

***Please note: any resident identified as having commenced construction or use activity without acquiring the necessary permits shall be charged DOUBLE the normally assessed fees.***

### **Zoning, Building, Electrical, Plumbing, Mechanical, HVAC and Miscellaneous Permits**

Processing & Retention fee (normally required) shall be paid at the time a permit application is submitted. Applications will *not* be processed until the fee is paid.

The Permit Fee, which is separate and above the cost of the Processing & Retention Fee, will be calculated during the review process and shall be paid in full at the time the permit is picked up. ***Please note that the fees listed assume the submitted permit is complete and will not require additional review time above and beyond what is customary for such a permit application's review. The applicant will assume all additional costs for the review time of deficient permits.***

Please note that the PA Uniform Construction Code (UCC) Labor & Industries Training and Certification fee of \$4.50 is included in each UCC-regulated permit.

**Whenever the cost of the permit is based on an estimated project cost, the Applicant is responsible for submitting the estimated total value of all work at the time of application.** The estimate shall include the total value of the work for excavating for the building and all materials and labor for which the permit is being issued, such as general construction, electrical, gas, mechanical, and plumbing equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates which meet the approval of the building official. The final building permit valuation shall be set by the building official.

Whenever the building code official is required to perform additional inspections over what is included in the permit fee, the fee charged for these additional inspections shall be \$95.00 per inspection. The need for additional inspections can usually be avoided by ensuring that the work is ready for inspection before scheduling an appointment and is completed in accordance with all requirements, and by having the owner or another representative present at the scheduled inspection time when required.

**If stormwater controls are required as determined by the Borough Engineer, additional fees will be assessed per the Stormwater Controls section of this schedule on page 9.**

### **Zoning Actions & Miscellaneous Use Permits – UCC-Exempt Activities**

The following fees are established for actions regulated by the zoning ordinance and exempted from the Uniform Construction Code. *There is no processing & retention fee charged for these permit applications.* All fees are collected at the time a permit is issued. No fee is due if the permit is not approved. Renewal fees will be invoiced by the Borough annually.

- a. No-impact home occupation use permit per Zoning Code
  - \$50 for the initial permit – no renewal required.
- b. Limited Impact home occupation use permit per Zoning Code
  - \$50 for the initial permit
  - \$50 annual renewal
  - A sign permit is included at no additional charge only if it is requested on the initial permit application.
- c. Tent sale use permit per Zoning Code
  - \$50 per calendar year (January 1<sup>st</sup> – December 31<sup>st</sup>)
  - A temporary sign permit is included at no additional charge only if it is requested on the initial permit application
- d. Register non-conforming use per Zoning Code
  - \$105 for an initial permit – no renewal required.
- e. Short-Term Rental (STR) use permit per Zoning Code
  - Initial fees - \$175 total:
    - \$100 inspection fee (due before permit is approved)
    - \$100 for the initial permit ***after Special Exception approval by the Zoning Hearing Board*** (see p. 11)
  - Renewal fees - \$125 total:
    - \$50 annual renewal fee
    - \$100 annual inspection fee (per each). Any re-inspection shall be charged at \$75.00 each

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**Zoning Permits – UCC Exempt Activities**

The following fees are established for construction activities that are regulated by Borough ordinance but are exempted from the Uniform Construction Code.

There is a **\$50.00 processing & retention fee** charged at the time a Zoning Permit Application is submitted. The cost for permits will be calculated during the application review process and shall be paid in full at the time the permit is picked up. Below are the zoning permit fees that will be charged for the listed UCC Exempt activities. Note: The below-listed permit costs do not include charges for electrical, plumbing, mechanical, HVAC, Stormwater, or other miscellaneous permit fees that may also be required. These additional fees will be added to the Zoning Permit fee according to the amounts approved in this schedule when applicable. ***Additionally, please note that the fees listed assume the submitted permit is complete and will not require additional review time above and beyond what is customary for such a permit application’s review. The applicant will assume all additional costs for the review time of deficient permits.***

