

FEES FOR THE FILING OF CERTAIN APPLICATIONS, PERMITS & LICENSES

(Effective 1/6/2014)

Holding Tank Escrow Fees. In all cases of the maintenance or installation of holding tanks designed to receive and retain sewage from residential or commercial uses, the property owner shall provide an escrow amount for the maintenance of said tanks. The property owners shall file with the Board of Supervisors financial security in an amount two times the cost of the private contractor's written proposal to dispose of one tank full of waste. The proposal must have been accepted and signed prior to submission to the Township for escrow determination. The estimate as determined by the Township shall be submitted to the Township in the form of a letter of credit or check.

Sewage Enforcement Officer Rates. These rates are adopted by separate resolution in January of each year.

Storm Water Management & Subdivision and Land Development.

1. Application Fees Established. Fees shall be imposed at the preliminary, final and improvement construction plan stages and for revised plans, sketch plans, lot add-on plans and storm water management plans. The preliminary, final, revised and lot-add-on plan filing fees shall consist of two parts – namely, a basic fee and a lot and/or unit of occupancy fee. The basic fee covers the cost of the initial lot (remaining acreage) or unit of occupancy based upon the type of development involved. The lot fee is charged toward each additional proposed lot and/or each existing lot which receives additional area (lot add-on). The unit of occupancy is charged for each proposed unit of occupancy in excess of one unit per lot. The amount of the above-mentioned fees shall be as follows:

Basic Fee

- Minor residential (1 – 10 lots) \$50.00
- Major residential (11 or more lots) \$200.00
- Non-residential \$300.00

Lot and/or Unit of Occupancy Fee

	Preliminary Plan	Final Plan
• 1 st through 10 th lots/units of occupancy	\$25.00	\$17.50 per lot/unit of occupancy
• 11 th through 40 th lots/units of occupancy	\$20.00	\$15.00 per lot/unit of occupancy
• 41 st lot/unit of occupancy and up	\$20.00	\$12.50 per lot/unit of occupancy

Land Development Plans

Basic Fee - \$150.00 plus \$10.00 per 1,000 square feet for part of new or expanded ground floor area for each principal building.

Revised Plan

\$75.00

Lot Add-On Plan

Lot Fee (see above) plus \$50.00

Improvement Construction Plan Filing Fee

\$150.00

Sketch Plan

\$100.00

Waiver Request

(each waiver) \$25.00

Traffic Study Fee in Lieu:

Residential – each lot/unit \$350.00

Non-Residential – per square foot of usable building floor area \$1.50

Modular/Manufactured Home Park License Fee	each lot \$2.00
Appeal from license denial	\$250.00
Storm Water Management without Subdivision/Land Development	\$50.00
Waiver of formal storm water management request	\$25.00

2. Fees Payable with Application. All fees must be submitted to the Township with plan applications. Plan applications shall not be accepted without fees, and neither the East Earl Township Planning Commission nor the Township of East Earl Board of Supervisors shall take action on a plan application submitted without a fee. The fees imposed by this resolution are in addition to any fees imposed by the Lancaster County Planning Commission pursuant to §502 of the Pennsylvania Municipalities Planning Code for its review of plans or by the East Earl Sewer Authority or Blue Ball Water Authority as established by resolution of the authorities for review of plans showing improvements, extensions or connections to the authorities' sewer and/or water lines. All fees shall be paid by check or money order drawn to the Treasure of East Earl Township.

3. Recording Fee. Any costs relating to the reduction of final plans for the purpose of recording the same with the Recorder of Deeds of the County of Lancaster shall be paid by the applicant.

4. Reimbursement for Plan Review Expenses. Applicants shall reimburse the Township for all reasonable and necessary charges incurred by the Township's professional consultants including the Township Solicitor and the Township Engineer for the review and any report or reports to the Township on an applicant's application, plans, supporting data, proposed agreements relating to the maintenance of improvements or open space, deeds relating to the maintenance of improvements or open space, deeds of dedication, and similar matters, if any, for storm water management, subdivision and land developments. Such review fees shall be the actual fees charged by the Township Solicitor, Township Engineer or other professional consultant for the services performed. The present fee schedule of the Township Engineer is attached hereto as Exhibit "a" and incorporated herein. Such schedule shall be revised to reflect changes in the rates charged to the Township Engineer. The filing of a plan or application under the East Earl Township Subdivision and Land Development Ordinance or the East Earl Township Storm Water Management Ordinance shall constitute an implied agreement by the applicant to pay such expenses.

5. Reimbursement for Inspection of Improvements when such Inspection is Performed by the Township Engineer or other Professional Consultant. Developers shall reimburse the Township for all reasonable and necessary charges incurred by the Township's professional consultants or the Township Engineer for inspections of the improvements required to be constructed and any report or reports to the Township thereon. Such inspection fees shall be the actual fees charged by the Township Engineer or other professional consultant for the services performed. The present fee schedule of the Township Engineer is attached hereto as Exhibit "A" and incorporated herein. Such schedule shall be revised to reflect changes in the rates charged to the Township by the Township Engineer.

