

**READING TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA**

RESOLUTION 2021-03

**A RESOLUTION ESTABLISHING A FEE SCHEDULE FOR ORDINANCES,
PERMITS, INSPECTIONS AND PLAN REVIEWS FOR THE YEAR 2021**

WHEREAS, the Board of Supervisors is authorized and empowered to set reasonable and necessary fees to reimburse the Township for the costs and the expenses of processing, issuing, tracking, and reviewing applications for permits and approvals, performing inspections, and producing records and ordinance copies.

WHEREAS, the Board has considered and reviewed the actual costs associated with the foregoing;

NOW THEREFORE BE IT RESOLVED, this 4th day of January 2021, that the Reading Township Supervisors hereby adopt the following fees, which fees shall become effective immediately.

COPIES:

- 25 cents/page (standard size documents)
- Actual costs for reproduction of oversized documents, tapes, and other non-standard records

POLICE ACCIDENT/INCIDENT REPORTS	\$15.00
Printed Photographs	\$15.00 per page

ORDINANCES:

- | | |
|--|----------|
| • Floodplain Ordinance | \$20.00 |
| • Grading Ordinance | \$20.00 |
| • Zoning Ordinance | \$80.00 |
| • Subdivision & Land Development Ordinance | \$80.00 |
| • Construction Specifications Manual: | \$125.00 |

YARD SALE PERMITS: No charge for first permit and \$5.00 charge for second permit held within the calendar year. Only two Yard Sale Permits allowed per calendar year.

SOLICITATION/PEDDLE PERMITS: \$35.00 per person engaged in solicitation or peddling.

DRIVEWAY PERMIT: \$60.00

BOARD OF SUPERVISORS HEARING APPLICATION FEES:

- | | |
|--|----------|
| • Conditional Use Application | \$600.00 |
| • Curative Amendment | \$600.00 |
| • Amendments to Zoning Ordinance and Zoning Map | \$450.00 |
| • Liquor License Hearing Review | \$250.00 |
| • In addition to foregoing fees, the Township will charge any actual review costs incurred by the Township that exceed these fees. | |

RETURN CHECK FEE: \$50 plus Township cost

ON-LOT SEPTIC ORDINANCE FEES:

- Septic Hauler Initial Application Fee \$35.00
- Septic Hauler Annual Renewal Fee \$30.00
- Septic Hauler Pumping/Inspection Reporting Fee \$25.00



APPLICATIONS & PERMITS FOR ZONING & BUILDING PROJECTS

(Land & Sea Services, LLC)

Zoning Permit: \$50.00

A Zoning Permit is required prior to the erection, addition, or alteration of any building or portion thereof; or prior to a change of use of a building or land; or prior to the change or extension of a non-conforming use.

Zoning Hearing Board Application Fee:

- Variance Request \$600.00
- Special Exceptions \$600.00
- Appeals from Determination of Zoning Officer \$600.00
- Other Appeals \$600.00
- Substantive Validity Challenge \$650.00

*In addition to the foregoing fees, the Township will charge any actual review Costs incurred by the Township that exceed these fees.

Building Permit Application Fees:

- Residential Units \$96.00
- Other Structures \$56.00
- Temporary Permits \$46.00
- Commercial Permits \$56.00
- Ag Buildings not Commercially Operated \$85.00
- State Code Official Training Fee per UCC Building Permit \$ 4.50
- UCC Code Appeals Applications/Administrative Fee \$1,040.00

Building Inspector Fees (Land & Sea Services/Wilbur Slothour)

- No refunds issued for permits that have been revoked or suspended for cause.

Land & Sea Services Fee Schedule ~ Attachment A.

Commercial Building Permit: (Land & Sea Services/Wilbur Slothour):

- No refunds issued for permits that have been revoked or suspended for cause.

Land & Sea Services Commercial Fee Schedule ~ Attachment B.

