

Wrightstown Township

Fee Schedule

Resolution 2023-015

Adopted 06/19/2023

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RESOLUTION 2023-015

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, ADOPTING THE CONSOLIDATED FEE SCHEDULE FOR WRIGHTSTOWN TOWNSHIP AND REPEALING REVEVIOUSLY ADOPTED RESOLUTION 2009-02 AND AMENDMENT RESOLUTIONS 2023-14,2023-11, 2023-08 AND 2022-17.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Wrightstown Township, Bucks County, Pennsylvania, as follows:

SECTION 1. COST TO BE PAID BY APPLICANT

All applicants for subdivision or land development, all property owners requesting amendments, supplement, change, modification or repeal of the Township Zoning Ordinance and/or map, including petitioners seeking Curative Amendment, and all appellants to the Zoning Hearing Board, the UCC Appeals Board, including but not limited to, all property owners requesting a variance or a special exception shall pay all legal fees, engineering fees, stenographic costs, advertising costs and other expenses incurred by the Township relative to their application, petition, request or appeal unless otherwise prohibited by Commonwealth Law.

SECTION 2. FEEES AND DEPOSITS FOR COST TO BE PAID TO TOWNSHIP SECRETARY/ZONING OFFICER

All fees and deposits for cost, as hereinafter provided shall be paid to the Township Administration /Code Official simultaneously with the submission of a plan for subdivision, land development or other application; the filing of any petition to the Board of Supervisors for an amendment, curative or otherwise, supplement, change, modification or appeal of the regulations of the Township Zoning Ordinance and/or map; the filing of permits or uses; or the filing of any appeal.

SECTION 3. AMOUNT AND FEES AND DEPOSITS

The following non-refundable fees and refundable escrow deposits and non-refundable continuance fees are established under this resolution.

	FEE	ESCROW
A. SUBDIVISION AND LAND DEVELOPMENT		
All subdivisions require Twenty (20) copies of all documents.		
I. LOT LINE CHANE PER SUBDIVISION	\$500	\$3000
II. MINOR SUBDIVISON		
(A) Sketch Plan (if submitted)	\$500	\$3000
(B) Final Plan (2-5 lots)	\$300/Lot	\$4700
III. MAJOR SUBDIVISION/LAND DEVELOPMENT		
(A) Sketch Plan (if submitted)	\$500	\$3000
(B) Preliminary Plan		
*If a new public road is proposed, an additional escrow deposit of \$6000/mile is required.		
(1) Single Family		
(a) 6-9 Lots *	\$1275	\$19500
(b) 10-19 Lots *	\$1800	\$22500
(c) 20-49 Lots *	\$2700	\$27000
(d) 50-99 Lots *	\$5400	\$30000
(e) 100 Lots or greater *	\$11250	\$36000
(2) Multi-Family		
(a) 2-9 Units	\$2775	\$21000
(b) 10 Units or greater	\$5625	\$28500
(c) Additional \$/unit over 20 units	\$375	\$1500
(3) Institutional (including churches)	\$1875	\$18000
(4) Commercial (including offices)		
(a) 1-4 Units	\$1875	\$19500
(b) 5-9 Units	\$3750	\$25500
(c) 10 units or greater	\$5625	\$28500
(d) Additional \$/unit over 15 units	\$375	\$2100
(5) Shopping Center		
(a) 10 units or less	\$5625	\$25500
(b) Greater than 10 units	\$7500	\$28500
(c) Additional \$/unit over 10 units	\$375	\$2100
(6) Industrial		
(a) Single Unit	\$3750	\$19500
(b) Planned Industrial Development	\$5625	\$25500
(c) Additional \$/unit over 5 units	\$900	\$1800

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	FEE	ESCROW
(C) Final Plan		
(1) Single Family		
(a) 6-9 Lots	\$1275	\$19500
(b) 10-19 Lots	\$1800	\$22500
(c) 20-49 Lots	\$2700	\$27000
(d) 50-99 Lots	\$5400	\$30000
(e) 100 or greater Lots	\$11250	\$36000
(2) Multi-family		
(a) 2-9 units	\$2775	\$21000
(b) 10 or more units	\$5625	\$28500
(c) Additional \$/unit over 20 units	\$375	\$1500
(3) Institutional (Including churches)	\$1875	\$18000
(4) Commercial		
(a) 1-4 Units	\$1875	\$19500
(b) 5-9 Units	\$3750	\$25500
(c) 10 or more units	\$5625	\$28500
(d) Additional \$/unit over 15 units	\$375	\$2100
(5) Shopping Center		
(a) 10 units or less	\$5625	\$25500
(b) Greater than 10 units	7500	\$28500
(c) Additional \$/unit over 10 units	\$375	\$2100
(6) Industrial		
(a) Single Unit	\$3750	\$19500
(b) Planned Industrial Development	\$5625	\$25500
(c) Additional \$/unit of 5 units	\$900	\$1800
IV. CAPITAL CONTRIBUTIONS as approved by the Board of Supervisors in lieu of completing improvement		
(A) Sidewalks – 50% Estimated Cost		Per lot
(B) Curbing – 50% Estimated Cost		Per lot
(C) Street Lights	\$2000	Per street light
(D) Street Trees	\$325	Per tree
(E) Recreation	\$3	Per square foot

