

Exhibit A  
 Fee Schedule of Lower Gwynedd Township

**Building Permits.**

**Residential.** The fees associated with residential building, construction, alteration, and related activities are as follow:

<b>Type</b>	<b>Fee</b>
State Inspection Fee (added to all permits)	\$4.50
Pre-Submission Plan Review (if requested)	\$150
Building Permit New Construction	\$500 + \$0.35 per square foot above grade & \$0.25 per square feet of attic and basement space; requires grading permit;
Alterations & Additions to Existing Structures Building Permit	\$250 + \$0.35 per square feet for all space
Kitchen Alterations Building Permit	\$150
Accessory Structure/Uses Building Permit (ex. decks, patios, sidewalks, garages, etc.)	\$175 + \$0.25 per square foot
Shed Building Permit- required for sheds greater than 200 square feet (zoning review is part of application)	\$200 + \$0.15 per square foot
Shed Zoning Permit- required for sheds less than 200 square feet; no building permit required	\$150
Swimming Pools, Tennis/Basketball Courts & Other Recreational Uses Building Permit	\$300 + \$0.45 per square foot of surface area; also requires grading permit
Demolition Permit	\$300
Electrical Permit	\$50 per 100 amps of electrical service or equivalent; minimum permit fee \$50
Plumbing Permit	\$55 + \$15 per fixture; \$150 per grease trap, ejector
HVAC Replacement Permit	\$150
Use & Occupancy Permits	\$150
Storage Tanks	\$200 per 1,000 gallons of capacity
Removal of Oil Tank	\$150
Gas Fireplaces	\$100
Generator Permit	\$75 + electrical permit (in some cases a plumbing permit may also be needed)
Solar Permit	\$250 + electrical permit
Residential Re-Roofing (only required if sheathing is being replaced)	\$100

**Non-Residential.** The fees associated with non-residential building, construction, alteration, and related activities are as follow:

<b>Type</b>	<b>Fee</b>
Pre-Submission Plan Review (if requested)	\$150

Effective April 26<sup>th</sup>, 2017

New Construction Building Permit	\$750 Plan Review- fee due at submission \$600 + \$0.45 per square foot- Permit/Inspections
Building Work/Alterations Building Permit	\$750 Plan Review-fee due at submission 500 + \$0.35 per square foot-Permit/Inspections
Demolition Permit	\$100 per 1,000 square foot
Electric Permit	\$250 + \$50 per 100 amp service
Plumbing Permit	\$250 + \$15 per fixture, trap, appliance
HVAC	\$500
Roofing Permit (New)	\$500 plus \$0.35 per square foot
Roofing Permit (Re-Roof)	\$250 plus \$0.10 per square foot
Re-Inspection (inspector is unable to conduct required inspection due to applicant error)	\$50
Use & Occupancy Permit	\$250
Removal of Oil Tank	\$450
Storage Tank	\$200 per 1,000 gallons of capacity
Antenna Cell Tower Permit	\$2,500 permit + \$500 escrow

**Building Permit Licensing Fees.**

Type	Fee
<b>Electrical Licensing Registration Fees</b>	
Master Electrician	\$50
Journeyman	\$35
Apprentice	\$10
Inspection Agency	\$200
<b>Plumbing Licensing Registration Fees</b>	
Master Plumber	\$125
Journeyman	\$50
<b>General Contractor's License</b> (fee applies to new homebuilders, commercial contractors and any contractor not registered in the State of PA)	
	\$125

**Building Permit Other Fees.**

Type	Fee
Driveway/Road Opening Permit- reviewed by Public Works Director	\$250 + calculated as per the application fee schedule
Grading/Excavation/Stormwater Management- reviewed by Township Engineer	\$500 flat fee; in some instances a grading permit may also require an escrow or PSA as directed by the Twp Engineer; grading permits in lieu of land development require an approved cost estimate & escrow

