the party having jurisdiction that all work is completed and acceptable. Any unused funds will be returned.

17. AGREEMENTS WITH TOWNSHIP, i.e., Sewage Facilities Agreement, Stormwater Management Agreement, etc.

Agreement Drafting & Review \$ 3,000.00 (escrow fee)

Actual cost of the Township in accordance with the annual fee and cost schedule of the Township Engineer, Township Solicitor or other Township Consultant in effect at the time the services are rendered. In the event the escrows are exhausted, the owner shall replenish the escrow account in the amount requested by the Township within five (5) business days of the date of notice sent to the address furnished by the owner/party/entity requesting or otherwise desirous of the agreement.

18. SANITARY SEWER PERMIT

Pursuant to CHAPTER 18 SEWERS AND SEWAGE DISPOSAL, Part 3 Public Sanitary Sewage Systems, Section 306. Building Sewers and Connections with Public Sewers of the Code of Ordinances of the Township of East Coventry, as amended..

a. Sanitary Sewer Permit.

\$500.00

Non-refundable and payable at time Sanitary Sewer Permit application is submitted and execute the East Coventry Township Contract for Professional Services agreeing to reimburse the Township in accordance with the annual fee and cost schedule of the Township Engineer, Township Solicitor or other Township Consultant in effect at the time for work associated with any and all reviews, approvals and inspections required. The \$500.00 will be credited toward costs incurred for services performed under the East Coventry Township Contract for Professional Services.

19. SEWAGE FACILITIES PLANNING MODULE REVIEW FEE

a. On-lot sewage disposal system

\$ 1,500.00

b. Public sewer

\$ 500.00

20. BUILDING, PLUMBING, ELECTRIC, MECHANICAL PERMIT, INSPECTION, REVIEW FEES

Fees for all work required and performed pursuant to the Pennsylvania Uniform Construction Code and Chapter 5 CODE ENFORCEMENT of the East Coventry Township Codification of Ordinances shall be calculated and paid to East Coventry Township in accordance with the Fee Schedules of Barry Isett Associates, inc. attached hereto as Exhibit B, which may be amended upon approval of the Board of Supervisors, **plus ten (10%) per cent of the permit cost (non-refundable)** for Township administrative and overhead costs.

All inspection fees are to be paid to the Township prior to the issuance of a Use & Occupancy Certificate.

LAND DEVELOPMENT AND SUBDIVISION FEES (Per Section 703.2 of Part 7 of Chapter 22 (Subdivision and Land Development) of Township's Code of Ordinances, as amended (the SALDO).

1. Land Development Fees (land development not involving subdivision. Fees are applicable to Sketch, Preliminary and Final Plan submissions.)

Acres Affected	Application Fee (non-refundable)	Escrow*
0 to 4.99	\$500.00	\$ 5,000.00
5.0 to 9.99	\$500.00	\$ 5,000.00
10 to 19.99	\$500.00	\$ 8,000.00
20 to 49.99	\$500.00	\$10,000.00
50 +	\$750.00	\$12,000.00

■ PLUS –

<u>Gross Floor Area In Square Feet</u>	<u>Fee Per 100 Square Feet</u>
0 to 49,000	\$ 50.00
50,000 to 299,000	\$ 40.00
300,000 +	\$ 30.00

Escrow deposit for cost of inspection of improvements construction; materials or site testing; maintenance prior to acceptance of improvements by Township pursuant to Section 703.3 of Chapter 22 of the Township's Code of Ordinances, as amended, shall be 10% (ten per cent) of the estimated project cost.

2. Subdivision Fees.

<u>MINOR SUBDIVISION</u>	<u>Application Fee</u>	<u>Escrow</u>
	\$300.00	\$ 3,500.00

MAJOR SUBDIVISION

SKETCH PLAN

Number of Lots	Application Fee (non-refundable)	Escrow*
1 to 2	\$500.00	\$ 2,500.00
3 to 5	\$500.00	\$ 3,000.00
6 to 10	\$500.00	\$ 6,000.00

11 to 50	\$500.00	\$ 10,000
51 to 100	\$750.00	\$ 15,000
101 +	\$750.00	\$ 20,000

There is not an application fee or escrow fee for a Sketch Plan submitted pursuant to Chapter 22 Subdivision and Land Development, Part 3 Plan Processing and Content, Section 303. Sketch Plan Submission and Review

