

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

**RESOLUTION NO. 2017 - 24**

**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 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 1/2 of the original monies, the applicant is required to replenish the account back to the original escrow amount.

- A. Formal Sketch Plan Review (not required)
  - 1) Lot Line Change/Minor Professional Escrow Account \$200.00 \$2,000.00
  - 2) Major Subdivision/Land Development Professional Escrow Account \$500.00 \$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 Fee \$500.00 Professional Escrow Account \$3,500.00
  - 3) Residential Major Subdivision/Land Development

	<b>Preliminary or Final</b>	<b>Escrow Amount</b>
10 or less 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

	<b>Final Based on Prelim Approval</b>	<b>Escrow Amount</b>
10 or less 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

\*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.

\*\*Total Cost Includes Labor & Material

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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
Regional Impact Development	\$1,000.00	\$20,000.00

- C. Plan Resubmittal Administrative Fee 50% of base fee
- D. Planning Module Review & Processing
  - 1) Minor Subdivision \$150.00
  - 2) Major Subdivision \$250.00
  - 3) Planning Module Exemption \$150.00

II. ZONING PERMIT FEE\*

- A. Non-Residential
  - 1) New Construction \$200.00  
 Plus \$0.25 per sq. ft. up to 50,000 sq. ft. and \$0.10 per sq. ft. > 50,000 sq. ft.
  - 2) Additions \$200.00  
 Plus \$0.25 per sq. ft. up to 50,000 sq. ft. and \$0.10 per sq. ft. > 50,000 sq. ft.
  - 3) Tenant Fit Out \$100.00 per unit
  - 4) Re-occupancy of Existing Structure \$50.00
- B. Residential
  - 1) New Construction \$0.15/sq. ft.
  - 2) Additions, Alterations, Garages, Sheds, Etc. \$0.15/sq. ft.
  - 3) Mobile Home \$200.00
  - 4) Pool, Above & In Ground (including accessory structures) \$50.00
- C. Certificates of Occupancy
  - 1) Non-Residential and Residential over 200 sq. ft. \$50.00
  - 2) Accessory structures under 200 sq. ft. \$25.00
  - 3) Each Additional Inspection After Initial Inspection \$50.00

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III. SIGNS

A. Signs (up to and including 50 sq. ft.)	\$100.00
B. Signs (in excess of 50 sq. ft.)	\$100.00
	Plus \$1.00 per sq. ft. over 100 sq. ft.
C. Sign Plaza	\$125.00
	Plus \$75.00 per individual sign (Requires conditional use approval – a separate application fee shall accessed)
D. Renewal Fee	\$75.00
E. Late Fee for Sign Renewal	\$25.00
	Per week after 30 days after receiving Zoning Officer notice

Sign permits applied for after commencement of construction shall be two times the regular fee, plus any additional penalties prescribed by Township Ordinance.

IV. RESIDENTIAL BUILDING PERMIT FEES

A. Plan Review - New Construction	\$150.00
B. Residential Building Permit	\$40.00
	Plus 0.19 per sq. ft. of GFA*
C. Use Groups R-3 & R-4 (single family) Additions	\$40.00
D. Use Groups R-3 & R-4 (single family) Alterations & Repairs	1.00% of total cost**
E. Utility & Misc. Use (sheds, decks, fences towers, pools, concrete slabs retaining walls, etc.)	1.00% of total cost**
F. Demolition	1.00% of total cost

V. 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 copy of the construction contract to verify cost)	\$30.00

VI. RESIDENTIAL ELECTRICAL PERMIT FEES

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

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B. Minor Alterations, 15 Devices Max (1 inspection)	\$60.00
C. Electrical Service and Feeders	
1) 200 Amp Service or Less	\$52.00
2) 201 to 400 Amp Service	\$80.00
3) Over 400 Amp Service	\$20.00 per 100 amps
4) Sub Panels / Sub Feeders	25% of above fees
5) 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) 1 to 25	\$25.00
2) Each 10 additional	\$5.00
G. Heating, Cooling, Cooking Equipment, Motors, Generators, Transformers, Capacitors, Eta. (Less than 1/3 hp. Kw. Kva or kvar use finish wiring fee)	
1) 1/3 to 1.0	\$15.00
2) 1.1 to 5.0	\$18.00
3) 5.1 to 10.0	\$20.00
4) 10.1 to 30	\$25.00
5) 30.1 to 50.0	\$30.00
6) 50.1 to 100.0	\$40.00
7) Over 100.0	\$1.00 / hp.
8) Over 600 Volts	200% of above fees
H. Signaling Communication and Alarm Systems	
1) 1 to 10 Devices	\$75.00
2) Each Additional Device	\$2.00
I. Fire Suppression (all uses except one and two family residences)	
1) Sprinklers	\$40.00
	Plus \$.25 per Sprinkler Head
2) Standpipe (fee per standpipe)	\$80.00
3) Wet / Dry / Carbon Dioxide (up to 100 lbs.)	\$100.00
	Plus \$.75 per lb. exceeding 100 lbs.
4) Commercial Cooking Systems (hood, duct & suppression)	\$150.00

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VII. COMMERCIAL PLAN REVIEW FEES

- A. Buildings Up To \$3,000,000.00 Construction Value (\$250.00 min.) 0.13% of estimated value  
 Plus .05% of the Estimated Construction Value Over \$3,000,000.00
- B. Buildings \$3,000,000.00 to \$6,000,000.00 Construction Value \$3,900.00
- C. Buildings Over \$6,000,000.00 Construction Value \$5,400.00  
 Plus .04% of the Estimated Construction Value Over \$6,000,000.00
- 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

