Chadds Ford Township
Delaware County, Pennsylvania
FEE SCHEDULE

GENERAL RULES, REGULATIONS, AND PROCEDURES

1. Application forms are available on the Township website, *www.ChaddsFordPA.gov* or at the Township Office. Checks in payment of Township fees and escrows shall be made payable to ***"Chadds Ford Township".*** Separate checks are required for the application fee and escrow.

2. **PERMIT FEES:** All Permit fees are due upon issuance of Permits, NOT with the permit applications unless otherwise noted within this Fee Schedule.

3. **FILING FEES:** Filing fees reimburse the municipality for indirect, un-liquidated and overhead expense incurred during each review process for a particular application. Filing fees are payable at the time the application is submitted.

4. **COMMONWEALTH OF PENNSYLVANIA UCC FEE:** As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry plus $ .50.

5. **TRANSFER OF ISSUED PERMIT FEE:** The amount of $50 will be assessed for the transfer of any permit previously issued to a different contractor.

6. **PENALTY FOR FAILURE TO OBTAIN PERMIT/MISREPRESENTATION:** The Township will assess double the applicable permit fees as a penalty for any misrepresentation made and/or work commenced without the issuance of proper permits.

7. **BUSINESS PRIVILEGE TAX REGISTRATION:** Any business and/or person(s) engaging in business within the Township must register prior to January 30th of that calendar year, or within thirty (30) days of commencing business in the Township. Please contact MRRS, the collection agent, at 610.565.1396 or www.MRRSLLC.com.

8. **PROFESSIONAL SERVICES AGREEMENT:** The purpose of a Professional Services Agreement is to ensure the Township is paid for recoverable expenses of the Townships' consultants for work performed on specific projects. The Property Owner must complete a Professional Services Agreement for all applications that require review by Township consultants. Individuals improving or developing a single lot, after subdivision has taken place, shall also execute a Professional Services Agreement. The establishment of an Escrow Fund is also required, per paragraph 7. below.

9. **INVOICING FOR RECOVERABLE EXPENSES:** Invoices for recoverable expenses will be issued by the Township Treasurer and are payable upon receipt. A finance charge of ten percent (10%) will be added to balances outstanding for more than thirty (30) days. No final approved plan will be released by the Township for recording until all accounts have been settled.

10. **ESCROW FUND ACCOUNTS:** An Escrow Fund is required by the Township to ensure that recoverable costs and expenses incurred as the result of Township consultants' work on a project/application are paid. Escrow fund amounts are set forth in this Fee Schedule and are payable at the time the application is made. If escrow funds are required, the Township will establish an individual escrow account for each application. Escrow funds will be held in total until the project/application is finalized and will not be used to pay invoices for recoverable expenses. All escrow funds shall be returned to the applicant after completion or written cancellation of the project/development and payment of all outstanding invoices.

11. **PUBLIC SEWER CONNECTION:** Review by the Sewer Authority is required when an application proposes a public sewer connection. Please contact the Sewer Authority directly for further instructions (610-388-3300, extension 107).

12. **ACT 247 REVIEW:** The Property Owner/Applicant is required to submit plans and pay all review fees necessary for Act 247 Review. See delcopa.gov/planning/pdf/FeeSchedule.pdf for the Act 247 review application form and fee schedule. All paperwork and checks (made payable to "*Delaware County Treasurer*") should be submitted to Chadds Ford Township with the application.

13. **RECORD PLAN:** Property Owner/Applicant is responsible to have the executed plan recorded at the Delaware County Recorder of Deeds Office and to pay any fees applicable, (make checks payable to "*Delaware County Treasurer*").

14. **BLIGHT ACT:** In accordance with provisions of 53 Pa. C.S.A. §6131, if any Property Owner/Applicant fails to pay any Township/Sewer Authority real estate tax bills, invoices, or fees when due, and/or satisfy any outstanding judgements, the Township shall refuse to accept any additional applications for zoning, sign, land disturbance, building, plumbing, electrical and/or mechanical permit, subdivision/land development applications, conditional use applications, or any other applications submitted to the Township requiring the issuance of a permit or approval, including certificates of occupancy, until such time as all delinquent bills, invoices, fees, and/or judgments are paid in full or marked satisfied. The Township shall not deny a permit to a Property Owner/Applicant if the permit is necessary to correct a code violation or to insure the health, safety, and welfare of the general public. Nor shall the Township's permit denial apply to Property Owner/Applicant's delinquencies at issue if same are under appeal or otherwise contested trough a court or administrative process per the MPC Section 503(1)(i).