6. Reimbursement for Inspection of Improvements when Such Inspection is Performed by Township Personnel. In some circumstances, inspection of improvements may be performed by personnel employed by the Township. If the inspection is performed by Township personnel, developers shall reimburse the Township for all reasonable and necessary charges incurred by the Township for inspection of the improvements required to be constructed and any report or reports to the Township thereon. When the inspection is performed by Township personnel, the fee shall be the hourly inspection rate of the particular employee who performed the inspection services plus any expenses incurred, including mileage charges for Township vehicles used for transportation to the site. A minimum charge of \$20.00 per hour per person will be billed for the first hour or any portion thereof. Any time in excess of one hour shall be billed at the same rate on a proportional basis. This charge shall be revised to reflect changes in the costs to the Township of utilizing its personnel to perform such inspections.

7. Resolution of Fee Disputes. In the event the developer disputes the amount of any such inspection fees or expenses, the developer shall, within 10 days of the billing date, notify the Township Secretary that such fees are disputed as unreasonable or unnecessary, in which case the Township shall not delay or disapprove any approval or permit related to the development due to the developer's dispute of the fees. Disputes shall be resolved as follows:
 - A. If within 20 days of the date of billing the Township and the developer cannot agree on the amount or the expenses which are reasonable and necessary, then the Township and the developer shall jointly, but mutual agreement, appoint another professional engineer to review such charges and expenses and make a determination as to the amount thereof which is reasonable and necessary.
 - B. The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within 50 days of the billing date. The developer shall pay the entire amount determined in the decision immediately.
 - C. The fee of the professional engineer for determining the reasonable and necessary expenses shall be paid by the developer if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required is less than the original bill by \$1,000.00 or more, the Township shall pay the fee of the professional engineer. In all other situations, the Township and developer shall each pay $\frac{1}{2}$ the fee of the professional engineer.

8. Additional Expenses. All expenses incurred by the Township prior to street dedication for the installation, maintenance or operation of street signs, traffic control signs, traffic control lights, street lights and any other signs or lights which are necessitated by the applicant's land development or subdivision shall be charged to and paid by the applicant. A minimum charge of \$30.00 per hour, per person shall be billed for the first hour or any portion thereof for the costs of installing traffic control signs or performing other services for the development. The actual cost of all supplies, including signs, poles and other materials, shall be paid by the developer. The filing of a plan or application under the provisions of the East Earl Township Subdivision and Land Development Ordinance or the East Earl Township Storm

Water Management Ordinance shall constitute an implied agreement by the applicant to pay such expenses.

STREET OPENING AND DRIVEWAY PERMITS

1. Fee to be paid after approval of the Roadmaster and before construction begins:

A. In road	\$120.00
B. In shoulder	\$60.00
C. In right-of-way	\$30.00
D. Residential Driveways & Farm Lanes	\$50.00
E. Commercial Driveways	\$100.00

Cuts in the road will require a two-year maintenance agreement.

STREETS PERMIT

1. A vehicle or tractor, or combination thereof, of sizes and weights exceeding the maximum specified in the Act of April 29, 1959, P.L. 58, as amended; \$5.00 per permit
2. Any heavy piece of quarry equipment or machinery of a size and weight exceeding the maximum specified by the Act of April 29, 1959, P.L. 58, as amended. \$10.00 per year

TAX CERTIFICATION \$10.00

TRACTORS, QUARRY EQUIPMENT OR MACHINERY ON WASTE MATERIAL

1. Storage and dumping of waste material permit \$500.00 per year

WEEDS AND VEGETATION

1. Removal, cutting or trimming of weeds and vegetation. Cost plus 25%

ZONING APPLICATIONS

1. Building Permits. These rates are adopted by separate resolution.
2. Certificates of Use and Occupancy. These rates are adopted by separate resolution.
3. Zoning Use Review & Issue Permit: These rates are adopted by separate resolution.
4. Zoning Hearing Board Applications.
 - A. Fees for applications for relief from the Zoning Hearing Board involving a request for one or more variance, special exceptions, interpretations of the Zoning Ordinance or appeals from the decision of the Zoning Officer or other staff member. \$1,000.00
 - B. Fees for applications for relief from the Zoning Hearing Board involving a challenge to the substantive or procedural validity of the Zoning Ordinance. \$1,200.00

5. <u>Applications to the Board of Supervisors.</u>	
A. Applications for a zoning map or zoning text change not involving a curative amendment.	\$1,200.00
B. Applications to the Board of Supervisors involving a curative amendment to the Zoning Ordinance.	\$1,200.00
 UNIFORM CONSTRUCTION CODE APPEALS BOARD APPLICATIONS	
1. Applications for Uniform Construction Code appeals	\$800.00