

POCONO TOWNSHIP  
RESOLUTION

A RESOLUTION OF POCONO TOWNSHIP, MONROE COUNTY PENNSYLVANIA, AMENDING ITS' FEE SCHEDULE FOR SUBDIVISION AND LAND DEVELOPMENT FEES, ZONING AND ZONING HEARING BOARD FEES, BUILDING CODE 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 ½ 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

	Preliminary or Final	Escrow Amount
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

	Final Based on Prelim Approval	Escrow Amount
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

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

E. Joinder Deed (lot consolidation) \$ 200.00

II. ZONING PERMIT FEE

A. Non-Residential

- 1) New Construction \$ 200.00  
Plus \$0.25 per sq. ft. up to 50,000 sq. ft & \$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 & \$0.10 per sq. ft. > 50,000 sq. ft.
- 3) Tenant Fit Out /Use Permit \$ 100.00

B. Residential

- Minimum Permit Fee \$ 70.00
- 1) New Construction \$0.15/sq.ft. + \$50.00
- 2) Accessory Structure (garage/shed/etc.) \$0.15/sq.ft. + \$50.00
- 3) Mobile Home \$ 200.00
- 4) Above Ground Pool \$ 70.00
- 5) In Ground Pool \$ 100.00
- 6) Fence \$ 70.00

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

D. Certificate of Non-Conformity \$ 200.00

III.	<u>SIGNS</u>	
	A. Signs up to 50 sq. ft.	\$ 100.00
	B. Signs >50 sq. ft.	\$ 100.00
		Plus \$1.00/sq.ft. over 100 sq.ft.
	C. Sign Plaza	\$ 125.00
		Plus \$75.00 per individual sign
IV.	<u>STORMWATER MANAGEMENT and GRADING PERMITS</u>	
	Application Fee	\$ 500.00
		Plus Professional Escrow Account in the amount of \$1,500.00
V.	<u>ZONING HEARING BOARD FEES</u>	
	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
VI.	<u>BOARD OF COMMISSIONERS HEARING FEES</u>	
	A. Conditional Use	\$ 1,000.00
		Plus cost of required transcription
	B. Rezoning or Zoning Ordinance Amendment	\$ 1,000.00
	C. Curative Amendment	\$ 1,000.00
	D. Liquor License Transfer Hearing	\$ 1,000.00
	E. Planned Residential Development	\$ 1,000.00
	Escrow may be required for Professional Services reviews associated with hearing before the Board of Commissioners.	
VII.	<u>POLICE DEPARTMENT REPORTS/FEES</u>	
	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
VIII.	<u>ON LOT SEPTIC</u>	
	A. Septic Tank Abandonment	\$ 125.00
	B. Test Pit Inspection (per pit)	\$ 150.00

C. Percolation Test	\$ 100.00
D. Subdivision/Land Development Sewage Planning	
1) Whole Day – Probes and/or Percs	\$ 600.00
2) Half Day – Probes and/or Percs	\$ 300.00
E. On-Lot Sewage Permit	
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
F. Additional design review (per review)	\$ 50.00
G. Re-Inspections (per trip)	\$ 50.00
IX. <u>OTHER FEES</u>	
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. Road	
1) Driveway	\$ 100.00
2) Paving	\$ 50.00
3) Road Opening	\$ 100.00
C. Well Permit	\$ 100.00
D. Home Occupation Permit	\$ 50.00
E. 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 \$1,000.00 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 fess schedule. When Professional Escrow Accounts bet below ½ of the original monies, the applicant is required to replenish the account back to the original escrow amount.	
F. Checks Returned for insufficient funds	\$ 50.00

G. Publications

- 1) Zoning Ordinance \$ 30.00
- 2) Zoning Map \$ 3.00
- 3) Subdivision & Land Development Ordinance \$ 65.00

H. Copies

\$10.00/sheet for plot plans  
 \$0.25/sheet for black & white  
 \$0.50/sheet for color

- I. Fireworks Display (plus required bond) \$ 100.00

- J. Use of Equipment by Neighboring Municipalities Cost Plus 10%

- K. Peddling & Soliciting \$ 100.00

- L. Transient Dwelling Unit License – annually \$ 500.00

X. 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 20<sup>th</sup> day of April, 2020.

ATTEST:

Township of Pocono  
Board of Commissioners

By: \_\_\_\_\_  
Print Name:  
Title:

By: \_\_\_\_\_  
Print Name:  
Title:

**POCONO TOWNSHIP**  
**RESIDENTIAL BUILDING CODE FEE SCHEDULE**  
(Permits issued under the 2015 IRC)

**BUILDING PERMIT**

New Construction and Additions

- \$50.00 plus \$0.19 per square foot of GFA\*  
\* GFA – Gross Floor Area is defined as the total square footage of all floors within the perimeter of the outside walls, including basements cellars, garages, roofed patios, covered walkways, and attics with a floor-to-ceiling height equal to or greater than 6.50 feet. It also includes decks and exterior concrete slabs. GFA is also defined as the Gross Face Area of fences in excess of 6.00 feet in height and retaining walls in excess of 4.00 feet in height.

