

RESOLUTION NO. 2006-01

A RESOLUTION OF ABBOTTSTOWN BOROUGH, ADAMS COUNTY, PENNSYLVANIA, PROVIDING FOR A FEE SCHEDULE AND PROCEDURES REGARDING SUBDIVISION, LAND USE, ZONING, BUILDING PERMITS AND BUILDING INSPECTION FEES, AND STREET AND ALLEY OPENING PERMIT AND INSPECTION FEES:

Whereas, Sections 804 and 805 of the Abbottstown Borough Subdivision and Land Development Ordinance provides that the Borough shall establish by resolution fees relative to subdivision and land use plan administration and review and;

Whereas, Section 1604 of the Abbottstown Borough Zoning Ordinance provides that Abbottstown Borough shall by resolution set fees for applications for building and temporary permits, special exceptions, variances or any other proceedings for relief under the ordinance and petitions to amend;

Whereas, Section 4.1 and 4.2 of Abbottstown Borough Ordinance No. 2003-02 provides that Abbottstown Borough Council shall establish fee schedules for the issuance of permits for Openings and Excavations in Streets and Alleys and for the inspections of the permitted work;

Whereas, Section 4 of Abbottstown Borough Ordinance No. 2002-02 provides that the Borough Council adopt fees for construction and building permit inspections;

Now, therefore be it resolved that Abbottstown Borough council adopts the following fee and procedure schedule to replace all prior related resolutions and fee schedules:

- 1) Copy of Zoning Ordinance \$25.00
- 2) Copy of Subdivision and Land Development Ordinance \$25.00
- 3) Pre-application Consultation No Charge

Prospective applicant may request to meet with the Planning Commission to discuss and review tentative plans for applicability of the provisions of the Zoning and Subdivision and Land Development Ordinances (SALDO). Request must be received by the Borough Secretary one week (7 days) prior to the regularly scheduled Planning Commission meeting.
- 4) Informal Sketch Plan Review and Discussion No Charge

Planning commission will informally advise the applicant to the extent that the proposed land development conforms to the Design Standards (part 5) of SALDO and discuss possible plan modifications to secure conformance. An Application for Subdivision and Land Development Plan Review must be completed and submitted to the Borough Secretary one week (7 days) prior to the regularly scheduled Planning Commission meeting.
- 5) Submissions to Zoning Hearing Board \$500.00

Non-refundable Administrative fee for:

 - a) Special Exceptions- (Requests relate to the permitted use of the property within the defined zoning area) A review of the request MUST be performed by the Planning Commission PRIOR to the Hearing before the Zoning Hearing Board per Borough Ordinance. The Planning Commission review is performed at no cost to the applicant and without performance of a formal plan review by the Borough Engineer. The Planning Commission presents a recommendation on the applicants request to the Board.

b) Variances- (Requests relate to modifications of defined requirements and limits within the Borough Subdivision and Land Development Ordinance) these requests may proceed directly to the Zoning Hearing Board for their ruling prior to submission of a Land Development Plan to the Planning Commission.

c) Appeals of Zoning Officer Decisions

d) Petitions to Amend the Zoning Map

Completed application and payment are required prior to scheduling the Hearing.

Subject property must be posted with the Public Hearing Notice provided to the applicant by the Borough. Adjacent property owners will be notified in writing of the hearing. Notice of the Hearing will be published in the newspaper.