	FEE	ESCROW	
V. STORMWATER PLAN SUBMISSION			
In conjunction with all subdivision/land development submissions require 20 copies of all documents.			
(A) Required for Delaware South Watershed, Little Neshaminy and Neshaminy Watersheds per Ordinance. See Chapter §25 Stormwater Management in “Wrightstown Township Municipal Code”.	(*+)	\$1000	
(B) *+When included as part of overall subdivision and/or land development, no additional fee.			
Note: All subsequent stormwater reviews shall require an additional fee as shown in Section IV of this fee schedule. The new fee shall be deducted from the Master Escrow account associated with the Subdivision/Land Development application.			
Escrow Funds Subdivisions/Land Developments – In addition to application filing fees, the applicant shall be required to furnish an escrow fund to pay the professional fees and other costs incurred in reviewing the plans, processing the application and site inspections. Upon completion of the project, where the application is approved or rejected, Fees in excess of the escrow fund will be charged to the applicant. The applicant may be required to replenish the escrow fund when escrow drops to 35% of the original amount.			
B. ZONING AND BUILDING PERMIT FEES			
All submissions require twenty (20) copies of all documents along with Filing Fee.	\$125		
I. CONDITIONAL USE PERMITS			
(A) Agricultural Uses			*
(1) Properties with Act 319, 515 or Permanently Preserved with Conservation Easement.	\$250	\$2500	
(2) Non-Preserved Agricultural farms	\$500	\$2500	
(B) Residential Accessory Uses	\$125	\$2000	*
(C) Religious, Educational, Recreational and Institutional Uses	\$1250	\$3000	*
(D) Office Uses	\$1500	\$3000	*
(E) Retail and Consumer Uses	\$1750	\$3000	*
(F) Utility, Cable TV and Wireless Communications	\$5000	\$7500	*
(G) Industrial Uses & Quarry	\$2000	\$5000	*
*Escrow Fees to be used for review of all applications prior to and during all phases of the permit application and hearings. Fees cover all administrative, engineering, legal and advertising costs. Any unexpended escrow will be returned to the applicant. The applicant may be required to replenish escrow fund when escrow drops to 35% of original amount.			

	FEE	ESCROW
II. USE PERMITS (Permitted Used Only).		
See also additional applicable Occupancy Permit fee.		
(A) Residential		
(1) Single Family		N/A
(2) Residential Conversion	\$150/unit Plus Review Fees#	
(B) Non-Residential Uses		
(1) Accessory Uses H-5, H-8		N/A
(2) Accessory Uses H-1, H-2	\$325/use Plus Review Fees#	
(3) Accessory Uses H-3, H-4, H-6, H-7, H-9, H-10	\$275/use Plus Review Fees#	
(4) Accessory Uses H-11	\$500/use Plus Review Fees#	
(5) Accessory Uses H-12	\$500/use Plus Review Fees#	
(6) Events open to the public (e.g., grange use, craft shows, dog shows, etc.).		15% of Rental***
<p>***For Police, Municipal, Sanitation (required even if fees have been waived). Does not apply to private rentals (e.g., parties, weddings, etc.) or to events sponsored solely by the owner of the property such as the Middletown Grange, Lingohocken Fire Co., or other non-profit organization.</p>		
(7) All other Non-Residential Uses	\$300/use Plus Review Fees#	
(C) Certificates of Non-Conformity (new or reissued certificate)		
(1) Residential	\$150 Plus Review Fees#	
(2) Non-Residential	\$225 Plus Review Fees#	
<p># A Professional Services Agreement may be required along with the posting of an escrow to cover the costs of the review.</p>		