***Please note: any resident identified as having commenced construction activity without acquiring the necessary permits shall be charged DOUBLE the normally assessed fees.***

a. The following structures, if the structure has a **building area less than 500 square feet**, and is accessory to a detached one or two-family dwelling, and multi-family dwelling units:

- Detached Carport \$100.00
- Detached private garage \$100.00
- Greenhouse under \$100.00
- Sheds and gazebos
  - Less than 150 sq. ft. \$70.00
  - From 150 sq. ft. but less than 500 sq. ft. \$100.00
- All Agricultural Building(s), irrespective of size, as defined by Act 45 \$100.00
- Uncovered decks and patios, with a floor height of 30” or less above finished grade \$100.00

b. Issuance of a Use and Occupancy Permit for a change of use of an existing building to a similar type of use, with *no structural alterations\** \$180.00

\*Alterations require additional permit(s)

c. Forestry (Timber Harvesting) Permit\*\*

- \$120.00 permit fee, **plus** the actual cost for plan review and site inspections as required by the Borough.

**\*\*Note:** The Borough reserves the right to require financial security to ensure that Timber Harvest projects comply with all regulations.

d. Sign for a business use per Zoning Code	
• New sign	\$200.00
• Replacement of existing sign	\$ 100.00
e. Sign for nursery agricultural products sales per Zoning Code	
• If included in use permit	No charge
• If not included in the initial application	\$60.00
f. Sign for a Home Occupation per Zoning Code.	
• If included in use permit	No charge
• If not included in the initial application	\$70.00
g. Sign used to identify noncommercial use per Zoning Code.	\$60.00
h. Sign, off-premises directional for special events per Zoning Code	\$60.00
i. Sign, on-premises for special events per Zoning Code	\$60.00
j. Temporary Sign – Public Service Organization	No Fee/Charge

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**Residential and Commercial Building Permit Fees**

The following fees are established for construction activities that are regulated by Borough ordinance and the Uniform Construction Code.

There is a **\$50.00 processing & retention fee** charged at the time a Building Permit Application is submitted. The cost for permits will be calculated during the application review process and shall be paid in full at the time the permit is picked up. Below are the Residential and Commercial Building Permit fees that will be charged for the listed UCC-regulated activities.

**Note:** The below-listed building permit costs do not include charges for electrical, plumbing, mechanical, HVAC, Stormwater, or other miscellaneous permit fees that may also be required. These additional fees will be added to the Building Permit fee according to the amounts approved in this schedule when applicable. ***Additionally, please note that the fees listed assume the submitted permit is complete and will not require additional review time above and beyond what is customary for such a permit application’s review. The applicant will assume all additional costs for the review time of deficient permits.***

**If stormwater controls are required as determined by the Borough Engineer, additional fees will be assessed per the Stormwater Controls section on page 9.**

**Residential Building Permit Fees**

- a. Residential: New one and two-family dwelling unit, multiple family dwelling unit, or similar residential structure. The Building Permit fee shall be computed on a square foot basis as measured out-to-out of the structure, and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have a minimum of 6-foot headroom.
  - The permit fee is \$100.00 plus \$0.42 per square foot of floor area **plus** a \$4.50 UCC fee.
- b. Additions, attached, and detached structures accessory to a residential dwelling, to include roofed porches.
  - The permit fee is \$100.00 plus \$0.42 per square foot of floor area **plus** a \$4.50 UCC fee. The minimum fee is \$395.00 (before UCC fee).
- c. Manufactured Housing Units: Inspection of basements, piers, footers, and a final inspection is required.
  - The permit fee is \$450.00 (no basement) \$650.00 (with basement) **and** the cost of electrical inspection fees computed at \$95.00 per inspection as required by the code official **plus** a \$4.50 UCC fee.
- d. Alterations, renovations, or modifications of existing Residential buildings or structures to include but are not limited to: uncovered decks and patios with a floor height greater than 30 inches above finished grade.
  - The permit fee is \$100.00 plus \$0.42 per square foot of floor area **plus** a \$4.50 UCC fee. The minimum fee is \$285.00 (before UCC fee).
- e. Miscellaneous Residential Structures: include but are not limited to communication towers or antennas, retaining walls (over 4' in height), alternative energy systems, etc.
  - The permit fee is \$150.00 **plus** the cost of plan review / re-review computed at \$65.00 per hour, **plus** the required number of inspections required by the code official at \$95.00 per inspection, **and** a \$4.50 UCC fee.

