

UPPER NAZARETH TOWNSHIP

Escrow and Fee Schedule

Adopted by Resolution No. 24-05 on January 2, 2024 - Effective January 3, 2024

Permits and Fees

An Administrative fee of 15% will be added to all Third Party Reviews to cover internal administration costs. Items marked with an * are subject to review. Items marked with ** may be subject to review or code compliance.

Fines and Penalties

See Code of Ordinances 27-107 - Enforcement, Violations and Penalties

Failure to acquire permit and/or pay fees prior to the inception of any individual activity covered in the **Fee Schedule** will incur a penalty of 25% (twenty-five percent) of the individual activity's fee, or \$50.00, whichever is greater. The penalty applies to each permit and/or fee, individually.

for the review fees from the 3rd Party Review Companies.

<u>Single Family Dwellings, Buildings and Structures</u>	FEE	
All fees for the Third Party Review and Inspection Agencies are additional and will be added to the cost		
Base fee for all Building Permits plus fees of Reviewed Sq. Footage *	\$50.00	
from 201 to 1000 sq ft	\$150.00	
from 1000 to 1500 sq ft	\$400.00	
from 1501 to 2500 sq ft	\$525.00	
from 2501 to 3500 sq ft	\$625.00	
from 3501 to 4500 sq ft	\$725.00	
from 4501 to 5500 sq ft	\$825.00	
Above 5501 sq ft at same ratio.		
Above Ground Pools and Outdoor Hot Tubs *	\$75.00	
Inground Pools includes Fence and Electric *	\$125.00	
Retaining Walls over 4 Ft *	\$50.00	
Decks **	\$50.00	
Decks and Patios and Porches - Covered *	\$100.00	
Fireplaces/Stoves/Chimneys/Furnaces - New with inspections & Cost *	\$50.00	
Solar Panels- Residential *	\$100.00	
Finish Basement- Change of Egress *	\$100.00	
Finish Basement - No Inspections- Must be Code Compliant	\$100.00	
Admin Fee for non-permitting Zoning Review	\$25.00	
Permits requiring Uniform Construction Code Approval (UCC) *		
Fee set by the State	\$4.50	

<u>Miscellaneous Structures</u>	<u>Fee</u>	
All Fences (split rail, picket, stockade, etc)	\$50.00	
Retaining wall less than 4 ft (decorative)	\$50.00	
Sheds (up to 250 sq ft), Decks, Patio's, Pavers	\$50.00	
Structures over 250 sq ft may be subject to Review **	\$100.00	
Curb and Sidewalk Installation Residential if in Right of Way (new, replacement, extension)	\$50.00	
Driveway - Residential - Extension/ Widening	\$50.00	
Driveway Residential - New	\$100.00	
<u>Demolition Permit</u>		
Residential Per Structure	\$50.00	
<u>Grading Plan Review and Inspections</u>		
<u>New Residential Construction</u>		
Grading Plan Review and 2 Inspections	\$875.00	
In-ground Pools/ Includes Inspections	\$500.00	
Re-Inspection or Additional Plan Reviews	\$100.00	per hour
Individual Lot Stormwater Drywell Review	\$250.00	
As-Built Grading Plan Review	\$200.00	
<u>Recreation Fee</u>		
Each new Residential Dwelling Unit	\$3,920.00	
<u>Certificate of Use and Occupancy</u>		
For all new occupied structures, buildings, units or dwellings	\$25.00	
For all swimming pools, spa, hot tubs, garages, additions, decks, Residential Structure Changes, Electrical upgrades, changes or Solar and other NR Permits	\$20.00	