**Fire.** The fees associated with fire safety and inspections are as follows:

Type	Fee
False Alarms: Number within 12 Calendar Months	
3	\$35
4 or 5	\$50
6 or more	\$100
<b>Residential</b>	
Fire Safety Sprinkler Permit (residence over 2,000 square feet)	\$200
Fire Safety Sprinkler Inspection	\$300
Fire Alarm Installation Permit	\$150
Fire Alarm Installation Inspection	\$250
Home Alarm	\$100
<b>Non-residential</b>	
Fire- Wet Ansul System or Other	\$250
Fire Safety Sprinkler System- New	\$700- includes \$400 inspection fee + \$300 permit fee
Fire Safety Sprinkler System- Add on	\$500- includes \$300 inspection fee + \$200 permit fee
Fire Alarm Installation Permit	\$150
Fire Alarm Installation Inspection	\$250

**Other General Fees**

Type	Fee
Banner	\$25
Copying	\$0.25 per page
Copying-Wide Format	\$4.50 per page
Fireworks	\$150
Peddlers/Canvassers License (Issued by Police)	\$40 per person or \$200 per week/per person
Returned Check Fee	\$25
Subdivision/Land Development Ordinance	\$30/\$35 by mail
Zoning Map	\$10/\$15 by mail
Zoning Ordinance	\$30/\$35 by mail

**Park & Recreation Fees.**

**Facilities and Fields.** There are set fees for the use of Township Fields and Facilities. Fees for field use and facilities shall be as follows:

Type/Facility	Resident Fee	Nonresident Fee	Business Group Fee
<b>Security Deposit:</b> Required for all facility use includes game area	\$200	\$200	\$200

Type/Facility	Resident Fee	Nonresident Fee	Business Group Fee
<b><u>Penllyn Woods</u></b> Community Building	\$60 per hour	\$95 per hour	\$130 per hour
<b><u>Picnic Pavilions</u></b> Up to 4 hours Up to 8 hours Electricity	\$40 \$70 \$20	\$75 \$125 \$20	\$125 \$200 \$20
<b><u>Baseball/Soccer Fields</u></b> Youth Associations Nonprofit Groups	N/A	N/A	N/A
<b><u>Baseball/Soccer Fields</u></b> Individual: one-time use	\$50	\$75	\$85
<b><u>Baseball/Soccer Fields</u></b> Team: full season (5 consecutive weeks of play or more), one day a week use	\$220	\$250	\$250
<b><u>Baseball/Soccer Fields</u></b> One week consecutive use (Mon-Fri)	\$370	\$400	\$420
<b><u>Basketball, Tennis, Volleyball Courts</u></b> Individual- one time only	\$30	\$40	\$75
<b><u>Basketball, Tennis, Volleyball Courts</u></b> Team: full season (5 consecutive weeks of play or more), one day a week use	\$150	\$175	\$200
<b><u>Basketball, Tennis, Volleyball Courts</u></b> One week consecutive use (Mon-Fri)	\$300	\$300	\$300

**Planning & Zoning Code Fees**

**Land Development and Subdivision Filing Fees.** Fees in the amount set forth in this section shall be paid when filing a preliminary land development application or a preliminary/final subdivision application.

**Land Development Fees.** The fees for land development include an application fee which is the set amount plus the calculated fee based on the per square footage rate. In addition, an escrow account is required to be established to cover the cost of professional services rendered in conjunction with any

application. Remaining funds will be returned at the time of escrow closure. Escrows are explained in detail below.