15. **ADDITIONAL FIELD INSPECTIONS**
Any field inspection that requires more than two (2) site visits by the Township Building Inspector due to contractor absence and/or incomplete work (including footings, foundation, framing, plumbing and/or final inspections) will incur a fee of $130 for each additional site visit.

16. **RETURNED CHECKS FOR INSUFFICIENT FUNDS**
Any check returned for ISF or any other reason will incur a fee equal to the bank charges plus $25.

PLEASE ADHERE TO THE FOLLOWING TIMES GOVERNING CONSTRUCTION HOURS

Construction work, activity or the use of domestic power tools are not exempt from the Township's Noise Ordinance, Chapter 89 except as follows: Section 89-6 F. and 89-6 G. Exemptions, "Sounds emanating from construction work and/or the repair of any structure, but only between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, and on Saturday between the hours of 9:00 a.m. and 5:00 p.m.," and "Sounds emanating from the use of domestic power tools: any mechanically powered saw, drill, sander, grinder, lawn or garden tool, lawn mower, blower, powered trimmer or similar device used outdoors in residential areas between the hours of: 8:00 a.m. and 5:00 p.m. on Saturdays, Sundays and legal holidays; and 7:00 a.m. and 7:00 p.m. Monday through Friday."

Part 1 Subdivision and Land Development

A filing fee and escrow deposit are payable at the time of each application (sketch, preliminary and final). Separate checks shall be submitted by the applicant to cover the amounts identified. The Zoning Officer shall determine, at the time of the Preliminary Application, what classification a project is considered. At the time of filing the Township Staff shall verify that the Application, Plans and the Professional Services Agreement are complete and all fees are paid, at which time the application shall be considered to be "filed."

A Property Owner/Applicant seeking waiver of preliminary plan approval, also known as a Preliminary/Final Plan application, is required to pay two (2) times the application fee and two (2) times the escrow amount at the time of application.

When a SALDO application proposes a public sewer connection, review by the Township's Sewer Authority is required. Please contact the Sewer Authority Manager directly for further instructions.

If a Final Plan for Subdivision/Land Development is submitted more than one (1) year after Conditional Approval of a Preliminary Plan, in addition to the applicable Final Plan Application Fees, an additional fee of one-half (1/2) of the fee for the Preliminary Plan shall be paid to the Township.

	Non-Refundable Filing Fee	Escrow
A. Sketch Plan Fees		
Sketch Plan	$350*	$1,500

*Application fee does not start the MPC Time Clock

B. Residential Subdivision/Land Development Fees

Fees are applicable at both Preliminary and Final Applications. A Property Owner/Applicant seeking a waiver of Preliminary Plan Approval, also known as a Preliminary/Final Plan application, is required to pay two (2) times the Application Fee and two (2) times the Escrow amount at the time of application.)

Minor Subdivision/ Land Development (2 Lots) or Lot Line Change	$1,200	$1,500
Major Subdivision/ Land Development "A" (3 to 7 Lots or DU)	$1,500 plus $125 per lot or dwelling unit	$3,500 plus $275 per lot or dwelling unit
Major Subdivision/ Land Development "B" (8 to 20 Lots or DU)	$2,000 plus $125 per lot or dwelling unit	$3,500 plus $275 per lot or dwelling unit
Major Subdivision/ Land Development "C" (21 Lots or more)	$3,000 plus $200 per lot or dwelling unit	$5,000 plus $275 per lot or dwelling unit

C. Mixed Use Subdivision/Land Development Fees

(Fees are applicable at both Preliminary and Final Applications)

Subdivision/	$3,500 plus	$5,000 plus
Land Development	$275 per lot or dwelling unit	$750 per lot or dwelling unit

	Non-Refundable Filing Fee	Escrow
D. Non-Residential Subdivision/Land Development Fees (Fees are applicable at both Preliminary and Final Applications)		
Subdivision/ Land Development	$2,500 plus $350 per lot, building, or addition	$5,000 plus $750 per lot, building or addition
E. Planned Residential Development/Multi-Family Dwellings (Fees are applicable at both Preliminary and Final Applications)		
Subdivision/ Land Development	$5,000 plus $125 per lot or dwelling unit	$4,000 plus $275 per lot or dwelling unit
F. Mobile Home/Modular Home Parks (Fees are applicable at both Preliminary and Final Applications)		
Minor Subdivision/ Land Development (1 to 2 Lots)	$1,075	$1,200
Major Subdivision Multi-Family Dwellings or SALDO (3 to 7 Lots or DU)	$1,500 per plan plus $125 per lot or dwelling unit	$3,500 plus $275 per lot or dwelling unit
Major Subdivision/ Multi-Family Dwellings or SALDO (8 or more Lots or DU)	$2,000 per plan plus $125 per lot or dwelling unit	$3,500 plus $275 per lot or dwelling unit
G. Lot Line Change	$600	$850
H. Development of Single Lot (after subdivision)	None	To be established by Township Manager
I. Planning Module (PA DEP)	$350	N/A

Part 2 Zoning

A. Zoning Hearing Board Applications

Variance Applications, Special Exception Applications, Interpretations and Challenges of Determinations of the Zoning Officer.