6) Copy of Stenographic Record of Zoning Hearing Board proceeding (when required by law) Actual Cost of Reproduction

7) Subdivision and Land Development Applications-Must be submitted fourteen (14) days prior to a regularly scheduled Planning Commission meeting. The Planning Commission must submit a recommendation on Plan Approval to Borough Council within 60 days of Plan submission unless the applicant waives time limitation on the application. Borough Council must render a decision on plan approval within 90 days of plan submission unless the applicant waives time limitation on the application.

a) Residential Subdivision and/or Land Development- Administrative Fee of \$50.00 per lot- Non-refundable fee due on preliminary plan submission to defray administrative costs related to the processing of plans. All revised and final plan submissions incur an additional \$50.00 per lot- **non-refundable** administrative fee.

b) Residential Subdivision and/or Land Development- Professional Fees- Deposit of \$350.00 + \$100.00 per lot- due on preliminary plan submission to defray Borough Engineering and Solicitor charges related to the review and processing of the submitted plans. The exact fees charged to the Borough by these professionals are to be reimbursed by the applicant from these deposited funds. In the event the cumulative reimbursable professional fees exceed the amount of initial deposit the Borough shall require an identical deposit to be made prior to proceeding with further review or processing of the plan. In the event that any of the deposited funds is not utilized for reimbursable Borough professional fees, the applicant will be reimbursed the excess amount.

c) Commercial/Industrial Development Land Use Plan - Administrative Fee of \$100.00 per lot-non-refundable fee due on preliminary plan submission to defray administrative cost related to the processing of plans

d) Commercial/Industrial Development Land Use Plan-Professional Fee Deposit of \$1000.00 per lot- due on preliminary plan submission to defray Borough Engineering and Solicitor charges related to the review and processing of the submitted plans. The exact fees charged to the Borough by these professionals are to be reimbursed by the applicant from these deposited funds. In the event the cumulative reimbursable professional fees exceed the amount of initial deposit the Borough shall require an identical deposit to be made prior to proceeding with further review or processing of the plan. In the event that any of the deposited funds are not utilized for reimbursable Borough professional fees, the applicant will be reimbursed the excess amount.

The Borough Subdivision and Land Development Ordinance (SALDO) amendment No. 2006-04 requires that 5 sets of plans for each submission be submitted to the Borough offices for referral by the Borough to all required agencies. Ordinance No. 2006-04 also requires the applicant to make payment to the Borough of the currently applicable Adams County filing fee for Final Subdivision Plans and the reimbursement of the Borough Solicitor's charges for filing same.

8) Issuance and Inspection of Street and Alley Opening Permits-

ISSUANCE FEES AS PRESCRIBED BY SECTION 4.1 of Ordinance No. 2003-02

Issuance fee

| | |
|--|--------------------|
| Utility | \$50.00 |
| Driveway: | |
| Minimum Use | \$15.00 |
| Low Volume | \$30.00 |
| Medium Volume | \$40.00 |
| High Volume | \$50.00 |
| Other (e.g. bank removal, sidewalk and curb) | \$20.00 Supplement |

Fee (6 months extension) OR

| | |
|-------------------------|---------|
| (each submitted change) | \$10.00 |
| Emergency Permit Card | \$ 5.00 |

Inspection Fees Per Section 4.2 of Ordinance No. 2003-02

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|---------------|---------|
| Driveways: | |
| Minimum Use | \$10.00 |
| Low Volume | \$20.00 |
| Medium Volume | \$35.00 |
| High Volume | \$50.00 |

Underground Facilities

(e.g. pipe lines, buried cable with pedestals, conduit manholes, headwalls, inlets, and grates). This fee is calculated on total linear feet of the facility(s) being permitted within the right-of-way, regardless of whether the surface is opened.

- A. Physically connected facility or facilities (first 100 ft. or fraction thereof – each section) \$40.00
- B. Additional physically connected facilities (each 100 ft. or fraction thereof) \$ 40.00

Surface openings (e.g. service connections performed independently of underground facility installation, pipe line repair)

Each opening. \$30.00

Above ground facilities (e.g. poles, guys, and/or anchors if installed independently of poles)