Domestic Well Permit:

- New Construction (Stake out & final inspections) \$60.00
- Repair (Existing wells) \$25.00
- Abandonment (Pre-grouting, final) \$40.00
- Reconstruction of existing springs \$25.00
- Geothermal \$60.00

Grading Permit

Resolution 2018-19: Fee Schedule for Grading, Stormwater Mgmt. and E&S Control Plans

- Standard Grading Permit/As Built Plans \$400.00
- Stormwater Management/Erosion & Sediment Control Plan(s) **Attachment C**

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**SEWAGE ENFORCEMENT**

(KPI Technology)

Resolution 2006-15: Fee Schedule for Administration of the Sewage Facilities Act ~ **Attachment D.**

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SUBDIVISION AND LAND DEVELOPMENT PLANS:

Administration Fee for all Category Submissions: \$500.00

Plus, the following Lot and Engineering Fees:

Category I - Residential Subdivision/Land Development Fee

1-5 lots: \$25.00 Per Lot plus Engineering Review Fee	\$1,000.00
6 + lots: \$30.00 Per Lot plus Engineering Review Fee	\$1,200.00

Category II - Non-Residential Subdivision (Commercial - Excluding Agriculture)

1-5 lots: \$25.00 Per Lot plus Engineering Review Fee	\$1,500.00
6 + lots: \$30.00 Per Lot plus Engineering Review Fee	\$1,800.00

Category III – Agricultural/Non-Residential Land Development

1-5 lots: \$25.00 Per Acre plus Engineering Review Fee	\$1,500.00
6 + lots: \$30.00 Per Acre plus Engineering Review Fee	\$1,700.00

Category IV - Agricultural Subdivisions

Each lot \$25.00 plus Engineering Review Fee	\$900.00
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A Recreation Fee In lieu of Land Dedication will be charged in accordance with Ordinance #2019-01. \$778.08/per lot

Legal Review for Preliminary or Final Subdivision & Land Development Plans:

Review Fees/Escrow Deposit:	\$400.00
Legal Review Fee:	\$153.00/hr.
Paralegal Fee	\$95.00/hr.

Engineering Fees ~ Gannett Fleming, Inc. ~ Attachment E

Any unused portions of the deposit shall be returned to the applicant 60 – 90 days following recording of the final plan at the Adams County Courthouse. If fees exceed the amount of the deposit, the applicant shall reimburse the Township an amount equal to the increased costs. ***All fees shall be paid prior to the release of signed plans for recording.***

Developer shall pay the hourly rate charged to the Township for review by any consultant the Township deems necessary to review said plan(s). Such costs shall include, but not be limited to:

Fee Schedule

- Reviewing the plan for conformance to the provisions of the codes and ordinances of the Township.
- Site inspection for conformance to Subdivision/Land Development Plans.
- Review cost estimates of required improvements. Construction observation of public improvements.
- Administrative Fees and any other fees to cover the cost of necessary reviews by Township Consultants.

The definition of "consultant" shall include the services of the Engineer, Solicitor, Building Code Official, Zoning Officer, Sewage Enforcement Officer, or other professional or specialist whose services the Township deems necessary to review plans.

If the fees are expected to exceed the deposit amount for a large subdivision & land development plan, the developer shall establish an escrow account in an amount estimated by the Township Engineer. A minimum of \$1,000.00 must be maintained in the escrow account until project completion is approved by the Township Engineer. Preliminary and final plans for fees to be paid within 30 days of approval/presentation of fees invoice.

Highway Capital Improvement Fund:

(In lieu of the requirement that landowners construct onsite frontage improvements)

Uniform Per-Lot Fee: \$4,000.00

RESOLVED, this 18th day of January 2021, to become effective immediately.

ATTEST:

Kimberly Beaud
Secretary

BOARD OF SUPERVISORS
OF READING TOWNSHIP
Tom J. Kelly
Chairman

BILLING RATE SCHEDULE

CLIENT: Reading Township

PROJECT NAME: Engineering Services

2021 BILLING RATE SCHEDULE ⁽¹⁾	
Job Title/Staff Category	Hourly Billing Rate (\$/Hr.) ⁽²⁾
Clerk/Typist/Secretary/Drafting Apprentice	\$45.00 ⁽³⁾
Technician/CADD Operator	\$60.00 ⁽³⁾
Administrative Assistant	\$75.00 ⁽³⁾
Administrative Assistant	\$90.00 ⁽³⁾
Surveyor	\$85.00 ⁽⁴⁾
Senior Technician/Senior CADD Operator	\$95.00
Engineering Technician	\$100.00
Inspector/Construction Technician	\$100.00
Environmental Scientist	\$117.00
Engineer	\$115.00
Project Engineer I	\$125.00
Project Engineer II	\$145.00
Senior Project Engineer	\$165.00

- (1) Billing Rates subject to annual adjustment in January of each year.
- (2) Fully loaded rate, including salary; payroll burdens, such as insurances, health benefits, and other employee benefits; overhead; and profit.
- (3) Authorized overtime to be invoiced at a rate of 1.3 times the listed rate.
- (4) Gannett Fleming will utilize the services of local surveyors upon the request of the Township. Costs for surveying by others will be billed "at cost", without mark-up by Gannett Fleming.