VIII. COMMERCIAL BUILDING PERMIT FEES\*\*\*

- A. Commercial Building Permit— New Construction and Additions \$60.00  
 Plus \$.27 per sq. ft. of GFA\*
- B. Commercial Alterations, Renovations and Repairs
  - 1) Less Than \$500,000.00 Total Cost 1.50% of total cost\*\*
  - 2) \$500,000.00 to \$1,000,000.00 Total Cost 1.25% of total cost\*\*
- C. Greater Than \$1,000,000.00 Total Cost 1.00% of total cost\*\*

IX. COMMERCIAL PLUMBING, MECHANICAL AND ELECTRICAL PERMIT FEES

- A. Plumbing Permit — New Construction and Additions \$40.00  
 Plus \$10.00 per \$1,000.00 of Total Cost
- B. Plumbing Permit —New Construction and Additions \$50.00  
 Plus \$10.00 per \$1,000.00 of Total Cost
- C. Plumbing Permit—Alterations and Repair \$40.00  
 Plus \$8.00 per Fixture (maximum 2 visits)
- D. Mechanical Permit - New Construction and Additions \$50.00  
 Plus \$10.00 per \$1,000.00 of Total Cost
- 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 VI. Residential Permit Fees

X. STORMWATER MANAGEMENT and EARTH DISTURBANCE REVIEW

- A. Commercial, Industrial or Residential Land Development \$500.00
  - B. Resubmittal Fee \$500.00
- Plus Professional Escrow Account in the amount of \$10,000

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XI. ZONING HEARING BOARD FEES

A. Applications and Appeals	\$750.00
	Plus cost of required transcription
B. Continuance Request by Applicant	\$125.00
	Plus cost of required transcription
C. Special Exception	\$1,000.00

XII. BOARD OF COMMISSIONERS HEARING FEES

A. Conditional Uses	\$1,000.00
	Plus cost of transcription if required
B. Rezoning or Zoning Ordinance Amendments	\$1,000.00
C. Curative Amendments	\$1,000.00
D. Liquor License Transfer Hearing	\$1,000.00
E. Planned Residential Development	\$1,000.00
Escrow maybe required for Professional Services reviews associated with Hearing before the Board of Commissioners.	

XIII. POLICE DEPARTMENT REPORTS/FEES

A. Incident Report	\$15.00
	Plus \$0.25 per page over 60 pages.
B. Traffic Accident Report	\$15.00
C. Alarm Permit Fee	\$15.00

XIV. CENTRAL SEWER/SEWAGE ENFORCEMENT

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. Test Pit Inspection (per pit)	\$150.00
E. Percolation Test	\$100.00
F. Subdivision/Land Development Sewage Planning	
1) Whole Day – Probes and/or Percs	\$600.00
2) Half Day – Probes and/or Percs	\$300.00

G. On-Lot Sewage Permit

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1) Residential – Regular On-Lot System	\$500.00
2) Commercial – Regular on-Lot System	\$675.00
3) Residential/Commercial – IRSIS System	\$750.00
4) Residential/Commercial – Peat Option One System	\$750.00
5) Residential/Commercial – Drip System	\$750.00

H. Re-Review of Septic Design found to be incomplete or inaccurate	\$50.00
	(each occurrence)
I. Re-Inspections (per trip)	\$50.00

**XV. OTHER FEES**

A. Fee in Lieu of Open Space	
1) Residential – Per Dwelling Unit	\$1,400.00
2) Commercial or Industrial – Per Acre Developed	\$1,400.00
B. Driveway Permit	\$50.00
C. Paving	\$50.00
D. Well Permit	\$100.00
1) Well Repair (excluding pump replacement)	\$100.00
2) Each Review or Re-Inspection	\$50.00
E. Home Occupation Permit	\$50.00
F. Timber Harvesting Permit	\$100.00

A contract for Professional Services establishing the Professional Escrow Account shall be executed with all Timber Harvest Permit Applications. The Professional Escrow Account in the amount of \$1,000 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.

G. Cellular Tower Co-Location Fee	\$150.00
	Plus \$200.00 per Antenna
H. Checks returned for insufficient funds	\$50.00
I. Publications	
1) Zoning Ordinance/Map	\$30.00/\$3.00
2) Subdivision and Land Development Ordinance	\$65.00
J. Cost of Copies	\$10.00/sheet for plot plans
	\$.25/sheet for black and white
	\$.50/sheet for color
K. Fireworks Display Permit (Bond required)	\$ 100.00
L. Use of Equipment by Neighboring Municipalities	Cost Plus 10%

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M. Peddling Permit – Door to Door \$100.00

N. Short Term Rental License fee \$500.00 annually

XVI. REPEALER

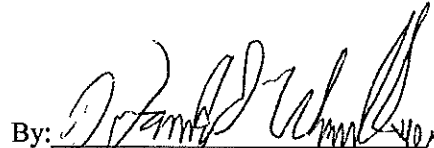
All fees set forth in prior Resolutions which are inconsistent to the fees set forth herein are hereby repealed.

**RESOLVED** at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the 5<sup>th</sup> day of June, 2017.

ATTEST:

Township of Pocono  
Board of Commissioners

By:   
Print Name: Pamela Tripus  
Title: Secretary

By:   
Print Name: Harold Werkheiser  
Title: President

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