	Non-Refundable Application Fee	Escrow
Residential DU/Accessory Structures (Residential ICC R3 and R4 Uses)	$1,000	$1,000
Commercial, Office and Multi-Family Residential (All Other ICC Uses)	$1,500	$1,000
Non-profit Organization	$750	N/A
Challenge to Validity of Zoning Ordinance	$7,500	$5,000

	Non-Refundable Application Fee	Escrow
All Other Appeals/Applications before the ZHB	$1,500	$1,000
Continued/Additional Hearing Fee	$500	N/A

B. Board of Supervisors Applications

Conditional Use Applications, Amendments to the Zoning Ordinance, Curative Amendments or Amendments in the Zoning Ordinance/Map or Planned Residential Development (PRD) Application.

Conditional Use Application (Residential ICC R3 and R4 Uses)	$750	$750
Conditional Use Application (All other ICC Uses)	$1,500	$2,000
Zoning Text Amendment	$5,000	$5,000
Curative Amendment	$7,500	$5,000
Amendments to the Zoning Map	$5,000	$5,000
Planned Residential Development (PRD) Application	$2,000	$5,000
Continued/Additional Hearing Fee	$500	NA
Inter-municipal Liquor License Transfer (IMLLT)	$1,000	$2,000
Continued/Additional Hearing Fee for (IMLLT)	$500	N/A

C. Written Zoning Opinions/Compliance Letters $200.00 each

D. Sign Permits

Permanent Signs

Public Utility or Municipal Activity	No Cost
School, Church, Hospital	$50
Professional, Commercial and Non-Residential	$150
Residential (When associated with an In-home Occupation)	$50
All Others	$100

(Additional fees may be imposed if on-site Engineering inspection or review is required. In addition, the applicant shall provide an Insurance Certificate if requested.)

Temporary Signs $85

E. Zoning Permits for Construction within the R-3 and R-4 Use Groups

(In addition to any applicable Subdivision and/or Land Development costs)

New Dwelling Unit	$150 Each
Additions to existing dwelling unit	$150
Accessory Buildings/Structures	$75

(This item includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.) Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall and sheds, pole barns and temporary buildings less than fifteen hundred square feet (1,500 sf) shall require a Zoning Permit only. This item shall include alternative energy systems (solar, wind, etc.) when not placed on an existing structure.

Fences within the R-3 and R-4 Use Groups $75

F. Zoning Permits for Construction within all other Use Groups

(In addition to any applicable Subdivision and/or Land Development costs)

New Construction	$150
Additions/Fit-Outs to existing space	$150
Accessory Buildings/Structures	$200

(Includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.)

	Non-Refundable Application Fee	Escrow
Multi-Family Uses	$150 plus $20 per DU	
G. Well Permit		
Installation of New Well	$325	
Geothermal Well	$325 Each	
Abandonment of Existing Well	$200	
H. Act 537 Revision		
Residential	$1,500	$2,500
Non-Residential	$2,500	$5,000
I. Temporary Construction Trailer	$150/year	
J. Fences within all other Use Groups	$100	
K. Flood Plain Determination Review	$150 plus standard hourly fees of Township Engineer	
L. Storage Units placed on-site (PODS or similar) (Only where in accordance with the Zoning Ordinance requirements)	$75	
M. Solicitation and/or Peddler's Permit	$195/person (30 days maximum per Permit)	
N. Unclassified Zoning Permit	$195	
O. Massage Establishment Permit		
Initial Permit Application	$275	
Annual License Renewal	$150	
P. Home Occupation Registration (Written approval from property owner shall accompany Registration application, if occupant is not the property owner.)	$50	

Part 3 Road Occupancy and Street Opening Permits

A. Road Openings Road openings and excavations in any Township highway, roadway, right-of way, public ally, sidewalk, curb, footpath or bike path, having an improved or unimproved surface	$275	$1,200
B. Installation of New Driveway and Alteration of Existing Driveways	$100/driveway	$1,000
C. Roadway Frontage/Storm Drainage Improvement Permit (Grading Permit)	$250	$1,000
D. Replacement of Utility Poles	$25/pole	$250/pole

No Permit within Section 3 shall be issued without written approval of the Township Engineer. On-Site Inspections shall be charged at the hourly rate of the Township Engineer.