III. BUILDING PERMITS	FEE	ESCROW
(A) Calculation of Floor Area (Square Feet): The square foot area of any proposed building or structure shall be computed by using the floor area. This is calculated by using the outside dimensions of the building at the respective floor levels. Unfinished basement and attic will be calculated at 1/2 the floor area. Crawl spaces and attics without permanent stairs are excluded. Enclosed pools and fire places per prevailing fee.		
(B) If construction is started without first obtaining the required permits and the building official determines that the structure is in compliance with applicable building and zoning regulations, the fee stipulated will be automatically increased by one hundred percent (100%).		
(C) All construction must begin within 6 months from date of issue of the permit. All construction must be completed within 12 months of issue. Any construction which has not begun within the first 6 months nor has been completed within 12 months of date of issue of the permit will be considered abandoned. A permit may be reissued for an additional 6-month period following an inspection by the building official and payment of 20% the original permit fee and replenishment of any applicable escrow deposits. A total of three (3) extensions will be permitted.		
(D) A Reinspection required as a result of incomplete or improper work will be invoiced to the permit holder at an additional charge of \$125 per inspection.		
(E) Residential Inspection Fees \$125.		
(F) On all new construction without Land Development Agreement, a Grading Disturbance escrow in the amount of 25% the base cost of the building permit PLUS \$1.00 per sq. ft for the first 5000 sq. ft and \$0.25/sq. ft thereafter.		
(G) Three (3) copies of all plans (signed and sealed) must be submitted with application along with \$100 building plan review fee and \$100 electrical plan review fee. Resubmission of plans must be accompanied by additional review fees.		
	FEE	ESCROW
(1) Single Family Dwellings	\$1,000 + \$0.35/sq.ft. over 1,000 sq.ft	
(2) Multi-Family Dwellings (including townhouses, duplex, apartments, etc. per unit)	\$1,000 + \$0.35/sq.ft. over 1,000 sq.ft	
(3) Intentionally Left Blank		
(4) Additions/Alterations	\$200 + \$0.35/sq.ft. over 100 sq.ft	
(5) Residential Accessory Structures (garage, barn, stable, etc. between 500 & 1,000 sq. ft.)	\$250 + \$0.35/sq.ft. over 500 sq.ft.	
(6) Swimming Pool *plus grading		
(a) Above Ground 24" deep or above	\$100	\$500
(b) In-ground (Greater of 1.5% Cost)	OR \$400	\$2000
(c) Grading plan Application	\$350	\$2000
(7) Fences, walls & related structures 4ft & over		
(a) fences other than masonry	\$150	
(b) Masonry fences, walls and related structures	\$350	

	FEE	ESCROW
(8) Ponds *		
(a) 20-50 ft diameter	\$50	
(b) over 50 ft. diameter	\$100	
* Plus grading Permit & Review Fees		
(9) Decks, Porches and Patios	\$300	
(10) Tennis Courts, Basketball Courts, Sports Courts and related structures *	\$500	
* plus grading Permit		
(11) Cancellation, change or transfer of any issued building permit	25 % of all applicable fees	Return of unused Escrow
(12) Fire Damaged Dwellings (Application and construction started within one (1) year).		
(a) rebuilt to original size and specifications	No Charge	Plus applicable inspection fees
(b) rebuilt larger than original size	See Noral Fee above original size	Plus applicable inspection fees
(13) Miscellaneous Construction involving structural modification when not part of an original building or alteration permit. Applicable inspection fees apply.		
(a) Solar Construction	\$250	
(b) Residential. Antenna Tower, wind mills	\$2/ft.	
(c) Commercial Antenna	\$1000	
(d) Dish Antenna	\$250	
(14) Mechanical Permits	\$100	Plus applicable inspection fees
(15) Fire Places and Stoves. Applicable inspection fees apply.		
(a) Wood Burning Stoves	\$100	
(b) Masonry Fire Places	\$200	
(c) Factory built fire places/Inserts	\$100	
(16) Plumbing Permits	\$130	+ \$21/fixture
with basement sanitary fixtures	\$150	+ \$21/fixture
(17) Act 13 UCC Training Fee *	\$4.50	Per permit
* The applicable State required fee will be assessed on all construction permits. The fee is forwarded to the Commonwealth.		
(18) Non-refundable Plan Review Fee*	\$100	Per submission
*required for each resubmission		

	FEE	ESCROW
(19) Wireless Communications Facilities (WCF)		
(a) Tower Based WCF Application Fee	\$2500	
(b) Non-Tower WCF Application Fee	\$1000	
(c) Small WCF (collocated) Application Fee	\$500	First five (5) WCFs in single application
	\$100	Each addition WCF in single application
(d) Small WCF (requiring new wireless support Structure	\$1000	
(e) Small WCF Annual Fee in Right of Way	\$270	Per unit per pole
(H) Institutional, Commercial and Shopping Center		
(1) New Construction with development agreement	\$2000 + \$0.75/sq.ft.	
(2) Alterations and Additions *	\$1000 + \$0.75/sq.ft.	Appropriate \$2500 Escrow and Professional Services Agreement
(3) Miscellaneous *	\$500	
* Additional \$4000 escrow deposit required for all construction involving a parking lot.		
(I) Industrial		
(1) New Construction with development agreement	\$4000 + \$0.75/sq. ft.	
(2) Alterations and Additions *	\$1500 + \$0.75/sq.ft.	Appropriate \$2500 Escrow and Professional Services Agreement
(3) Miscellaneous *	\$1000	
* Additional \$8000 escrow deposit required for all construction involving a parking lot.		
(J) Agriculture (under Act 319 & 515)		
(1) Accessory Building (Barn, stable, etc.)	\$500	
(2) Greenhouses, Poly greenhouses	\$200 + \$0.40/sq.ft.	
(3) Additions, alterations	\$100+\$0.60/sq.ft. over 100 sq.ft	
(K) Grading/As Built Permit.	\$400/submission	Appropriate \$2500 Escrow and Professional Services Agreement
(L) Charge per inspection to be added to all new construction and construction over 700 sq. ft. as determined by the Code Enforcement Officer.	\$125/inspection	