1. Submission Optional B. of the East Coventry Township Code of Ordinances, as amended.

PRELIMINARY PLAN

Number of Lots	Application Fee (non-refundable)	Escrow*
1 to 2	\$500.00	\$ 5,000.00
3 to 5	\$500.00	\$ 6,000.00
6 to 10	\$500.00	\$12,000.00 + \$100.00/lot
11 to 50	\$750.00	\$15,000.00 + \$150.00/lot
51 to 100	\$750.00	\$15,000.00 + \$200.00/lot
101 +	\$300.00	\$20,000.00 + \$250.00/lot

FINAL PLAN

Number of Lots	Application Fee (non-refundable)	Escrow*
1 to 2	\$500.00	\$ 3,000.00
3 to 5	\$500.00	\$ 5,000.00
6 to 10	\$500.00	\$ 6,000.00 + \$100.00/lot
11 to 50	\$500.00	\$ 6,000.00 + \$100.00/lot
51 to 100	\$750.00	\$ 7,000.00 + \$100.00/lot
101 +	\$750.00	\$ 10,000.00 + \$100.00/lot

Escrow deposit for cost of inspection of improvements construction, materials or site testing; maintenance costs prior to acceptance of improvements by Township pursuant to Section 703 of Chapter 22 of the Township's Code of Ordinances, as amended, shall equal ten per cent (10%) of the estimated project cost.

Fees of Professional Consultants. The Township shall be reimbursed for the charges of its Solicitor, Engineer, Planner or other professional consultants used in connection with any land use matter. Such charges shall be billed to the appropriate person at the same rate normally charged the Township by such consultants for work that is not reimbursable plus ten per cent (10%) for administrative costs including but not limited to the following:

- A. The services of the Township Engineer, as provided in the SALDO, being Chapter 22 of the Township Code of Ordinances, plus all costs for other engineering and professional certifications as deemed necessary.
- B. The services of the Township Solicitor for legal services incidental to the review and approval of plans for each subdivision and land development, or section thereof, and specifically including but not limited to the review of all plans, correspondence and permits, the preparation of subdivision and land development escrow agreements, easements, covenants and deeds; the attendance at any meetings with the Board of Supervisors, the Planning Commission, the Township Engineer, the Township Manager or other staff, the Developer or Developer's representatives in connection with the development; and any telephone conferences in connection with any of the above.
- C. The actual costs of all drainage, water and/or material tests.
- D. Legal fees, advertising and other costs involved in the dedication of streets and public improvements to the Township.
- E. The administrative costs of processing subdivision and land development escrow account release requests as follows: 10% of the total amount of every escrow release request of less than \$500.00 and in the amount of \$100.00 for every escrow release request in excess of \$500.00. Such charge shall be due and payable at the time the escrow release is submitted to the Township.

(*) These are the initial amounts to be deposited with the Township for purposes of reimbursing itself or paying review fees in accordance with CHAPTER 22 SUBDIVISION & LAND DEVELOPMENT, Part 7 Administration, Section 703 Fees and Costs of the Code of Ordinances of East Coventry Township (SALDO). The respective initial deposit shall be made, together with the applicable application filing fee, at the time the subdivision and/or land development application is filed. Additional deposits shall be required by the Township if the balance of the escrow account falls below 25% of the amount of the initial deposit.

ZONING FEES AND COSTS (Pursuant to Section 1604. Fees and Expenses. of Chapter 27 of the East Coventry Township Codification of Ordinances, as amended.

1. ZONING HEARING BOARD - Appeals and Applications - Filing Fees

- a. Substantive challenge to the validity of the Zoning Ordinance or other land use ordinance of the Township
 - (1) Residential, agricultural, or other noncommercial or nonindustrial \$ 3,000.00
 - (2) Commercial or industrial \$ 5,000.00
- b. Challenge to the validity of the Zoning Ordinance or other land use ordinance of the Township raising procedural questions or alleged defects in the process of enactment or adoption \$ 5,000.00
- c. Appeal from determination of Zoning Officer
 - Residential, agricultural or other noncommercial of nonindustrial \$ 1,000.00
 - Commercial or industrial \$ 2,500.00
- d. Application for special exception
 - (1) Residential, agricultural or other noncommercial or nonindustrial \$ 1,000.00
 - (2) Commercial or industrial \$ 2,500.00
- e. Application for variance
 - (1) Residential, agricultural or other noncommercial or nonindustrial \$ 1,000.00
 - (2) Commercial or industrial \$ 2,500.00

