

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2015-60

A RESOLUTION OF POCONO TOWNSHIP, MONROE COUNTY PENNSYLVANIA AMENDING ITS FEE SCHEDULE FOR BUILDING, SUBDIVISION, LAND DEVELOPMENT, ZONING, AND ZONING HEARING BOARD FEES, AND OTHER MISCELLANEOUS APPLICATIONS AND PERMITTING FEES, REPEALING AND REPLACING ALL PRIOR FEE RESOLUTIONS.

I. SUBDIVISION AND LAND DEVELOPMENT*

- A. Forman Sketch Plan Review (not required)
 - 1. Lot Line Change/Minor/Major Subdivision \$200.00
 - Professional Escrow Account \$2,000.00

- B. Preliminary/Final Plan Submission required
 - 1. Lot Line Change
 - Fee \$300.00
 - Professional Escrow Account \$2,500.00

 - 2. Residential Minor Subdivision/Land Development 2-6 lots
 - Fee \$500.00
 - Professional Escrow Account \$3,500.00

 - 3. Residential Major Subdivision

	Preliminary or Final	Escrow Amount
< 10 Lots/Units	\$1,000.00	\$5,000.00
11 - 30 Lots/Units	\$1,000.00	\$10,000.00
31 - 99 Lots/Units	\$1,000.00	\$12,000.00
> 99 Lots/Units	\$1,000.00	\$15,000.00

*A contract for Professional Services establishing the Professional Escrow Account shall be executed with all Subdivision/Land Development Applications. The Professional Escrow Account shall be required to be deposited with the Township at the time of the Initial Plan Application. Township Incurred professional fees shall be billed in accordance with the attached professional fees schedule. When Professional Escrow Accounts get below ½ of the original monies, the applicant is required to replenish the account back to the original escrow amount.

4. Non-Residential Land Development

	Preliminary or Final	Escrow Amount
2 Acres or Less	\$1,000.00	\$7,500.00
> 2 to 10 Acres	\$1,000.00	\$10,000.00
> 10 to 50 Acres	\$1,000.00	\$15,000.00
> 50 Acres	\$1,000.00	\$20,000.00

C.	Plan Resubmittal Administrative Fee	\$250.00
D.	Planning Module Review & Processing	
	Minor Subdivision	\$150.00
	Major Subdivision	\$250.00
	Planning Module Exemption	\$150.00

II. ZONING PERMIT FEE*

A.	Non-Residential	
	a) New Construction	Plus \$.25 per sq. ft. up to 50,000 sq. ft. \$.10 per sq. ft. > 50,000 sq. ft.
		\$200.00
	b) Additions	Plus \$.25 per sq. ft. up to 50,000 sq. ft. \$.10 per sq. ft. > 50,000 sq. ft.
		\$200.00
	c) Tenant Fit Out	1.5% of total cost of Fit Out
	d) Re-occupancy of Existing Structure	\$50.00
B.	Residential	
	a) New Construction	\$.15/sq. ft.
	b) Additions, Alterations, Garages, Sheds, Etc.	\$.15/sq. ft.
	c) Mobile Home	\$200.00
	d) Pool, Above & In Ground (including accessory structures)	\$50.00
C.	Certificates of Occupancy	
	a) Non-Residential and Residential	\$50.00
	b) Each Additional Inspection After Initial Inspection	\$50.00
D.	a) Signs (up to and including .50 sq. ft.)	\$100.00
	b) Sign Plaza -- Plus \$75.00 per individual sign (requires conditional use approval -- a separate application fee shall be Accessed)	\$125.00
	c) Signs (in excess of .50 sq. ft.)	\$500.00
	d) Renewal Fee (required every two years)	\$75.00
	e) Late Fee for Sign Renewal	\$25.00

*Permits applied for after commencement of construction shall be two times the regular fee, plus any additional penalties prescribed by Township Ordinances.