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**Commercial, Industrial and Institutional Building Permit Fees**

- a. Commercial, Industrial, and Institutional Buildings, including buildings on agricultural uses, rural occupations, and others not categorized: permit fees are for new construction as well as additions, alterations, renovations, or modification of existing buildings or structures, including retaining walls over 4' in height, as follows---
  - \$120.00 for the first \$1,000.00 of project cost plus \$9.75 for each additional \$1,000.00 of project cost or part thereof. The minimum fee is \$405.00 for this calculation.
  - Accessibility inspection fee for a flat fee of \$265.00.
  - The expense of Plan review and accessibility review is billed at \$87.50 per hour.
- b. Special Structures, which include, but are not limited to, towers, storage tanks, telecommunication / cell towers, retaining walls (over 4' in height) and commercial signs:

- \$120.00 for the first \$1,000.00 of project cost plus \$9.75 for each additional \$1,000.00 of project cost or part thereof. The minimum fee is \$405.00 for this calculation.
  - Accessibility inspection fee for a flat fee of \$265.00.
  - Plan review is billed at \$95.00 per hour.
- c. Special Non-Tower Wireless Cell Facilities (WCFs) in Borough Right of Ways (ROWS):
- Application Fee of \$500.00 for up to five non-tower WCFs, with an additional \$100.00 for each non-tower WCF beyond five, or \$1,000.00 for non-recurring fees for a new pole (i.e., not a collocation) intended to support one or more non-tower WCFs; and
  - \$270.00 per non-tower WCF per year for all recurring fees, including any possible ROW access fee or fee for attachment to municipally-owned structures in the ROW.
- d. Solar Energy System
- 1) Commercial:
    - 1.5% of the cost of construction. The minimum fee is \$200.00 for this calculation.
    - Plan review is billed at \$87.50 per hour.
  - 2) Solar Farm:
    - 2.5% of the cost of construction up to \$10,000.00, plus 2% of cost over \$10,000.00. The minimum fee is \$500.00 for this calculation.
    - Plan review is billed at \$87.50 per hour.
- e. Review of revisions to previously approved plans:
- The expense of Plan review is billed at \$95.00 per hour.

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**Electrical Permits**

- Residential Electrical Permits
  - 1) Those that *are not* part of a building permit shall require a separate permit
    - Processing & Retention Fee of \$50.00
    - \$4.50 UCC Fee
    - Number of inspections at \$100.00 each (service, rough wiring, final) as deemed necessary by the code official, **plus**
    - Plan review and revisions billed at \$78.00/hr.
    - Any inspection or re-inspection over three (3) inspections shall be charged at \$100.00 each.

- Or -

- 2) Those that *are* part of a building permit
  - Number of inspections at \$100.00 each as deemed necessary by the code official.
  - Any inspection or re-inspection over three (3) inspections shall be charged at \$100.00 each.

- Commercial Electrical Permits
  - 1) Included in Commercial Building Permit if part of the building plans (see page 5).

- Or -

- 2) For separate permits, such as fire alarm systems:
  - Processing & Retention Fee of \$50.00 at the time of application;
  - \$120.00 for the first \$1,000.00 of project cost, **plus** \$9.75 for each additional \$1,000.00 or part thereof. The minimum fee is \$275.00 for this calculation, **plus**
  - Plan review and revisions billed at \$100/hr, **plus**
  - \$4.50 UCC fee.
  - Re-inspections shall be charged at \$100 each.