2. BOARD OF SUPERVISORS - Applications and Petitions - Filing Fees

- a. Application for a curative amendment to the Zoning Ordinance
 - (1) Residential, agricultural or other noncommercial or nonindustrial \$ 3,000.00
 - (2) Commercial or industrial \$ 5,000.00
- b. Petition for amendment to the Zoning Ordinance (including Zoning Map)
 - (1) Residential, agricultural or other noncommercial or nonindustrial \$ 2,500.00
 - (2) Commercial or industrial \$ 5,000.00
- c. Conditional Use
 - (1) Residential, agricultural or other noncommercial or non-industrial \$ 3,000.00
 - (2) Commercial or industrial \$ 3,000.00

Amount not used to be refunded to applicant.

3. The filing fees prescribed in Paragraphs 1 and 2 shall be paid to the Township at the time the appeal, application or petition is filed.

4. The filing fees prescribed in Paragraph 1. for appeals and applications to the Zoning Hearing Board shall be an initial deposit to cover the cost of the following with respect to hearings before the Zoning Hearing Board upon the appeal or application:
 - a. Compensation for the members of the Zoning Hearing Board;
 - b. Notice and advertising costs;
 - c. Necessary administrative overhead connected with the hearing; and
 - d. Fifty Percent (50%) of the appearance fee for the stenographer (court reporter).
5. Unless and to the extent otherwise provided by law, the fees prescribed in Paragraph 2. for the filing of applications and petitions to the Board of Supervisors shall be an initial deposit to cover the following costs and fees:
 - a. Any and all costs and fees incurred by the Township in connection with the processing, hearing, review and determination of the application or petition, including, without limitation, hearing notice and advertising costs, necessary administrative overhead, and the entire appearance fee of the stenographer (court reporter) at the hearing upon the application or petition.
 - b. The cost of the original transcript of the hearing proceedings before the Board of Supervisors upon the application or petition; and
 - c. The cost of one copy of the transcript of the hearing proceedings before the Board of Supervisors upon the application or petition for use by the Board of Supervisors.
6. In the event that the filing fees prescribed in Paragraphs 1 or 2 do not cover the respective costs and fees set forth in Paragraphs 4 or 5, the appellant, applicant or petitioner shall be responsible for payment of the excess costs and fees, and shall pay the amount of the excess to the Township within 30 days from the date of the Township's invoice for the excess. In the event that the filing fees prescribed in Paragraphs 1 or 2 exceed the respective costs and fees set forth in Paragraphs 4 or 5, the Township shall refund the amount of the excess to the appellant, applicant or petitioner.
7. Transcripts of hearing proceedings;
 - a. The cost of the original transcript of the hearing proceedings upon an appeal or application before the Zoning Hearing Board under Paragraph 1 shall be paid by the Zoning Hearing Board, if the Board orders the transcript. However, in the case of an appeal from the decision of the Zoning Hearing Board, the person appealing the decision shall pay the cost of the original transcript. In all other cases, the person requesting the original transcript shall bear the cost thereof. The cost of any copy of the transcript shall be paid by the person requesting the copy.
 - b. If the appellant or applicant before the Zoning Hearing Board is the person responsible for payment of the cost of the original or any copy of the transcript under subparagraph a. and is entitled to a refund of filing fees under Paragraph 6, the cost of the original or copy of the transcript shall be deducted from the amount of the refund and the balance, if any, of the refund shall be remitted to the appellant or applicant.
 - c. The cost of the original and one copy of the transcript of the hearing proceedings upon an application or petition before the Board of Supervisors under Paragraph 2 shall be paid by the applicant or petitioner pursuant to Paragraph 5 or Paragraph 6. The cost of any other copy of the transcript shall be paid by the person requesting the other copy. If the applicant or petitioner is the person requesting the other copy of the transcript and is entitled to a refund of filing fees under Paragraph 6, the cost of the

other copy shall be deducted from the amount of the refund and the balance, if any, of the refund shall be remitted to the applicant or petitioner.

Fees for Township Consultants will be based on the fee schedules submitted to the Board of Supervisors BY THE Township's Consultants.