The applicant shall establish, at the time of substantial completion, a maintenance bond for the entire cost of any roadway restoration. This bond shall be in effect for a period of not less than eighteen (18) months.

Final approval will not be granted for any Road Opening Application, Driveway Application or Roadway Frontage/Storm Drainage Application until final wearing course is installed and inspected and the site is final graded and seeded and written approval of the Township Engineer has been received by the Township.

Part 4 Grading, Soil Erosion &Sedimentation Control and/or Stormwater Management Permit Fees

Please refer to "Application Submission Requirements" at the end of the Fee Schedule.

A. Single or Multi-Family Residence, Structure, Addition, Building, etc. WHEN NOT part of a Land Development Application. (This Section shall include Residential Swimming Pools)

	Non-Refundable Application Fee	Escrow
0 to 499 SF of Impervious Coverage	N/A	N/A
500 to 999 SF of Impervious Coverage		
Stormwater Permit Fee	$250	$1,250
Greater than 1,000 SF of Increased Impervious Coverage		
Stormwater Permit Fee	$250	$3,000
Erosion & Sediment Control Permit	$100	N/A

A Stormwater Operations and Maintenance (O&M) Fund contribution of $1,666 shall be required for all Projects that create impervious coverage greater than 999 SF, unless a Fee is otherwise determined by the Township due to the size of the Project.

4,000 SF or greater of Earth Disturbance with or without any increase in Impervious Coverage		
Grading Permit Fee	$250.00	$3,000
Erosion & Sediment Control Permit	$100.00	N/A

B. Single or Multi-Family Residence, Structure, Addition, Building, etc. WHEN Part of a Subdivision or Land Development

When having an Approved Erosion, Sediment and Stormwater Control Plan as Part of the SD/LD Approval		
Stormwater Permit Fee	N/A	N/A
Erosion & Sediment Control Permit	N/A	N/A

Applicant shall have a Stormwater Operations & Maintenance Agreement in place with the Township with a O&M Fund contribution to be calculated by the Township Engineer.

When having an Approved Erosion, Sediment and Stormwater Control Plan, but the House Size and/or Location or Ownership has Changed or the Approved Plan Requires an On-Lot System		
Stormwater Permit Fee	$100	$2,000
Erosion & Sediment Control Permit	$100	N/A

Applicant shall have a Stormwater Operations & Maintenance Agreement in place with the Township and a O&M Fund contribution to be calculated by the Township Engineer.

C. Disturbance of any Area over 1,000 sf (Except for Agricultural Purposes) Where a Stormwater Management Permit is NOT Required. (excavation/filling/stripping clearing of land/similar operations)

	Non-Refundable Application Fee	Escrow
	Non-Refundable Application Fee	Escrow
Stormwater Permit Fee	N/A	N/A
Erosion & Sediment Control Permit	$100	N/A
D. Non-Residential Development		
Stormwater Permit Fee	$250 plus $500 per acre	$5,000
Erosion & Sediment Control Permit	$100	$150 per acre ($500 minimum)

Part 5 Building Permit Applications

Gross Floor Area (GFA) – In association with the referenced fees, the Gross Floor Area shall be defined as the following; the total square feet of all floors within the perimeter of the outside walls, including basements, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6'-0"). Attics and crawl spaces having minimum headroom of less than six feet (6'-0") are not included within the GFA.

Where Fees are calculated using Construction Costs, the Township reserves the right to require the Applicant to produce suitable evidence establishing the stated Construction Costs.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, S-1
and S-2.

The Pennsylvania UCC Fee, as prescribed by the Pennsylvania Department of Labor and Industry, plus any Administrative Fee shall be added to all Building Permits.

All Building Permit Applications that propose a change to either the existing footprint or Use of any structure on the site in question shall be subject to a Zoning Permit and all applicable Zoning Permit Fees in addition to the Building Permit fees.