<b>Acres Affected</b>	<b>General Fee</b>	<b>Escrow</b>
0-2.5 acres	\$2,500	\$5,000
2.5-5 acres	\$4,000	\$6,500
5-10 acres	\$5,000	\$8,500
10-20 acres	\$6,000	\$10,000
20-50 acres	\$7,500	\$11,500
50-100 acres	\$9,000	\$13,000
<b>PLUS Gross Floor Area in SQ. Ft.</b>	<b>Fee Per 1,000 Square Feet</b>	
0 to 49,000	\$50	
50,000 to 299,000	\$40	
300,000 or more	\$30	
Traffic Impact Fee	See Resolution	N/A
<b>Final Plan Filing Fee</b>	No application fee will be charged for filing an improvement construction plan or record plan, unless no preliminary plan has been filed, in which case the fees established for preliminary plans will apply.	Based on approved estimate of costs from Township Engineer

**Subdivision Fees.** The subdivision fee includes a flat application fee plus a calculated fee based on the per lot rate. In addition, an escrow account is required to be established to cover the cost of professional services rendered in conjunction with any application. Remaining funds will be returned at the time of escrow closure. Escrows are explained in detail below. Prior to recording a subdivision plan, each developer shall submit digital plans in CAD format for the purpose of updating the Township’s GIS Parcel Map. In addition to the digital plans, each developer shall submit a fee for updating the GIS Parcel Map.

<b>Number of Lots</b>	<b>General Fee</b>	<b>Escrow</b>
Lot Line Adjustment	\$1,800	N/A
Minor = 1 to 2	\$1,800	\$5,000
Major = 3 to 5	\$4,500 + \$250 per lot	\$5,500
Major = 6-10	\$6,750 + \$250 per lot	\$7,500
Major = 11-50	\$9,000 + \$250 per lot	\$10,000
Major = 51-100	\$12,000 + \$250 per lot	\$11,500
Major = 101 and over	\$17,500 + \$250 per lot	\$13,000
GIS Parcel Map Update	\$300	
Traffic Impact Fee	Set by Resolution	

**Fees of Professional Consultants.** The Township shall be reimbursed for the charges of its Solicitor, Engineer, Planner or other professional consultant in connection with any land use matter. The Township also requires a Professional Services Agreement (PSA) with associated fees to be paid by anyone wishing to meet with and discuss potential land use items with any of the professional consultants prior to the filing of a formal application.

**Escrow Costs.** A cash escrow is required in order to guarantee payment of:

- The services of the Township Engineer, as provided in the Subdivision and Land Development Regulations, being Title Four of the Planning and Zoning Code, plus all costs for other engineering and professional certification as deemed necessary.
- The services of the Township Solicitor for legal services incidental to the preliminary and final approval of plans of each subdivision or development, or section thereof, and specifically including, but not limited to, the review of all plans, correspondence and permits; the preparation of subdivision and escrow agreements, easements, covenants and deeds; the attendance at any meetings with the Board of Supervisors, the Planning Commission, the Township Engineer, the developer or the developer's representatives in connection with the development; and any telephone conferences in connection with any of the above. The same expectation is maintained for the services rendered by the Township Engineer and the Township Planner/Zoning Officer and any other professional land use consultant in conjunction with a subdivision or land development.
- The actual costs of all drainage, water and/or material tests.
- Legal fees, advertising and other costs involved in the dedication of streets and public improvements to the Township.
- The administrative costs of processing subdivision and land development escrow account release request as follows: 10% of the total amount of every escrow release request of less than \$500 and in the amount of \$50 for every escrow release request in excess of \$500. Such charge shall be due and payable at the time as any escrow release is submitted to the Township for processing.
- The costs set forth in this subsection shall be estimated and escrowed at 10% of the total construction cost of the public improvements required to be built under the improvement construction plan (s) of the final plans, unless in the judgment of the Township Engineer a greater amount is necessary to secure the payment of the expenses which the Township is likely to incur in connection with the subdivision. Such estimate shall be escrowed with the Township in cash and shall be placed, by the Township, in an interest-bearing account with the interest accruing for the benefit of the developer. The Township may draw upon the escrow as necessary to reimburse itself for the fees and costs set forth in this subsection. Simultaneously with each such draw from the escrow by the Township, the Township shall send the developer an invoice (marked "paid") for the amount drawn, specifying the particular fee, cost or expense for which the Township has drawn payment for reimbursement. The developer shall at no time