III. RESIDENTIAL BUILDING PERMIT FEES*

A. Plan Review—New Construction Only	\$150.00
B. Residential Building Permit Plus .19 per sq. ft. of GFA	\$40.00
C. Use Groups R-3 & R-4 (single family) Additions Plus \$.19 per sq. ft. of GFA	\$40.00
<p>Note: Gross Floor Area (GFA) is defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling heights of 6'-6" or more.</p>	
D. Use Groups R-3 & R-4 (single family) Alterations & Repairs Total Cost Includes Labor & Material	1.00% of total cost
E. Utility & Misc. Use (sheds, decks, fences towers, pools, concrete slabs retaining walls, etc.) Total Cost Includes Labor & Material	1.00% of total cost
F. Demolition	1.00% of total cost

IV. RESIDENTIAL PLUMBING and MECHANICAL PERMIT FEES

A. Mechanical and Plumbing—New Construction (per fixture) All appliances and fixtures including, but not limited to sinks, water closets, bath tubs, showers, washing machines, hose bibs, floor drains dish washers, drinking fountains, water heaters, air handlers and any fuel burning device.	\$9.00
B. Utility Service Connections (per appliance)	\$50.00
C. Plumbing Alterations and Repairs Plus \$8.00 per Device/Fixture	\$30.00
D. Mechanical Alterations and Repairs Plus 2.00% of Total Cost (must provide contract)	\$30.00

V. RESIDENTIAL ELECTRICAL PERMIT FEES

A. Electrical Flat Rate Inspection (new single family construction only)	
100 Amp Service / 100 Devices Max. (2 inspections max.)	\$90.00
200 Amp Service / 100 Devices Max. (2 inspections max.)	\$120.00
Mobile / Modular Home Service & Feeders (1 inspection)	\$65.00

*All building permits will be assessed an additional \$4.00 as required by the Pennsylvania Construction Code Act, as amended in 2004 to be forwarded to the PA State Treasury, plus 20% administrative fee. Minimum permit \$50.00.

B. Minor Alterations, 15 Devices Max. (1 Inspection)	\$60.00
C. Electrical Service and Feeders	
200 Amp Service or Less	\$52.00
201 to 400 Amp Service	\$80.00
Over 400 Amp Service	\$20.00 per 100 amps
Sub Panels / Sub Feeders	25% of above fees
Over 600 Volts	200% of above fees
D. Therapeutic, Hydrotherapeutic and Portable Pools	\$45.00
E. Permanent Pools and Hot Tubs	\$125.00
F. Rough Wiring (all switches, receptacles, lighting outlets)	
1 to 25	\$25.00
Each 10 Additional	\$5.00
G. Finished Wiring (all switches, receptacles, lighting outlets)	
1 to 25	\$25.00
Each 10 Additional	\$5.00
H. Heating, Cooling, Cooking Equipment, Motors, Generators, Transformers, Capacitors, Eta. (less than 1/3 hp. Kw. Kva or kvar use finish wiring fee)	
1/3 to 1.0	\$15.00
1.1 to 5.0	\$18.00
5.1 to 10.0	\$20.00
10.1 to 30	\$25.00
30.1 to 50.0	\$30.00
50.1 to 100.0	\$40.00
Over 100.0	\$1.00 / hp.
Over 600 Volts	200% of above fees
I. Signaling Communication and Alarm Systems	
1 to 10 Devices	\$75.00
Each Additional Device	\$2.00
J. Fire Suppression (all uses except one and two family residences)	
Sprinklers	\$40.00
Plus \$.25 per Sprinkler Head	
Standpipe (fee per standpipe)	\$80.00
Wet / Dry / Carbon Dioxide (up to 100 lbs.)	\$100.00
Plus \$.75 per lb. exceeding 100 lbs.	
Commercial Cooking Systems (hood, duct & suppression)	\$150.00

VI. COMMERCIAL PLAN REVIEW FEES

A. Buildings Up To \$3,000,000.00 Construction Value (\$250.00 min.)	0.13% of estimated value
B. Buildings \$3,000,000.00 to \$6,000,000.00 Construction Value Plus .05% of the Estimated Construction Value Over \$3,000,000.00	\$3,900.00
C. Buildings Over \$6,000,000.00 Construction Value Plus .04% of the Estimated Construction Value Over \$6,000,000.00	\$5,400.00
D. Mechanical Plan Review Fees (\$250.00 minimum)	25% building review fee
E. Plumbing Plan Review Fees (\$250.00 minimum)	25% building review fee
F. Electrical Plan Review Fees (\$250.00 minimum)	25% building review fee