Alterations and Repairs

- 1.5% of total construction cost (signed contract required); subject to the review and approval of the Building Code Official (BCO).

Re-inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for this permit.

Commonwealth of Pennsylvania Education Fee

- \$4.50

**MECHANICAL PERMIT AND PLUMBING PERMIT**

New Construction and Additions

- \$9.00 per fixture or appliance\*  
\*An appliance and fixture includes, but is not limited to: sinks, water closets, bidet, bath tub, shower, washing machines, hose bibs, floor drains, dishwashers, drinking fountains, water heaters, air handlers and any fuel burning device (gas, oil, wood or coal).

Utility Service Connection (including private, community and central water and/or sewer systems)

- \$50.00 per fixture or appliance\*  
\*An appliance and fixture includes, but is not limited to: boilers, furnaces, HVAC, sewer pumps, refrigeration units, and water cooled air conditioners.

Alterations and repairs

- Plumbing: \$30.00 plus \$8.00 per device
- Mechanical: \$30.00 plus \$20.00 for each \$1,000.00 of construction cost (signed contract required); subject to the review and approval of the Building Code Official (BCO).

Re-inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for either permit.

**ENERGY CODE**

For all residential buildings with conditioned space: .02 per square foot of GFA

**ELECTRICAL PERMIT**

Service and Feeders

- 200 amp or less \$52.00
- 201 AMP to 400 amp \$80.00
- Over 400 amp \$20.00 per 100 amp

- Sub-feeders or sub-panels 1/4 of above fees
- Over 600 volts double above fees

Residential Inspections (2 trip maximum)

- 100 amp service and max 100 devices \$90.00
- 200 amp service and max 200 devices \$120.00

Modular and mobile homes (1 trip)

- Service and feeder \$65.00

Rough Wiring (All switches receptacles and lighting outlets)

- 1 to 25 above max \$25.00
- Each additional 10 above the 25 \$5.00

Finish Wiring (All switches receptacles and lighting outlets)

- 1 to 25 above max \$25.00
- Each additional 10 above the 25 \$5.00

Heating, cooling, cooking, appliances, equipment, motors, generators, transformers, capacitors, etc.

- Less than 1/3 hp, kw, kva use finish wiring fee
- Over 1/3 hp, kw, kva
  - 1/3 to 1.0 \$15.00
  - to 5.0 \$20.00
  - 5.1 to 10.0 \$25.00
  - 10.1 to 30.0 \$30.00
  - 30.1 to 50.0 \$35.00
  - 50.1 to 100.0 \$40.00
- Over 100.1 (per hp, kw, kva) \$1.00
- Over 600 (per hp, kw, kva) \$2.00

Signaling, communication and alarm systems

- 1 to 10 devices \$75.00
- Each additional device \$2.00

Re-inspection



- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for either permit.

**MISCELLANEOUS RESIDENTIAL PERMITS**

Swimming pools and outdoor whirlpools

- Building sub-code plus 1% of total construction cost (signed contract required); subject to the review and approval of the Building Code Official (BCO).

Demolition

- \$50.00

Re-inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for either permit.

**ADOPTED BY RESOLUTION OF THE POCONO TOWNSHIP BOARD OF COMMISSIONERS**

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

\_\_\_\_\_

Gerald Lastowski, President

Pocono Township Board of Commissioners

(TOWNSHIP SEAL)

Attest: \_\_\_\_\_

Secretary, Pocono Township

**POCONO TOWNSHIP**  
**OTHER THAN RESIDENTIAL BUILDING CODE FEE SCHEDULE**  
(Permits issued under the 2015 IBC)

**PLAN REVIEW**

- 0.0013 of the estimated value\* for structures up to \$3,000,000.00.
- \$3,900.00 plus 0.0005 of the estimated value\* for structures between \$3,000,000.00 and \$6,000,000.00.
- \$5,400.00 plus 0.0004 of the estimated value\* for structures over \$6,000,000.00.
- Mechanical Plan review fee is 25% of the Building Plan review fee.
- Plumbing Plan review fee is 25% of the Building Plan review fee.
- Electrical Plan review fee is 25% of the Building Plan review fee.
- Administrative fee is 20% of overall Plan Review Fee
- Minimum fee is \$250.00
- \*Estimated value will be taken from the building valuation tables found at [www.iccsafe.org/cs/techservices](http://www.iccsafe.org/cs/techservices) at the time the application for a permit is filed.

**BUILDING PERMIT**

## New Construction and Additions

- \$60.00 plus \$0.27 per square foot of GFA\*  
\* GFA – Gross Floor Area is defined as the total square footage of all floors within the perimeter of the outside walls, including basements cellars, garages, roofed patios, covered walkways, and attics with a floor-to-ceiling height equal to or greater than 6.50 feet. It also includes decks and exterior concrete slabs. GFA is also defined as the Gross Face Area of fences in excess of 6.00 feet in height and retaining walls in excess of 4.00 feet in height.