	FEE	ESCROW
(M) Electrical Inspections		
(1) Residential (Entire Dwelling) Rough, Service & Final		
(a) Single Family up to 200 Amps	\$220	
(b) Single Family 201 to 400 Amps	\$245	
(c) Single Family over 400 Amps	\$295	
(2) Multi-Family Dwelling	\$145/Unit	
(3) Residential Addition (Kitchen, Bath, Basement Renovation, etc.). Price includes one (1) sub-panel		
(a) Rough and Final	\$195	
(b) Additional Sub-Panels	\$95	
(4) Residential Service, Equipment and Metering		
(a) Single Meter 100 Amps	\$120	
(b) Single Meter 200 Amps	\$135	
(c) Single Meter 400 Amps	\$145	
(d) Single Meter 401 thru 600 Amps	\$245	
(e) Single Meter 601 thru 1200 Amps	\$320	
(f) Services exceeding one meter (per meter in addition to above)	\$60	
(5) Residential Temporary Service		
(a) 30 thru 200 Amps	\$120	
(b) Over 200 thru 400 Amps	\$135	
(c) Over 400 Amps	\$195	
(6) Residential Feeders and Subpanels		
(a) Over 30 thru 200 Amps	\$120	
(b) Over 200 thru 400 Amps	\$135	
(7) Residential Swimming Pools		
(a) In-ground pool (includes up to 4 inspections)	\$270	
(b) Above ground pool (includes up to 3 inspections)	\$220	
(c) Hot Tubs	\$145	
(8) Residential Generators		
(a) Up to 22 Kw	\$170	
(b) 22 Kw to 40 Kw	\$220	
(9) Residential HVAC Equipment	\$120	
(10) Residential Solar Projects		
(a) Up to 10 Kw	\$245	
(b) Over 10 Kw, each additional Kw	\$15	
(11) Residential Car Charging Stations/Solar Batteries	\$145	
(12) Intentionally Left Blank		

(13) Intentionally Left Blank

(14) Commercial Inspection Fee. All Commercial (Non-Dwelling Unit) Inspections. This includes low voltage wiring such as fire alarms, security, tele/data, etc.

Calculated inspection fee is 1.25% of the Cost of Electrical Construction (minimum fee \$295). This will include all plan reviews, necessary inspections and consultations during the project.

	FEE	ESCROW
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IV. STORMWATER PLAN SUBMISSION

Three (3) copies of all plans (signed and sealed) must be submitted with application.

(A) Required for Delaware South Watershed, Little Neshaminy and Neshaminy Watersheds per Ordinance. See Chapter §25 Stormwater Management in "Wrightstown Township Municipal Code".

(1) Earth Disturbance Permit for:	\$300	\$2500
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- New or additional impervious or semi-impervious surfaces.
- Diversion or piping of stream channels.
- Installation of BMP's and/or stormwater management facilities.

(2) Building Permit for:	\$300	\$2500
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- Construction of new buildings or additions to existing buildings.

Note: All subsequent reviews shall be one half (1/2) the amount of the initial review fee unless a new submission is required as per Chapter §25 Section 406 of the Stormwater Management ordinance. A new fee shall be submitted with each revision in accordance with this schedule.

Escrow Funds: In addition to application filing fees, the applicant shall be required to furnish an escrow fund to pay the professional fees and other costs incurred in reviewing the plans, processing the application and site inspections. Upon completion of the project, whether the application is approved or rejected, any monies not expended in the review and inspection process shall be refunded to the applicant. Fees in excess of the escrow fund will be charged to the applicant. The applicant may be required to replenish escrow fund when escrow fund drops to 35% of the original amount.

V. OCCUPANCY PERMIT (Includes fire and building inspections)

(A) Residential (alterations and additions exempt) with up to 2 inspections	\$300	
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(B) Non-Residential / Commercial	\$400	Plus Review Fee
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(C) Temporary or partial (all uses) first 6 months.	\$150	
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Fees double each additional 6 month extension.