Commercial/Industrial Buildings		
All fees for the Third Party Review and Inspection Agencies are additional and will be added to the		
Base fee for Building Permit (plus following fees)	\$500.00	
New Building Construction Fee of \$0.35/square foot of Reviewed Square Footage		
All other on-site Construction Fee \$0.10/Square Foot.		
Curb and Sidewalk Installation Commercial if in Right of Way (new, replacement, extension)	\$50.00	
Driveway - Commercial (Non PennDot ROW) and Grading Plan	\$100.00	
Demolition Permit - Commercial/Industrial/Income Producing Residential Units, per structure	\$100.00	
Construction Trailer 6 months plus inspections	\$150.00	
6 months and up plus inspections	\$250.00	
Permanent Signs		
0 - 25 sq ft	\$100.00	
26 - 99 sq ft	\$150.00	
100 plus sq ft	\$200.00	
Permanent Signs (replacement)	\$50.00	
Portable sign - temp use	\$50.00	
Temporary Signs, etc	\$35.00	
Temporary Signs Deposit - returned if sign removed and area cleaned up	\$100.00	Deposit
Billboards *	\$1,000.00	
Recreation Fee		
Each new Industrial/ Commercial/ Income Producing Residential Unit	\$13,720.00	Per Acre
Non-Residential Permits for Mechanical, Electrical, Sprinklers, Hoods and Suppression Systems, Alarms, etc are based on construction cost.		
Interior Modification Base Fee	\$150.00	
Up to \$3,500.00	\$150.00	
\$3500 up to \$5000	\$175.00	
\$5000 up to \$7500	\$225.00	
\$7500 up to \$10,000	\$250.00	
Over \$10,000	\$250.00	
	Plus \$2.00 per \$1,000.00	

<u>Street Excavation/Road Opening Permit</u>		
APPLICATION FEE	\$50.00	
Township Engineer Review Fees:	1st Review	Each Additional Review
a. Street Opening/Excavation	\$159.00	\$106.00
4. Backfill & Restoration Inspection Fees (incl. permanent restoration)		
*Any increase in size of the excavation or opening during the excavation or restoration process shall be billed to Permittee accordingly		
less than 40 sq. ft.	\$211.00	flat fee
more than 41 sq. ft.	\$5.70 sq ft up to 3200 sq. ft.	
exceeding 3,200 sq. ft. - To be determined by Township Engineer on a project basis		
5. Degradation Fee (applies to each excavation or opening)		
*Any increase in size of the excavation or opening during the excavation or restoration process shall be billed to Permittee accordingly		
(1) Pavement age more than five years	\$0.00	
(2) Pavement age 1 or 4 years	\$2500.00 + \$5.00/ sq. ft.	
(3) Pavement age less than 1 year	\$5000.00 + \$10.00/sq. ft.	

<u>Sewage Permit Fees</u>		
Test Pit Profile Analysis (Procedure for Probe)		
Percolation Test (Limited to 6 Holes)		
On-Lot Disposal Permit		
Septic Repairs		
** All Fees are per the current SEO Fee Schedule **		

Residential Subdivisions and Land Development		
	(A) Fee	(B) Escrow
A. Sketch Plans - 1 - 3 Lots	\$300.00	\$2,000.00
4 Lots to 15 Lots	\$500.00	\$3,000.00
16 and over lots	\$750.00	\$3,500.00
Engineering Review of Sketch Plan- Optional	\$200/hr.	
B. Lot Line Change	\$500.00	\$2,500.00
C. A Minor Subdivision Up to 3 lots	\$1,000.00	\$7,500.00
D. A Major Subdivision		
1. 3 lots to 15 lots	\$2,000.00	\$15,000.00
2. Over 15 Lots	\$2,500.00	\$20,000.00
E. Land Development		
a. Single Lot- Land Development- Residential	\$1,000.00	\$2,500.00
F. Final Plan Submission	\$1,500.00	
a. Continue Escrow from Preliminary Submission		
G. Revised Final Plans will be considered a Preliminary Plan Resubmission and appropriate fees will be assessed.		
Traffic Impact Fee per PM Peak Hours	\$1,080.00	
<u>Non-Residential Submissions</u>		
a. Sketch Plan	\$500.00	\$1,500.00
(1) Sketch Plan with Engineering Review	\$500.00	\$5,000.00
b. Lot Line Change	\$1,000.00	\$5,000.00
c. Minor Subdivision - Up to 3 Lots	\$1,500.00	\$7,500.00
d. Major Subdivision - 3 or more Lots	\$2,000.00	\$15,000.00
e. Commercial/Industrial Land Development- Existing Lot		
(1) Less than 5 acres-	\$1,500.00	\$10,000.00
(2) 5 acres and over	\$2,500.00	\$20,000.00
f. Subdivision and Land Development of New Lots		
(1) Less than 5 acres	\$2,000.00	\$10,000.00
(2) More than 5 acres	\$3,500.00	\$25,000.00
g. Final Plan	\$1,500.00	
1. Continue Escrow from Preliminary Submission		
h. Revised Final Plans will be considered a Preliminary Plan Resubmission and appropriate fees will be assessed.		