- A. Up to 10 physically connected above ground facilities

| | |
|---|---------|
| (each continuous group) | \$20.00 |
| B. Additional above ground physically connected facilities | |
| (each pole w/ appurtenances) | \$ 2.00 |
| Crossings (e.g. “Overhead” triples, conveyors, or pedestrian walkways and “undergrade” subways or mines) | \$80.00 |
| Seismograph – Vibroseis Method (e.g. prospecting for oil, gas) | |
| A. First mile or fraction thereof | \$50.00 |
| B. Each additional mile or fraction thereof | \$ 5.00 |
| Non-emergency Test Holes in Pavement or Shoulder | |
| (each hole) | \$ 5.00 |
| Other (e.g. bank removal, sidewalk and curb) | \$20.00 |

Exemptions

Permit issuance fees and general inspection fees are not payable by any of the following:

- 1. Commonwealth of Pennsylvania**
- 2. Political subdivision of Pennsylvania**
- 3. Governmental authorities organized under the laws of Pennsylvania**
- 4. Federal Government**
- 5. Charitable organizations that are in compliance with Act No. 337**
- 6. Utility owners for:**
 - a. The installation of streetlights at the request of the Borough**
 - b. The removal of poles and attached appurtenances**
 - c. Facilities moved at the request of the Borough**
 - d. Reconstructing or maintaining their facilities which occupy the right-of-way under private status.**

Additional Inspection Fees

If the Borough determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more employees to inspect work on more than spot inspection basis, the permittee shall be charged for all salary, overhead, and expenses incurred by each assigned inspector of the Borough.

**9) Zoning/Land Use Permits: ; up to \$5000.00 in value \$35.00
each additional \$1000.00 of value \$1.00**

These are issued by the Borough Zoning Officer for any real property construction, alteration, improvement or repair over \$1000.00 in value (both material and labor) that DOES NOT require construction inspection under the PA Uniform Construction Code.

10) **Building Permits:** up to \$5000.00 in value **\$67.00each**
 additional \$1000.00 of value **\$1.00**

Permits are issued by the Zoning Officer for any real property construction, alteration, improvement or repair over \$1000.00 in value (both material and labor combined) that DOES require construction inspection under the PA Uniform Construction Code.

11) PA Uniform Construction Code Required Permit Inspections Fees

These fees are the exact charges by the Middle Department Inspection Agency (MDIA). Checks should be made payable directly to the agency.

MDIA PLAN REVIEW FEE SCHEDULE

BUILDING (Structure)

| | |
|--|-------------------------------------|
| Up to \$1,000,000.00..... | \$0.0013 x construction value |
| \$1,000,000.00 to \$5,000,000.00 | \$1300.00 + \$0.0004 x const. value |
| Over \$5,000,000.00..... | \$2900.00 + \$0.0003 x const. value |
| Individual Disciplines | 25% of Structure Plan Review |
| FIELD CHANGES TO APPROVED PLANS - per page | \$150.00 |
| | MINIMUM CHARGE -\$150.00 |

RESIDENTIAL FEES

All Dwelling Units -

| | |
|--|-----------------------------|
| Not over 3500 s.f.* and additions over 500 s.f.* | \$ 75.00 |
| 3500 s.f.* to 5000 s.f.* | \$125.00 |
| Over 5000 s.f.*..... | apply commercial rate above |

Porches, decks, carports, detached garages

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|---|----------|
| and additions less than 500 s.f.* | \$ 50.00 |
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MDIA BUILDING INSPECTION FEE SCHEDULE

MDIA RESIDENTIAL FEES

Industrialized Housing

| | |
|--|----------|
| (Mobile Home, Modular and Manufactured)..... | \$120.00 |
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Single Family Dwelling -

| | |
|--|---------------------------------------|
| Not over 3500 s.f.* or over 3 bedrooms** | \$195.00 |
| Over 3500 s.f.* | \$195.00 + \$0.12 each s.f. over 3500 |

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|--------------------------------|----------|
| Townhouse or Condominium | \$150.00 |
|--------------------------------|----------|

**Each Additional Bedroom, per dwelling unit

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|----------|
| \$ 35.00 |
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|--------------------------------|----------|
| Decks, porches, carports | \$ 75.00 |
|--------------------------------|----------|