	FEE	ESCROW
VI. DRIVEWAY AND ROAD OPENING		
(A) Driveway on Township Road (Application must be inspected and approved by Road Master and/or Township Engineer.	\$300	
(B) Road Opening on any paved surface on Township Roads (50% of the escrow to be retained by the Township for 12 months after final inspection). Escrow forfeited after 24 months if a escrow return request no received.	\$500	\$1500 (or as recommended by the Township Engineer
(C) Curbs (Inspection by Township Engineer upon completion and prior to return of escrow). Cindy to provide input	\$25 + \$0.30/ft. over 100 feet	\$400
(D) Sidewalks (Inspection by Township Engineer upon completion and prior to return of escrow). Cindy to provide input	\$25 + \$0.30/ft. over 100 feet	\$400
(E) Driveway paving/repaving (Review of work required with Road Master and/or Township Engineer prior to start of work to ensure proper drainage is maintained).	\$150	
(F) PADOT Highway Occupancy Permit required for road openings on State Owned roadways. **	Refer to PADOT	Payable to PADOT
**also requires Township Review Letter and fee	\$150	Payable to WT
VII. SIGNS		
(A) Permanent: no sign to be placed in Right of Way		
(1) Up to six (6) sq. ft.	\$135	
(2) Six (6) to thirty (30) sq. ft.	\$150	
(3) Over thirty (30) sq. ft. (Not including bill boards)	\$165	
(4) Bill Boards		
(a) Installation in NEW location	\$2000	
(b) Alteration or replacement of part or entire structure.	\$1500	
(B) Temporary: no sign to be placed in Right of Way		
(1) Political Sign, Signs covered by 1 st Amendment	No Charge	
(2) Civic, social or pollical gathering sign	No Charge	
(3) Commercial "SALE" or "SPECIAL EVENT" sign. (Maximum time per JMZO)	\$75/120 days	\$150
(4) Agricultural Products (ACT 319 or 515)	\$50/annual	
(5) In conjunction with a residential or commercial development	\$1000/annual	
(6) Banners, streamers, event flags, etc. (where permitted)	\$50/month	

(C) Residential Identification Sign, No Trespassing Sign, other exempt signs seem JMZO §1104.	N/A	
	FEE	ESCROW
VIII. DEMOLITION AND RELOCATION		
(A) Structures under 100 years old	\$300	Plus Review Costs#
(B) Structure 100-150 years old	\$500	Plus Review Costs#
(C) Historical Structure 150 years old	\$1000	Plus Review Costs#
(D) Structure Relocation		
(1) Residential	\$1000	Plus Review Costs#
(2) Commercial	\$1000	Plus Review Costs#
# A professional Services Agreement may be required		
IX. TEMPORARY STRUCTURES		
Includes construction trailers and/or buildings on construction sites.		
(A) Office Trailers, Construction Trailers, Temporary Storage Units	\$300 / 6 months	
X. INSPECTION FEES		
(A) Fire Marshal		
(1) Fire Prevention Consultation	No Charge	
(2) Fire Prevention Permit (Annual)		
(a) 1-2500 sq. ft.	\$100	
(b) 2501-10,000 sq. ft.	\$125	
(c) 10,001-50,000 sq. ft.	\$280	
(d) 50,001-100,000 sq. ft.	\$440	
(e) >100,000 sq. ft.	\$970	
(3) Sprinkler Repair Inspection	\$125	
(4) Temporary Membrane Structures (includes tents and canopies)	\$125	
(B) Intentionally Left Blank		
(C) Re-Inspection Fee due to incomplete or faulty work		
	\$175	
XI. ZONING ASSESSMENT PERMITS		
for compliance with Zoning and Township Ordinances	\$125	

	FEE	ESCROW
XII. TANK PERMITS		
(A) Storage Tanks (requires inspection of the Fire Marshal)* *All tank removal must have DEP Certification	\$350 up to 5000 Gal \$650 over 5000 Gal	
(B) Intentionally Left Blank		
(C) Above-Ground Tanks	\$125	
(D) Geothermal	\$200	
XIII. ON LOT AND WELL PERMITS		
(A) Well		
(1) Single Family Residence	\$250	Must file plan
(2) Multi-family (2-5 residences)	\$500	\$300
(3) Commercial, Community, Production & Industrial with well protection agreement	\$2000	\$3000
(4) Agricultural - Use A1, A4	\$350	\$500
(5) Agricultural - Used for field irrigation, Intensive Agriculture (Use A2, A3, A6)	\$1000	\$500
(B) Sewage (with Planning Module Review)		
(1) Residential Septic	\$250	\$1000
(2) Residential Sand Mound	\$250	\$1000
(3) Community or Commercial (B1 and B2)	\$1000	\$2000
(4) Experimental (revision to Wrightstown's ACT 537)	\$500	\$1000
(5) Planning Module Review	\$250	\$1000
(C) On-Lot Plan Review for repair systems	N/A	\$1000
* Requires submission of plans, manuals, and specifications.		
* Requires O&M Agreement and additional escrow per Section XIII.		
XIV. SEPTIC MAINTNENCE AGREEMENTS		
All OLDS require legal maintenance agreements and permanent escrow accounts, requiring annual proof of maintenance. Escrow is permanently attached to tax parcel. Escrows to be replenished when value drops by 40% of value. Deficiencies will be leaned against deed.		
(A) Sand mound System		\$1500
(B) Small Flow (Stream Discharge) System		\$3000
(C) Spray Irrigation System		\$2500
(D) Drip Irrigation System		\$2500
(E) Holding Tank		\$2000
(F) A-B System		\$2000
(G) Alternate/Experimental Systems		\$3000
(H) Septic Maintenance Administration Fee for required septic tank pump maintenance per OLDS ordinance		\$0.00
(I) Pump & Haul Permit		\$2000