VII. COMMERCIAL BUILDING PERMIT FEES*

A. Commercial Building Permit— New Construction and Additions Plus \$.27 per sq. ft. of GFA Note: Gross Floor Area (GFA) is defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling heights of 6'-6" or more.	\$60.00
B. Commercial Alterations, Renovations and Repairs Less Than \$500,000.00 Total Cost \$500,000.00 to \$1,000,000.00 Total Cost Greater Than \$1,000,000.00 Total Cost Total Cost Includes Labor & Material	1.50% of total cost 1.25% of total cost 1.00% of total cost
C. Signs Plus \$.25 per sq. ft. of Sign Area	\$25.00

VIII. COMMERCIAL PLUMBING, MECHANICAL and ELECTRICAL PERMIT FEES

A. Plumbing Permit — New Construction and Additions Plus \$10.00 per \$1,000.00 of Total Cost Total Cost Includes Labor & Material	\$40.00
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*All building permits will be assessed an additional \$4.00 as required by the Pennsylvania Construction Code Act, as amended in 2004 to be forwarded to the PA State Treasury, plus 20% administrative fee. Minimum permit \$50.00.

- B. Plumbing Permit—New Construction and Additions \$40.00
Plus \$10.00 per \$1,000.00 of Total Cost
Total Cost Includes Labor & Material
- C. Plumbing Permit—Alterations and Repair Plus \$50.00
\$8.00 per Fixture (maximum 2 visits)
- D. Mechanical Permit - New Construction and Additions \$40.00
Plus \$10.00 per \$1,000.00 of Total Cost
Total Cost Includes Labor & Material
- E. Mechanical Permit— Alterations and Repair \$50.00
Plus \$20.00 per \$1,000.00 of New or Replacement Cost (maximum 2 visits)
- F. Electrical Permit See Section V. Residential Permit Fees

IX. STORMWATER MANAGEMENT and EARTH DISTURBANCE REVIEW

- A. Residential Land Development \$300.00
Plus \$5.00 per Acre for Acreage In Excess of 20 Acres
- B. Commercial and Industrial Land Development \$300.00
Plus \$10.00 per Acre for Acreage In Excess of 20 Acres
- C. Resubmittal Fee \$300.00

X. ZONING HEARING BOARD FEES

- A. Applications and Appeals \$300.00
Plus cost of transcription if required
- B. Continuance Request by Applicant \$125.00
Plus cost of transcription if required

XI. BOARD OF COMMISSIONERS HEARING FEES

- A. Conditional Uses \$800.00
Plus cost of transcription if required
- B. Rezoning or Zoning Ordinance Amendments \$1,000.00
- C. Curative Amendments \$500.00
- D. Liquor License Transfer Hearing \$1,000.00
(Applicant is responsible for all related costs over and above the Hearing Fee)

XII. MISCELLANEOUS

- A. Fee in Lieu of Open Space

Residential – Per Dwelling Unit	\$1,400.00
Commercial or Industrial – Per Acre Developed	\$1,400.00
B. Driveway Permit	\$25.00
C. Paving Permit	\$25.00
D. Well Permit	\$100.00
Well Repair (excluding pump replacement)	\$100.00
Each Review or Re-Inspection	\$50.00
E. Home Occupation Permit	\$50.00
F. Cellular Tower Co-Location Fee	\$150.00
Plus \$200.00 per Antenna	
G. Checks returned for insufficient funds	\$25.00
H. Publications	
Zoning Ordinance/Map	\$30.00/\$3.00
Subdivision and Land Development Ordinance	\$21.00
I. Cost of Copies	\$10.00/sheet for plot plans \$.25/sheet for black and white \$.50/sheet for color
J. Fireworks Display Permit	\$ 100.00
XIII. <u>POLICE DEPARTMENT REPORTS/FEES</u>	
A. Incident Report	\$15.00
B. Traffic Accident Report	\$15.00
C. Alarm Permit Fee	\$15.00
XIV. <u>CENTRAL SEWER/SEWAGE ENFORCEMENT</u>	
A. Connection to Central Sewer Permit (no grinder pump)	\$50.00
B. Connection to Central Sewer Permit (with grinder pump)	\$100.00
C. Septic Tank Abandonment	\$125.00
D. On-Lot Sewage Permit	
Residential – Regular On-Lot System	\$500.00
Commercial – Regular on-Lot System	\$675.00
Residential/Commercial – IRSIS System	\$750.00
Residential/Commercial – Peat Option One System	\$750.00
Residential/Commercial – Drip System	\$750.00
E. Test Pit Inspection (per pit)	\$150.00