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Land Development and/or Subdivision Fees

1. The preceding escrow and fee schedule includes costs for administrative, engineering and legal activities appropriate to the complexities of land development and/or subdivisions.
2. If, in the opinion of Upper Nazareth Township Board of Supervisors, the actual costs incurred by the Township for advertising, transcription, legal services, engineering services and professional consulting services exceeds the amount of the escrow deposited as indicated by the preceding schedule, No zoning/building permit shall be issued until such time as the appellant shall deposit with the Township a sum sufficient to reimburse the Township for the aforesaid costs.
3. The Township may, during the course of the review of any application, require the applicant to deposit that amount sufficient to reimburse ongoing costs to the Township. Prior to final approval, the Township may suspend consideration of an application, if said sums are not paid within fifteen (15) days of billing thereof.
4. All Escrow accounts are to be replenished to the starting amount by the applicant when the escrow account level reaches fifty percent (50%) or less. These escrow accounts will also act as construction escrow amounts to cover ongoing project costs as detailed above. Idle accounts that are \$30.00 or less will become property of UNT.
5. With each preliminary or final plan submissions in the review process the application fee will apply.
6. All Escrows must be accompanied by a completed Escrow Agreement.
7. Escrow Accounts will not be closed until all professional invoices have been received and paid.

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Recreation		
Facility	Resident	Non Resident
Security Deposit - Refundable		
Required for Single Field Use	\$100.00	\$150.00
Key Fobs (when returned)	\$50.00	\$75.00
Key for Lights (when returned)	\$150.00	\$150.00
Use Fees		
Single Use	\$50.00	\$75.00
2 -5 Day Use or 2 - 5 Day Tournaments	\$150.00	\$175.00
Consecutive Play 5 weeks or more 1 - 3 days a week	\$200.00	\$225.00
Consecutive Play 5 weeks or more 4 or more days a week	\$275.00	\$300.00
Concession Stand - per month	\$50.00	\$75.00
Conference Room - per use	\$25.00	\$50.00
Pavilion Rentals		
Small - by the Playground		
Full Day	\$50.00	\$75.00
Large - by the Gaga Pit		
Full Day	\$100.00	\$125.00

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<u>Administrative</u>		
Zoning Hearing Board, initial hearing	\$1,000.00	
Zoning Hearing Board, subsequent hearing (each)	\$500.00	
Curative Amendment or Township Ordinance/Zoning changes to be placed within an Escrow Account	\$2,500.00	Escrow
Conditional Use Hearing	\$1,000.00	
Subsequent Hearing (each)	\$500.00	
UCC Code Appeal - Amount set and collected by the NAZCOG		
Floodplain Zoning Permit Application Submission Fee	\$100.00	+ fees
Monocacy Creek Watershed Act 167 Drainage Plan Review, Processing	\$500.00	+ fees
Contractor's License Yearly Fee/Renewal	\$50.00	
New Application	\$100.00	
Business Registration Certificate Application	\$50.00	
Yearly Renewal	\$50.00	
No Impact Business Fee- Yearly	\$25.00	
Late Fee	\$25.00	
Moving Permit - In/Out/Within	\$10.00	
Repair of Recycling Cart	\$100.00	
Surcharge for returned /bad checks	\$30.00	
Photocopies & RTKL Fee Schedule(per page single or double sided 8 1/2 x 11 or 8 1/2 x14)		
	Per Copy	over 1,000
black and white	\$0.25	\$0.20
color	\$0.50	
Conversion to Paper	\$0.25	
Certification	\$5.00	
Postage - up to actual cost of USPS first -class postage		
Code of Ordinances	online	
Junkyard License	\$250.00	