	FEE	ESCROW
XV. ADMINISTRATIVE		
(A) Administrative fee on all escrow accounting Includes but limited to building, subdivision, land development, financial security agreements, etc.	15%	
(B) Interest on unpaid balances. Standard interest applied to all unpaid balances 30 days past due.	18% Annual (1.5%/month)	
(C) Copies provided by Office Staff (Prices based on Staples List Price April, 2023)		
(1) 8.5 x 11 BW	\$0.25/page/side	
(2) 8.5" X 11" Color	\$0.50/page/side	
(3) 8.5" X 14" BW	\$0.50/page/side	
(4) 8.5" X 14" Color	\$1.00/page/side	
(5) 11" X 17" BW	\$1.00/page/side	
(6) 11" X 17" Color	\$2.00/page/side	
(7) Plan Copy 18" X 24" BW	\$2.00/page	
(8) Plan Copy 18" X 24" Color	\$3.15/page	
(9) Plan Copy 24" X 36" BW	\$3.99/page	
(10) Plan Copy 24" X 36" Color	\$6.30/page	
(11) Plan Copy 30" X 42" BW	\$5.99/page	
(12) Plan Copy 30" X 42" Color	\$9.45/page	
(13) Plan Copy 36" X 48" BW	\$7.98/page	
(14) Plan Copy 36" X 48" Color	\$12.60/page	
(15) Plan Copy to digital format	\$8.00 page 1 Plus \$1/each additional page	
(16) Transfer Plan from existing digital to Digital + media cost.	\$4.00 page 1 Plus \$1/each additional page + Media Cost	
(17) Special requirements not available in house, Market Cost +15% Admin + Staff Time + Mileage	TBD	
(18) Thumb Drive Cost	Market Rate	
(D) FAX – Electronic mail		
(1) Official correspondence filled against escrow (incoming/outgoing)	\$2/page	
(E) Recording of Meetings. Recordings are no longer available. Meetings can be viewed and downloaded at www.WrightstownPA.org/meetings	N/A	
(F) Mileage charge/reimbursements	Standard IRS Mileage Rate as adjusted by the IRS	
(G) Research/Staff Charges – time over ½ hour	\$25/hr Clerk \$45/hr Code Dir. \$55/hr Manager Engineer or Attorney at billable rate + 15% Admin	

	FEE	ESCROW
(H) Intentionally left blank		
(I) Intentionally left blank		
(J) Notary Public Fees		
(1) Taking acknowledgment	\$5	
(2) Taking acknowledgment (each additional name)	\$2	
(3) Administering oath or affirmation (per individual taking oath or affirmation)	\$5	
(4) Taking verification on oath or affirmation (no matter how many signatures)	\$5	
(5) Witnessing or attesting a signature (per signature)	\$5	
(6) Certifying or attesting a copy or deposition (per certified copy)	\$5	
(7) Noting a protest of a negotiable instrument (per page)	\$3	
XVI. ALARMS		
(A) Installation	\$125	
(B) Annual registration of Supplier or installer or provider	\$100	
(C) False Alarms	\$250	
(D) Intentional False Alarms	\$250	
XVII. COMMUNITY CENTER USAGE		
(A) Contact the Wrightstown Village Library to determine availability of the Community Center for use by private and public entities.		
(B) <i>Intentionally Left Blank</i>		

	FEE	ESCROW
XVIII. VARIANCES, SPECIAL EXCEPTIONS, APPEALS TO THE DECISION OF THE ZONING OFFICER, UCC APPEALS		
General Fees Assessed against Escrow Deposit ZHB & UCC		
(1) Advertising Cost per Local Newsprint	As Billed+Adm	
(2) Stenographer Appearance Fee, 50%	As Billed+Adm	
(3) Meeting Room usage	\$100/hearing	
(4) Continuance Fee Single Family owner occupied, 2nd and subsequent hearing	\$500/hearing	
(5) Continuance Fee Single Family NOT owner occupied, 2nd and subsequent hearing	\$600/hearing	
(6) Continuance Fee Multi-Family Residential, 2nd and subsequent hearing	\$800/hearing	
(7) Continuance Fee Other Uses, 2nd and subsequent hearing	\$800/hearing	
(8) Continuance Fee Zoning Change, 2nd and subsequent hearing	\$800/hearing	
(9) Intentionally Left Blank		
(10) Admin fee on billable charges	15%	
Note: All outstanding Zoning Hearing Costs must be paid prior to the issuance of any additional work on associated project applications and permits		
(A) Request for zoning change	\$2500	\$5000
(B) Curative Amendment	\$20000	\$5000
(C) Zoning Hearing Board		
(1) Residential		
(a) Owner Occupied, Previously Legally conforming lot in 1983, no previous zoning relief requested. Dimensional, Structural, Side Yard, and Impervious Surface application.	\$1000	\$1000
(b) Owner Occupied/unit	\$1200	\$2000
(c) Not Owner Occupied	\$1500	\$2400
(d) Multi-family	\$2000	\$3200
(2) Commercial and Office – One Unit	\$1500	\$3200
(2) Commercial, Office and Multifamily		
(a) Up to and including 5 units and under 10,000 sq.ft. devoted to the use.	\$1800	\$4000
(b) Six or more units and/or over 10,000 sq.ft devoted to the use.	\$2300	\$4000
(c) Cellular Towers, Wireless Communications	\$3000	\$5000
(3) Industrial	\$3000	\$4000
(4) Quarry	\$3000	\$4000