***Please note: any resident identified as having commenced construction or use activity without acquiring the necessary permits shall be charged DOUBLE the normally assessed fees.***

**Plumbing, Mechanical and HVAC Permits**

a. Residential Plumbing, Mechanical, and HVAC Permits

- Those that *are not* part of a building permit and not exempted by UCC Section 403.62, shall require a separate permit:
  - Processing & Retention Fee of \$50.00 at the time of application;
  - Permit fee to include inspection(s) at \$85.00 each as deemed necessary by the code official, **plus**
  - Plan review and revisions billed at \$85.00/hr., **plus**
  - \$4.50 UCC Fee.
  - Re-inspections shall be charged at \$100.00 each.

- Or -

- Those that *are* part of a building permit
  - Permit fee to include inspection(s) at \$100.00 each as deemed necessary by the code official.
  - Re-inspections shall be charged at \$100.00 each.

b. Commercial Plumbing, Mechanical, and HVAC Permits

- 1) Included in the Commercial Building Permit fee if part of the building plans (see page 5).

- Or -

- 2) Plumbing, Mechanical, sprinkler, or other fire suppression systems and/or HVAC work not associated with a building permit that is not exempted by UCC Section 413.62 requires a separate permit:
- 3) Processing & Retention Fee of \$50.00 at the time of application;
- 4) \$120.00 for the first \$1,000.00 of project cost, **plus** \$9.75 for each additional \$1,000.00 or part thereof. The minimum fee is \$275.00 for this calculation, **plus**
- 5) Plan review and revisions billed at \$100/hr., **plus**

- 6) \$4.50 UCC fee.
- 7) Re-inspections shall be charged at \$100.00 each.

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**Miscellaneous Permits**

There is a **\$50.00 Processing & Retention Fee** charged at the time an Application is submitted for items a., b., and e. only.

- a. Demolition Permit: \$35.00 review fee, **plus** one of the following--
  - Residential and detached accessory structure \$125.00
  - Commercial, industrial, institutional, and/or detached accessory structure \$195.00
    - Includes two inspections.
    - Additional inspections at \$95.00 per inspection.
  
- b. Swimming Pools and Spas:
  - Review fee of \$35.00, **plus**
  - Spas and above-ground pools capable of holding 24 inches or more of water: includes (2) inspections, **or** \$275.00
  - In-ground pool includes (3) inspections \$495.00
  - Swimming pool fence / safety barrier \$125.00
  - Additional Inspections, if required, at \$95.00 each.
  
- c. Driveway Permit (onto Borough Roads\*\*\*)
  - \$85.00 permit fee, and
  - Refundable escrow in the amount of \$1,000.00 **(separate checks required)**

*\*\*\*Note: Contact PennDOT for Highway Occupancy Permit (HOP) for driveways onto State-owned roads.*
  
- d. Building Permit Renewal Fee for a six (6) month period \$60.00

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- e. Accessory Dwelling Unit Use & Occupancy Permit (after approval) \$105.00
- f. Mobile/Manufactured Home Removal Permit \$10.00/unit
- g. Road Opening Permit \$175.00 + Escrow
- h. Miscellaneous permits to address miscellaneous minor regulated activities that are not described in this schedule, including review and issuing fees: \$25.00

- i. Kennel Use and Occupancy Permit
  - Initial Permit Application, whether approved or not \$175.00
  - Annual Renewal Permit \$75.00

**Stormwater Control Fees**

When stormwater controls are required for a project, the Applicant shall post the below listed escrow with the Borough prior to the issuance of any building, zoning or other permits. This escrow shall be used to reimburse the Borough for expenses associated with stormwater plan review. Unused escrow funds shall be returned to the Applicant following project completion. In the event that the escrow was not sufficient to reimburse the Borough for all expenses, the Borough will invoice the Applicant to recover the monies due. All monies due to the Borough shall be paid prior to any future inspections or Use and Occupancy approval.