permit the cash escrow required by this subsection to be reduced below an amount reasonably estimated by the Township Engineer to be necessary to reimburse the Township for the remaining fees, costs and expenses which the Township is reasonably likely to incur prior to the completion of the subdivision or land development. Within 10 days of the developer’s receipt of notice from the Township that the balance of the escrow required by this subsection is deemed inadequate to cover the reasonable costs and expenses likely to be incurred by the Township, the developer shall post such additional moneys as have been specified in the notice. Subject to the dispute resolution procedure set forth in the Pennsylvania Municipalities Planning Code, as amended, the refusal to post such moneys as shall be requested by the Township shall be deemed a breach of the developer’s obligations under the improvement agreement and shall entitle the Township to withhold any requested inspections or permits until such time as the escrow has been increased as requested by the Township.

**Zoning Fees.** Fees associated with Conditional Use applications, Rezoning, and the Zoning Hearing Board shall be as follows:

**Conditional Use Fees.** Conditional Use applications submitted to the Board of Supervisors c/o the Zoning Officer shall have the following fees.

Type	Fee	Escrow
Residential	\$1,500	\$2,500
Non-Residential	\$2,500	\$2,500
Additional Hearing	\$500 each	N/A

**Rezoning/Zoning Ordinance Amendment Fees.** Rezoning requests or Zoning Ordinance Amendments submitted to the Board of Supervisors c/o the Zoning Officer shall have the following fees. Costs include copies of transcripts as requested, solicitor, stenographer, etc.

Type	Fee
Zoning Map Amendment	\$1,800 + costs
Zoning Ordinance Text Amendment	\$1,800 + costs
Curative Amendments	\$3,500 + costs
Additional Hearings	\$650 each

**Zoning Hearing Board Fees.** Zoning Hearing Board application fees for Special Exceptions, Variances and/or Interpretations (excluding Curative Amendments). Fees are non-refundable regardless of hearing outcome.

Type	Fee
Residential	\$1,200
Non-Residential	\$2,500
Other Matters	\$1,000
Sign	\$1,350

Validity Challenge	\$2,500
Additional Hearings (necessitated by applicant)	\$400
Postponement/Continuance (applicant's request)	\$120
Zoning and Floodplain Certification	\$50

**Zoning Other**

**Zoning Permits.** Zoning permits are required for all new construction, alterations, decks, fences, accessory structures, and other; if a building permit is also required the building permit fee includes the zoning review and is not a separate or additional fee. If a building permit is not required than the zoning permit fee below applies.

Type	Fee
Residential	\$150
Non-residential	\$250
Home Businesses Use & Occupancy	\$150
Home Occupation Use & Occupancy	\$150
Signs (up to 40 square feet)	\$150
Signs (over 40 square feet as per ZHB approval)	\$250
Temporary Signs (exceeding 8 square feet in residential districts or 12 square feet in non-residential districts)	\$25

**Sewer Fees.** The fees associated with on-site septic systems and public sewer systems are set forth in this section as follows:

Type	Fee
<b>On-Site Septic Systems</b>	
Deep hole testing & percolation testing (including permit app fee)	\$300
Standard trenches and seepage bed systems	\$160
Alternate Systems: including sand mounds & filters	\$400
Repair Application Fee	\$25
Repair and/or alteration of existing system	\$45 per hour
Additional and/or return inspections	\$45 per hour
Inspections made due to noncompliance with plans, unsatisfactory workmanship, miscellaneous inspections	\$45 per hour
<b>Public Sewer</b>	
Sewer Connection	\$250
Sewer Lateral Inspection	\$100 for cast iron; Other \$45 per hour
Rent of Saddle or Cutter	\$200
Sewer Rental Certification	\$50
Sewer Quarterly Rental Rate	See Sewer Rate Resolution