	FEE	ESCROW
(5) Non-Profit Educational, Institutional, Religious	\$1500	\$1000
(6) Signs	\$1500	\$1000
(7) Challenge to Validity of Zoning Ordinance	\$20000	\$5000
(8) All other applications	\$1500	\$1000

Fees apply to Variances, Special Exceptions, and Appeals of the decisions of the Code Enforcement Officer.

The Escrow Deposit will be collected at the time the application is filed. Allowable costs and Continuance Fees will be charged against the Escrow deposit. A continuance is defined as any second or more hearing where testimony or closing arguments are presented on behalf of the applicant or township.

An additional Continuance Fee may be assessed to each applicant for any and all hearings extended beyond the hearing limits set forth above. All additional fees are payable within 10 days following the hearing. The Township reserves the right to require that continuance fees be paid in advance when it is known that a case will be heard over an extended period or escrow drops to 35% of original amount.

Additional applications for Land Development, building permits, use permits or other actions will be delayed until any outstanding bills have been paid. Wrightstown Township reserves the right to charge interest for all outstanding balances 30 days past due.

No Escrow can be processed for return until all expenses from the hearing have been cleared. This typically occurs 60 days after the final written decision of the Zoning Hearing Board.

	FEE	ESCROW
(D) UCC Appeals Board / Technical Review Board		
(1) Residential		
(a) Owner Occupied/unit	\$1200	\$1000
(b) Not Owner Occupied/unit	\$1500	\$1500
(c) Multi-Family	\$2000	\$2000
	+\$100/unit	
(2) Commercial and Office (One Unit)	\$2000	\$2000
(3) Other Uses not covered above	\$3000	\$3000

Fees apply to all appeals from the decision of the Building Code Official and the Fire Marshal, relative to the applicable building, fire, electrical, mechanical or other construction or fire codes.

The Escrow Fee will be collected at the time the application is filed. Allowable costs and Continuance Fees will be charged against the Escrow deposit. A continuance is defined as any second or more hearing where testimony or closing arguments are presented on behalf of the applicant or township.

An additional Continuance Fee may be assessed to each applicant for any and all hearings extended beyond the hearing limits set forth above. All additional fees are payable within 10 days following the hearing. The Township reserves the right to require that continuance fees be paid in advance when it is known that a case will be heard over an extended period or escrow drops to 35% of original amount.

Additional applications for Land Development, building permits, use permits or other actions will be delayed until any outstanding bills have been paid. Wrightstown Township reserves the right to charge interest for all outstanding balances 30 days past due.

No Escrow can be processed for return until all expenses from the hearing have been cleared. This typically occurs 60 days after the final written decision of the UCC Appeals Board.

XIX. MISCELLANEOUS APPLICATIONS		
(A) Miscellaneous Applications and permits not covered above	\$200	\$1000 plus Professional Services Agreement
(B) Intentionally Left Blank		
(C) Reports from the Fire Marshal	\$250	
(D) Interest on overdue balances/month	1.5%	
(E) Auto Recycling License	\$100	
(F) Intentionally Left Blank		
(G) Solicitation Permit per Sales Person Requires prior registration with Newtown PD prior to issuance of any permit	\$3003 mo. \$50/day	
(H) Certification by Tax Collector	\$45	

	FEE	ESCROW
(I) Return Check Fee	\$50	
(J) Intentionally Left Blank		
(K) Towing (Use Permit also required)	\$250	
(L) "As Built" inspection fee	\$250	
(M) Deed Recording Fee	\$10	
(N) Police Reports-Contact Newtown Township PD. Costs payable to Newtown Township Directly		
(O) Professional Services Agreement. For any review or consultation needed with township staff or professionals (attorney, engineer, other consults) a professional services agreement may be required along with the posting of sufficient escrow to cover reviews. A 15% administrative charge will be added to all pass-through billings. Base rates are approved by resolution annually by the Board of Supervisors at Reorganization.		
XX. MANPOWER AND EQUIPMENT USAGES, FINES, COSTS		
(A) Police Services. Per Newtown Township Fee Schedule, payable to Newtown Township		
(B) Road Crew: Rates calculated as the "greater" of the flat fee listed below OR the Hourly Rates set at Board of Supervisors Reorganization Meeting PLUS 25% for benefits		
(1) Road Master/hour	\$55	
(2) Foreman/hour	\$50	
(3) Laborer/hour	\$45	
(C) Equipment		
(1) Dump truck/hour	\$200	
(2) Front-end loader/hour	\$250	
(3) Miscellaneous Equipment/hour	\$100	
(4) Consumable Supplies	Replacement Cost plus 50%	