Attached garages, additions, alterations, renovations -

| | |
|--------------------------|--------------------------------------|
| Not over 500 s.f.* | \$110.00 |
| Over 500 s.f.* | \$110.00 + \$0.08 each s.f. over 500 |

MDIA COMMERCIAL FEES(INCLUDES MULTI-FAMILY)

| | |
|-----------------------------------|---------|
| New construction (per s.f.*)..... | \$ 0.13 |
|-----------------------------------|---------|

| | |
|--|---------|
| Alterations and renovations (per s.f.*)..... | \$ 0.08 |
|--|---------|

MDIA MISCELLANEOUS FEES

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|---|----------|
| Swimming Pool (Public or Commercial)..... | \$240.00 |
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|---|----------|
| Swimming Pool (Single Family, in-ground)..... | \$ 65.00 |
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|-------------------------------|----------|
| Re-inspection fee, each | \$ 65.00 |
|-------------------------------|----------|

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|---|----------|
| Locked or Not Ready for inspection..... | \$ 65.00 |
|---|----------|

CONDITIONS NOT PROVIDED FOR IN THIS BUILDING INSPECTION FEE SCHEDULE

| | | |
|---------------|----------------|---------|
| APPLY FOR FEE | MINIMUM CHARGE | \$65.00 |
|---------------|----------------|---------|

* Square footage is defined as gross floor area 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 of 6'6" or more.

MDIA ELECTRICAL INSPECTION FEE SCHEDULE

RESIDENTIAL FEES

FLAT RATE SCHEDULE One Application for each new or existing building

| | |
|--|----------|
| Single Family Dwelling - not over 200 Amp. Service..... | \$110.00 |
| Single Family Dwelling - over 200 to 300 Amp. Service..... | \$150.00 |
| Single Family Dwelling - over 300 to 400 Amp. Service..... | \$175.00 |
| Single Family Dwelling - exceeding 400 Amp. Service-----ply non-residential fees | |
| Two Family Dwelling - not over 200 Amp. Service..... | \$150.00 |
| Over Two Family Dwelling - First two units..... | \$150.00 |
| Each additional unit..... | \$ 60.00 |
| Townhouses – Each..... | \$ 85.00 |
| Dwellings with a Spa, Hot Tub, Sauna, etc., apply Flat Rate Schedule plus \$28.00 for each item. | |
| Dwellings with Signaling Systems For the system and first 15 devices..... | \$ 60.00 |
| Each additional 10 devices or a fraction thereof..... | \$ 6.00 |

OTHER THAN RESIDENTIAL FEE SCHEDULE

All switches, lighting and receptacles to be counted as outlets.

ROUGH WIRING INSPECTION

| | |
|---|----------|
| 1 to 25 outlets..... | \$ 27.00 |
| For each additional 10 outlets or fraction thereof..... | \$ 6.00 |

FINISH INSPECTION

| | |
|---|----------|
| 1 to 25 outlets..... | \$ 27.00 |
| For each additional 10 outlets or fraction thereof..... | \$ 6.00 |

EQUIPMENT, APPLIANCES AND MOTORS UNDER 1/4 HP

| | |
|--|----------|
| Outlet for single unit of 15 K.W. or less..... | \$ 24.00 |
| Each additional outlet of 15 K.W. or less..... | \$ 9.00 |

MOTORS, GENERATORS, TRANSFORMERS, CENTRAL HEATING, DUCT HEATERS, AIR CONDITIONERS, ELECTRIC FURNACES AND WELDERS

| | |
|--|----------|
| 1/4 HP, KW or KVA to 3 HP, KW or KVA, each..... | \$ 16.00 |
| 4 HP, KW or KVA to 7 HP, KW or KVA, each..... | \$ 24.00 |
| 7-1/2 HP, KW or KVA to 29 HP, KW or KVA, each..... | \$ 29.00 |
| 30 HP, KW or KVA to 49 HP, KW or KVA, each..... | \$ 44.00 |
| 50 HP, KW or KVA to 74 HP, KW or KVA, each..... | \$ 55.00 |
| 75 HP, KW or KVA to 199 HP, KW or KVA, each..... | \$110.00 |
| 200 HP, KW or KVA to 500 HP, KW or KVA, each..... | \$218.00 |
| Over 500 HP, KW or KVA, each..... | \$275.00 |