F. Percolation Test	\$100.00
G. Re-Review of Septic Design found to be incomplete or inaccurate	\$50.00 (each occurrence)
H. Re-Inspections (per trip)	\$50.00
I. Subdivision/Land Development Sewage Planning	
Whole Day – Probes and/or Percs	\$600.00
Half Day – Probes and/or Percs	\$300.00

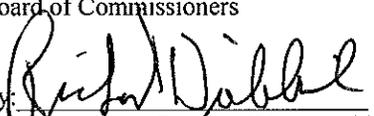
XV. REPEALER

All fees set forth in prior Resolutions which are inconsistent to the fees set forth herein are hereby repealed.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the 8th day of September, 2015.

ATTEST:

By: 
 Print Name: Pamela Finkbeiner
 Title: Secretary

Township of Pocono
 Board of Commissioners
 By: 
 Print Name: Richard Wielebinski
 Title: President

**TOWNSHIP OF POCONO, MONROE COUNTY,
PENNSYLVANIA**

Revisions to Fee Schedule

I. Subdivision and Land Development

B. Preliminary/Final Plan Submission

1. Lot Line Change

Professional Escrow Account: increase from \$1,500 to \$2,500

2. Residential Minor Subdivision/Land Development (2-6 Lots)

Fee: increase from \$300 to \$500

Professional Escrow Account: increase from \$1,500 to \$3,500

3. Residential Major Subdivision

Preliminary or Final

<10 Lots/Units - increase from \$500 plus \$25/Lot to \$1,000
>99 Lots/Units (flat fee)

Escrow Amount

<10 Lots/Units increase from \$2,500 to \$5,000
11-30 Lots/Units increase from \$5,000 to \$10,000
31-99 Lots/Units increase from \$6,000 to \$12,500
>99 Lots/Units increase from \$7,500 to \$15,000

4. Non-Residential Land Development

Preliminary or Final

2 acres or less increase from \$500 to \$1,000
>2 to >50 acres increase from \$500 plus \$30/lot per acre
over 2 acres to \$1,000 (flat fee)

Escrow Amount

2 acres or less increase from \$2,500 to \$7,500
>2 to 10 acres increase from \$3,000 to \$10,000
>10 to 50 acres increase from \$4,500 to \$15,000
> 50 acres increase from \$6,000 to \$20,000

C. Plan Resubmittal Administrative Fee increase from \$100 to \$250

D. Planning Module Review and Processing

Minor Subdivision increase from \$100 to \$150

Major Subdivision increase from \$175 to \$250

Planning Module Exemption (new) \$150

II. Zoning Permit Fees

A. Non-Residential

c) Tenant Fit Out (new) changed from \$50 to 1.5% of total cost of Fit Out

d) Re-Occupancy of Existing Structure (new) \$50

D. Sign Permits

a) Signs (up to and including 50 sq. ft.) increase from \$75 to \$100

c) Signs (in excess of 50 sq. ft.) increase from \$100 to \$500

e) Late Fee for Sign Renewal changed from 10% of Fee to \$25

X. Zoning Hearing Board Fees

A. Applications and Appeals added additional cost of transcription if required

B. Continuance Request by Applicant (new) \$125

XI. Board of Commissioners Hearing Fees

A. Conditional Uses increase from \$500 to \$800 plus cost of transcription if required

B. Rezoning or Zoning Ordinance Amendments
Increase from \$500 to \$1,000

XII. Miscellaneous (added two new sections)

I. Cost of Copies \$10 per sheet for plot plans
\$.25 per black and white
\$.50 per color page

J. Fireworks Display Permit \$100.00