	FEE	ESCROW
XXI. PUBLICATIONS AND ORDINANCES		
(A) Zoning Ordinance-Hard Copy Not Available. Copies can be downloaded from: https://eCode360.com/NE3758	Check New Laws Section of eCode for recent updates	
(B) Subdivision Ordinance-Hard Copy Not Available. Copies can be downloaded from: https://eCode360.com/WR3752 See Chapter 22	Check New Laws Section of eCode for recent updates	
(C) Wrightstown Township Codified Ordinance- Hard Copy Not Available. Copies can be downloaded from: https://eCode360.com/WR3752	Check New Laws Section of eCode for recent updates	
(D) 201 Study – Not Available for Resale	Photocopy Service Available	
(E) Act 537 Study – Not Available for Resale	Photocopy Service Available	
(F) Comprehensive Plan-Hard Copy Not Available. Copies can be downloaded from https://eCode360.com/NE3758		
(G) Zoning Maps Copies can be downloaded from https://eCode360.com/NE3758 Hard Copies can be ordered. See Plan Copy Fees in Administrative Section.		
XXII. PENALTIES		
Should any building, use or other permit required by this Fee Schedule not be obtained prior to beginning construction or initiation of the use, ALL FEES SHALL DOUBLE		

SECTION 4. REFUNDABLE ESCROW ACCOUNTS

The Wrightstown Township Board of Supervisors in the exercise of their responsibilities may call upon the services of consultants for engineering, legal services, site design, traffic design, landscape design, architectural design and such other consultants as it may deem necessary incident to the examination of the matter. The cost of such consultants' services shall be borne entirely by the applicant, and shall be charged to the applicant's escrow account, including an administrative fee set forth in this resolution, against the applicant's escrow amount. Any unused portion of the refundable escrow will be returned to the applicant. If the refundable escrow amount is insufficient to cover the costs, additional escrow amount equal to the projected costs must be paid prior to further consideration of the matter. The applicant may be required to replenish escrow fund when escrow drops to 35% of original amount.

SECTION 5. ADDITIONAL DEPOSITS

When the Township Administration becomes aware of insufficient funds in the escrow account, the Building Code Official and the Board of Supervisors shall be notified that the costs of a matter are not substantially equivalent to the deposit or deposits theretofore made, and further costs are anticipated, the applicant may be required to advance additional moneys in an amount equal to the projected costs or otherwise specified within existing ordinances. The applicant shall also be advised in writing.

SECTION 6. CONTINUANCE FEES

All applicants to the Zoning Hearing Board and UCC Appeals Board will be required to deposit a refundable Continuance Fee. Should it be necessary to go to a second hearing, the Continuance Fee shall NOT be returned to the applicant. By definition, Continuances are second hearings for which additional evidence, testimony or reports are given; decisions rendered by the Hearing Boards at subsequent hearings for their convenience shall not be considered continued hearing unless additional information from the applicant is required.

SECTION 7. ACCOUNTING AND REFUNDS

Within a reasonable time after the conclusion of a matter for which a deposit has been made, and after all bills for costs have been received by the Township, the Township Administration shall account to the depositor for all costs incurred in such matters not previously accounted to the depositor, and shall refund any portion of the deposit not required to pay expenses or shall bill the depositor for any additional costs not covered by the deposit. The Township will not pay any interest on any moneys on deposit with the Township unless prearranged with the Board of Supervisors prior to such deposit.

SECTION 8. APPLICANTS ASSUME ALL RISKS


The applicant assumes all risks for any actions taken by the applicant prior to the issuance of an appropriate permit for which an application has been made.

SECTION 9. EFFECTIVE DATE

The fees, deposits and other requirements of this Resolution shall become effective immediately.

Adopted by the Board of Supervisors of Wrightstown Township, Bucks County, Pennsylvania, this 19th day of June, 2023.

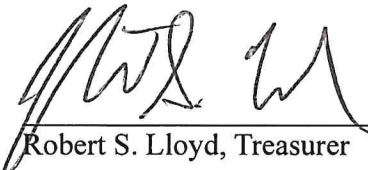
**WRIGHTSTOWN TOWNSHIP
BOARD OF SUPERVISORS**



Chester S. Pogonowski, Chair

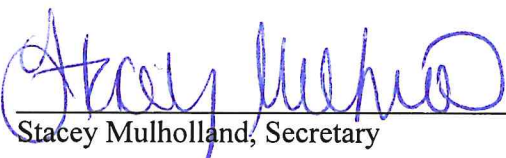


Jane B. Magne, Vice-Chair



Robert S. Lloyd, Treasurer

ATTEST:



Stacey Mulholland, Secretary