FEEDERS OR SUB-PANELS

| | |
|--------------------------------|----------|
| Not over 225 Amp..... | \$ 25.00 |
| Over 225 Amp. to 400 Amp..... | \$ 37.00 |
| Over 400 Amp. to 600 Amp..... | \$ 47.00 |
| Over 600 Amp. to 1600 Amp..... | \$105.00 |
| Over 1600 Amp..... | \$145.00 |

OVER 600 VOLTS ADD \$110.00 PER CATEGORY

SERVICE - METER EQUIPMENT UP TO 600 VOLTS

| | |
|--------------------------------|----------|
| Not over 200 Amp..... | \$ 65.00 |
| Over 200 Amp. to 400 Amp..... | \$ 80.00 |
| Over 400 Amp. to 600 Amp..... | \$100.00 |
| Over 600 Amp. to 1600 Amp..... | \$225.00 |
| Over 1600 Amp..... | \$325.00 |

GROUND FAULT PROTECTED SERVICES - ADD \$83.00

OVER 600 VOLTS - ADD \$110.00 PER CATEGORY

SERVICES EXCEEDING 1 METER - \$11.00 FOR EACH ADDITIONAL METER

PRIMARY TRANSFORMERS, VAULTS, ENCLOSURES, SUB-STATIONS

Not over 225 KVA.....\$200.00

Over 225 KVA to 500 KVA.....\$250.00

Over 500 KVA to 1000 KVA.....\$300.00

Over 1000 KVA - \$385.00 MINIMUM PLUS CONSULTATION FEE

NOTE: ABOVE APPLIES TO EACH BANK OF TRANSFORMERS

SIGNALING SYSTEMS

(Burglar Alarms, Fire Alarms, Fire Protection Alarms, Smoke Detectors, Telephones or CATV outlets are each separate systems)

For system and first (15) devices.....\$ 60.00

Each additional (10) devices or fraction thereof.....\$ 6.00

Over 200 DevicesAPPLY FOR SPECIAL FEE

MODULAR AND MOBILE HOMES

Modular Homes - Service and Outlets.....\$ 75.00

Mobile Homes - Service including 1 feeder or 1 receptacle.....\$ 75.00

Feeder or power cord only . . . (Single visit only). \$ 55.00

SIGNS (INCANDESCENT, FLUORESCENT AND NEON)

First sign (per occupancy).....\$ 60.00

Each additional sign (per occupancy).....\$ 9.00

OUTLINE LIGHTING First transformer.....\$ 60.00

Each additional transformer.....\$ 9.00

SWIMMING POOLS

Bonding (each trip).....\$ 65.00

Equipment by Fee Schedule

Re-inspection fee each\$ 55.00

MINIMUM CHARGE \$55.00

MDIA ENERGY CONSERVATION FEE SCHEDULE

RESIDENTIAL FEES

Single trip.....\$75.00

NON-RESIDENTIAL FEES

New construction (per s.f.).....\$ 0.02

MISCELLANEOUS FEES

Re-inspection fee, each\$ 55.00

MINIMUM CHARGE - \$ 55.00

12) Uniform Construction Code Act- Board of Appeals Hearing \$500.00

non-refundable fee to cover administrative costs must accompany the Application for UCC Appeals Hearing.

13) Use and Occupancy Permits- \$10.00 Permits are issued by the Zoning Officer following verification that all requirements have been met.

**RESOLVED THIS DAY OF
ATTEST:**

Secretary

President