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- a. Projects Exempt from Stormwater Requirement No Escrow
- b. Projects in conjunction with a Subdivision and Land Development (SALDO) No Escrow
- c. Projects Reviewed as:
  - Simplified Approach for Small Projects per Stormwater Management Code
    - \$750 escrow, additional review and inspections at effective hourly professional services rate invoiced to applicant.
  - Simplified Approach for Agricultural Projects per Stormwater Management Code
    - \$750 escrow, additional review and inspections at effective hourly professional services rate invoiced to applicant.
- d. Full Stormwater Plan (Does not qualify for exemption or simplified approach)
  - \$1,250 escrow, additional review and inspections at effective hourly professional services rate invoiced to applicant.
- e. On-Lot Infiltration bed inspections not secured by a SALDO escrow \$405.00

**Subdivision and Land Development (SALDO) Applications**

Listed below are the subdivision and land development application fees and the review escrow deposit that will be used to reimburse the Borough for outsourced professional expenses including legal, planning & engineering services incurred for plan review and reporting. The application and review escrow deposit shall be paid prior to or at the time of submission.

For applications that require both Preliminary and Final Plan approvals, the Applicant shall pay the below listed application fee plus the review escrow deposit at time of Preliminary Plan submission. At Final Plan submission for the same project, the Applicant shall replenish the review escrow deposit to the original amount.

When applications only require Final Plan approval, the Applicant shall pay the below listed

application fee and review escrow deposit prior to or at the time of submission.

Professional service expenses incurred by the Borough shall be deducted from the review escrow deposit at the time the Borough receives an invoice for such service. In the event that a deposit is exhausted, the Borough will invoice the Applicant periodically for expenses incurred in excess of the deposit. As the deposit is expended, the applicant shall replenish the deposits upon notice from the Borough.

After the Plan review process is complete, any remaining monies on deposit shall be returned to the Applicant, exclusive of convenience fees if paid by credit card. In the event that the deposited funds are not sufficient to reimburse the Borough for all expenses the Applicant will be invoiced for the remaining amount due. All monies due from the Applicant shall be paid in full prior to the Borough releasing the Final Plan for recording.

**Formal Sketch Plan**

- \$1,000.00 review escrow deposit

**Minor Plan (lot line adjustment/simple conveyance)**

- \$150.00 application fee, and
- \$500.00 review escrow deposit (separate checks required)

**Minor subdivision or land development**

- \$300.00 application fee, and
- \$1,250.00 review escrow deposit (separate checks required)

**Major Applications - Preliminary and/or Final Plan Subdivision and/or Land Development submissions**

1. Subdivision of 3-5 lots or land development of <5 acres
  - \$300.00 application fee, and
  - \$1,500.00 review escrow deposit (separate checks required)

- Subdivision of 6-10 lots or land development of 5-10 acres
  - \$300.00 application fee, and
  - \$2,000.00 review escrow deposit (**separate checks required**)
- Subdivision of greater than 10 lots or land development of greater than 10 acres
  - \$300.00 application fee, and
  - \$3,000.00 review escrow deposit (**separate checks required**)

### **Subdivision and Land Development (SALDO) Inspection Escrow Fees**

For all subdivision or land development plans submitted to the Borough pursuant to the SALDO, Avondale Borough shall require as a condition of final plan approval and recording, that the applicant deposit with the Borough cash or other immediately available funds, to be held as a prepayment escrow by the Borough to cover the costs of the Borough's consulting engineer's inspection and related professional/administrative costs, materials or site testing, and maintenance costs, prior to the acceptance of improvements by the Borough, according to the following schedule:

1. The Applicant shall initially deposit the *lesser* of either:
  - a. Twenty thousand dollars (\$20,000.00), or
  - b. Six percent (6%) of the total costs of all improvements, as established and approved by the Borough Engineer for purposes of the required financial security guaranteeing initial construction of such improvements.
2. At any time prior to completion and approval of the improvements, including any materials or site testing or required maintenance, should the balance of the said escrow be reduced to one percent (1%) of the total cost of all improvements as described above, then within ten (10) days of written notice from the Borough requiring the same, the Applicant shall deposit with the Borough funds in an amount as necessary to restore the balance of said escrow to the original deposit amount.
3. No change or alteration in the amount of escrow herein required shall be authorized or valid unless and until approved by the Borough Board of Supervisors in writing.
4. Pursuant to Section 509(g) of the MPC, the Borough shall provide the applicant with a detailed written accounting of all reasonable and necessary expenses charged against the escrow with a copy of the actual invoices in reasonable detail supporting the charged inspection and/or professional services.
5. All monies remaining in the escrow at the completion of construction of the improvements shall be returned to the applicant within sixty (60) days of completion of construction of the improvements and inspection and approval thereof by the Borough, with the exception of any convenience fee(s) incurred by the applicant for using a credit card for posting of any securities or escrows.
6. Any disputes relating to the use and return of the inspection escrow shall be resolved by following the procedures set forth in Section 509(g) of the MPC.

**Personnel Rates**

**Borough Engineer**

a. Senior Engineer	\$175.00/hour
b. Engineer II	\$129.00/hour
c. Engineer I	\$119.50/hour
d. Zoning Officer	\$85.00/hour
e. Building Inspector – Residential BI	\$100.00/hour
f. Building Inspector – Commercial BI	\$100.50/hour
g. Clerical	\$50.00/hour

**Attorney and other Legal Fees** Actual Cost

**Other Professional Consultants** Actual Cost

**Borough Personnel Rates**

Total of employee’s hourly rate (per hour or per overtime hour), times multiplier of 1.28 to cover costs of Social Security, Medicare, Workers Compensation Insurance, Health Care, Pension, State Unemployment Compensation Tax, Life Insurance, Depreciation of Plant and Equipment and Support Staff.

**Mileage** The current IRS rate

**All Associated Expenses** Billed at the actual cost.

**Hearing Fees**

a. Zoning Hearing Board (non-refundable fee)	
• Validity of Zoning Ordinance or Map	\$2,000.00
• Special Exception	\$1,000.00
• Variance	\$1,000.00
• Appeals of Zoning Officer Actions	\$1,000.00 (refunded if action is reversed)
• Other Miscellaneous Hearings	\$1,000.00
b. Hearings before the Board of Supervisors (non-refundable fee)	
• Conditional Use	\$1,000.00
• Liquor License Transfer	\$1,000.00

- Petition for Zoning Ordinance Amendment \$3,000.00
  - Curative Amendment \$3,000.00
  - Other Miscellaneous Hearings \$1,000.00
- c. UCC Board of Appeals \$1,000.00

**Administrative Fees**

Duplicating (letter or legal size)	\$0.25 per side (first 1,000 sides)
Duplicating (letter or legal size)	\$0.20 per side (beyond 1,000 sides)
Duplicating (letter or legal size color)	\$0.50 per side
Duplicating (11 x 17)	\$0.50 per side
Duplicating (11x17 color)	\$1.00 per side
Mailing Fee	Actual cost of postage
Certification of Public Records	\$ 2.00 per Record
Convenience Fee for Credit Card payment	\$2.00 minimum; 4% for amounts over \$50.00 (collected by Government Window, LLC as a separate charge)
Returned Checks for Non-Sufficient Funds	\$50.00 per check
Late Fee on invoices	1.5% per month

**Other**

<u>Annual Rental Inspection</u>	\$100.00. If 3 <sup>rd</sup> inspection is required, an additional \$100 is due.
Rental U&O	\$50.00
Resale U&O	\$100.00. If 3 <sup>rd</sup> inspection is required, an additional \$100 is due.
Resale U&O	\$50.00
Certifications	\$25.00

1) Fee-in-lieu of Land Dedication per SALDO

- 2 to 4 lot subdivision \$ 750 per lot
- 5 to 10 lot subdivision \$1,000 per lot
- 11 to 20 lot subdivision \$2,000 per lot
- Greater than a 20 lot subdivision \$3,000 per lot