## Alterations and Repairs

- \$50.00 plus 0.015 of total construction cost (signed contract required, subject to the review and approval of the Building Code Official (BCO)), for projects up to \$500,000.00.

- \$7,500.00 plus 0.0125 of that portion of the construction cost (signed contract required, subject to the review and approval of the BCO), between \$500,000.00 and \$1,000,000.00.
- \$13,750.00 plus 0.010 of that portion of the construction cost (signed contract required, subject to the review and approval of the BCO), over \$1,000,000.00..

#### Re-inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for this permit.

#### Administrative fee

- 20% of Building Permit Fee and all re-inspection fees

#### Commonwealth of Pennsylvania Education Fee

- \$4.50

## **MECHANICAL PERMIT AND PLUMBING PERMIT**

#### New Construction and Additions

- \$10.00 per fixture or appliance\*  
\*An appliance and fixture includes, but is not limited to: sinks, water closets, bidet, bath tub, shower, washing machines, hose bibs, floor drains, dishwashers, drinking fountains, water heaters, air handlers and any fuel burning device (gas, oil, wood or coal).

#### Utility Service Connection (including private, community and central water and/or sewer systems)

- \$50.00 per fixture or appliance\*  
\*An appliance and fixture includes, but is not limited to: boilers, furnaces, HVAC, sewer pumps, refrigeration units, and water cooled air conditioners.

#### Alterations and repairs

- Plumbing: \$30.00 plus 10.00 per device
- Mechanical: \$30.00 plus \$25.00 for each \$1,000.00 of construction cost (signed contract required); subject to the review and approval of the BCO).

#### Minimum Permit Fee

- \$50.00 for the Plumbing Permit
- \$50.00 for the Mechanical Permit

#### Fire protection systems

- \$40.00 plus \$0.25 per sprinkler head for sprinkler systems

- \$80.00 for each standpipe
- \$100.00 for wet/dry/carbon dioxide extinguisher systems up to 100 pounds
- \$100.00 plus \$0.75 per pound for wet/dry/carbon dioxide extinguisher systems over 100 pounds
- \$150.00 per system (hood, duct and suppression) for commercial cooking systems

Re-inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for either permit.

Administrative fee

- 20% of Building Permit Fee and all re-inspection fees

**ELECTRICAL PERMIT**

Service and Feeders

- 200 amp or less \$50.00
- 201 AMP to 400 amp \$80.00
- Over 400 amp \$20.00 per 100 amp
- Sub-feeders or sub-panels 1/4 of above fees
- Over 600 volts double above fees

Residential Inspections (2 trip maximum)

- 100 amp service and max 100 devices \$90.00
- 200 amp service and max 200 devices \$120.00

Modular and mobile homes (1 trip)

- Service and feeder \$85.00

Minor alterations

- Max 15 devices \$60.00

Rough Wiring (All switches receptacles and lighting outlets)

- 1 to 25 above max \$25.00
- Each additional 10 above the 25 \$5.00

Finish Wiring (All switches receptacles and lighting outlets)

- 1 to 25 above max \$25.00
- Each additional 10 above the 25 \$5.00

Heating, cooling, cooking, appliances, equipment, motors, generators, transformers, capacitors, etc.

- Less than 1/3 hp, kw, kva use finish wiring fee
- Over 1/3 hp, kw, kva
  - 1/3 to 1.0 \$15.00
  - to 5.0 \$20.00
  - 5.1 to 10.0 \$25.00
  - 10.1 to 30.0 \$30.00
  - 30.1 to 50.0 \$35.00
  - 50.1 to 100.0 \$40.00
- Over 100.1 (per hp, kw, kva) \$1.00
- Over 600 (per hp, kw, kva) \$2.00

Signaling, communication and alarm systems

- 1 to 10 devices \$75.00
- Each additional device \$2.00

Minimum Permit Fee

- \$50.00 for the Plumbing Permit
- \$50.00 for the Mechanical Permit

Re-inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for either permit.

Administrative fee

- 20% of Electrical Permit Fee and all re-inspection fees

**MISCELLANEOUS OTHER THAN RESIDENTIAL PERMITS**

Swimming pools and outdoor whirlpools

- All applicable sub-codes plus 1% of total construction cost (signed contract required); subject to the review and approval of the Building Code Official (BCO).

Demolition

- \$0.01 per square foot
- Minimum fee: \$100.00

Signs with utilities

- \$50.00 plus \$2.00 per square foot

Re-inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.

- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for any permit.

Administrative fee

- 20% of Permit Fee and all re-inspection fees

**ADOPTED BY RESOLUTION OF THE POCONO TOWNSHIP BOARD OF COMMISSIONERS**

**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.**

\_\_\_\_\_

President

\_\_\_\_\_

Vice-President

\_\_\_\_\_

Commissioner

(TOWNSHIP SEAL)

Attest: \_\_\_\_\_

Secretary, Pocono Township