LAND AND SEA SERVICES LLC

2021 INSPECTION FEE SCHEDULE

RESIDENTIAL

1) RESIDENTIAL UNITS (1- 2 family dwellings and additions)

Services: required ucc building/occupancy permits, plan review, footings, foundation, R/I framing, R/I electrical, R/I plumbing, R/I mechanical, R/I energy, F framing, F electrical, F plumbing, F mechanical, F/energy, and other inspections as required by code/project

1 to 999 sq.ft.	\$584.00
1,000 to 1,800 sq. ft.	\$655.00
1,801 to 2,000 sq. ft.	\$755.00
2,001 to 2,400 sq. ft.	\$881.00
2,401 up	\$881.00 plus an additional \$0.50 per sq. ft.

Add for: Required under slab inspection visit	\$60.00 /visit
Fire Sprinkler: plan review and inspections	\$160.00

2) STAND ALONE STRUCTURES

A) Decks, Porches, Etc.	\$225.00
B) Detached Buildings, Etc.	\$374.00
ucc building/occupancy permit, footer, framing, final	
C) Manufactured Homes at grade.	\$445.00
ucc building/occupancy permit, footer, piers, tie downs, r/i inspections, skirting, framing, final	
D) In Ground Pools.	\$390.00
pre pour, post pour, barrier, and final	
E) On Ground pools.	\$100.00
ucc building/occupancy permit final	
F) PV systems, windmills	\$325.00
ucc building/occupancy permit, footer, framing, and electrical, final	

ADDED service visits -

mechanical, plumbing, electrical add to A, C above	\$60.00 per inspection
return inspection add to "2" and/or "4"	\$60.00 per visit

3) INDIVIDUAL INSPECTIONS \$60.00 per visit

4) ELECTRIAL SERVICE INSPECTIONS \$70.00 per visit

5) DEMOLITION, BUILDING, OCCUPANCY, CONDITIONAL USE INSPECTION/PERMIT \$65.00 per permit

#6) Notes:

- A DCED State Fee will be charged of \$4.50 when applicable.
- Note: Fee schedule will be reviewed annually.
- Permits revoked or suspended for cause - no refunds will be granted.
- All invoices need to be paid before occupancy permit will be issued.
- Written requests for permit extensions will be billed at 5% of the original permit fee.

1837 Heidlersburg Road
Aspers, PA 17304

Phone: 717- 677 - 7356
Cell Phone: 717 - 253 - 5426
Email: wslthour@landandseaservices.net



LAND AND SEA SERVICES LLC

2021 INSPECTION FEE SCHEDULE

COMMERCIAL

1) COMMERCIAL UNITS

Services: plan review, pre-construction meeting review, footings, foundation, R/I building, R/I electric, R/I plumbing, R/I mechanical, F building, F electric, F plumbing, F mechanical, energy, fire, accessibility, and other inspections as required by project/code.

***Plan Review** Calculated according to the ICC Valuation Service, actual cost of construction, or other services
 Review/transfer \$100.00 per hour

***Permitting and inspections:**

<u>Project Construction Cost</u>	<u>Base Fee</u>	<u>% Project Cost</u>
0 to \$500,000.00	\$600.00	0.0096
\$500,000.00 to 1-M	0	0.009
1.1-M to 5-M	0	0.0085
5.1-M to 8-M	0	0.008
8.1-M to 10-M	0	0.0075
Over 10-M priced per office schedule		

***Additional inspections** \$122.00 per inspection

2) OTHER COMMERCIAL SERVICES

***Customer consultation** \$150.00

***Commercial electrical services inspections**

Single Phase:	
Up to 600 AMP	\$150.00
Three Phase:	
Up to 600 AMP	\$183.00
800 to 1200 AMP	\$305.00
Over 1200 AMP	Project priced

***Swimming Pools** \$400.00

Note:

- *Fee schedule will be reviewed annually.
- *Permits revoked or suspended for cause - no refunds will be granted.
- *All invoices need to be paid at time the permit will be issued.
- *Written requests for permit extensions will be billed at 5% of original permit fee

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