A. New Construction and Additions	
Use Groups R-3 and R-4	$130 plus $0.50 per SF of GFA
Plan Review Use Groups R3 and R4	$0.25 per SF of GFA
All other Use Groups	$195 plus $0.50 per SF of GFA
Plan Review All Other Use Groups	$0.50 per SF of GFA
B. Alterations/Fit-out of Existing Space	
Use Groups R-3 and R-4	$68 plus $0.25 per SF; Min $130
Plan Review Use Groups R3 and R4	$0.25 per SF of GFA

All other Use Groups	$130 plus $0.25 per SF; Min $195
Plan Review all Other Use Groups	$0.50 per SF of GFA

C. Demolition

Use Groups R-3 and R-4	$68 plus $0.25 per SF; Min $130
All other Use Groups	$130 plus $0.25 per SF Min $300

D. Accessory Structures

Uncovered Decks or Patios	$0.30 per sf with a Minimum Fee of $100

(Individual applications for covered decks and covered patios shall be classified as an Addition. Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall shall require a Zoning Permit only.)

Sheds, Detached Garages, Pole Barns and Temporary Buildings (>1500 sf) (Sheds, Pole Barns and Temporary Buildings less than fifteen hundred square feet (<1500 sf) shall require a Zoning Permit only. Sheds, Pole Barns and Temporary Buildings over fifteen hundred square feet (>1500 sf) shall be considered New Construction.)	See Section 5. A

E. Use and Occupancy Certificate (New construction and changes in existing Use and Occupancy)
Each individual unit requires a Use and Occupancy Certificate (ex. residential units, multiple family dwelling units, condominium units and similar facilities that have separate and distinct individual units.)

Use Groups R-3 and R-4

New Structures and Multi-Family Dwellings	$100 per dwelling unit
Additions and Detached Accessory Uses	$50
Temporary Use and Occupancy Certificate for New Construction	$200
Copy of Use and Occupancy Certificate or Letter	$25 per Copy after original is Issued

All Other Use Groups

New Structure/Fit-Out/Renovations	<2,000 SF	$200
	2,001 to 6,000 SF	$350
	>6,000 SF	$500
Temporary Use and Occupancy Certificate for New Construction		$200 per unit
Copy of Use and Occupancy Certificate or Letter issued.		$25 per copy after original is

F. Miscellaneous Renovations — 3% of Construction Cost
Includes all applications not covered elsewhere within this Resolution.

G. Roof Replacement

Commercial and Residential	$130

H. Stucco Remediation

Use Groups R3 and R4	$130
All other Use Groups	$200

I. Swimming Pools (Pool fencing is included within permit cost) (New Item)

Above Ground/In ground	$25 for the first $1000 of construction cost plus $10 for each additional $1000 of construction cost, or

portion thereof, with a minimum fee of $250

Use and Occupancy Permit for Swimming Pools	$75

	Non-Refundable Application Fee	Escrow
J. Blasting Permit	$300	$1,200

Blasting Permit approval shall be issued by Zoning Officer after review by the Building Inspector, Fire Marshal and Township Engineer.

K. Storage Tanks (Non-Residential Aboveground/Underground)

Tank Removal(Underground)	$100 per tank

Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.

L. Storage Tanks (Residential Aboveground/Underground)

Tank Removal(Underground)	$50 per tank

Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.

M. Fireplaces

Masonry Fireplaces	$100
Pre-manufactured fireplace inserts/Wood Stoves	$50

N. Elevators	$100.00 each

Certificate of approval from PA Department Labor and Industry shall be provided to the Township.

O. Industrialized Housing (Mobile Home) Units Installation

Permanent Residential	$150 per unit
Temporary Residential	$50

(When associated with an application for a single family detached dwelling.)

P. Solar Energy System

Where structural modifications ARE NOT required to existing structures	$100
Where structural modifications ARE required to existing structures	See Part 5B-Alterations

Q. Accessibility Improvements/Review	$200
R. Temporary Structures	$50 up to 90 days
Seasonal Kiosks	
PODS or similar storage units	$100 up to 90 days
Tents, Canopies, Air Supported and Similar Structures	
Occupancy Capacity 0 to 100 persons	$100 for up to 3 days plus $10for each additional day
Occupancy Capacity 101 to 500 persons	$150 for up to 3 days plus $25 for each additional day
Occupancy Capacity Greater than 500 persons	$200 for up to 3 days plus $50 for each additional day

Part 6 Mechanical Permit Applications

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the

ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

A. Replacement of Existing Equipment (In kind)

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.

Existing Heater (Gas, Electric, Oil) Use Groups R-3 and R-4	$50
Existing Residential Air Conditioning Unit/Condenser Use Groups R-3 and R-4	$50
Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser All other Use Groups	$200
Chimney Liner	$100

B. New Construction (Equipment Installation)

Use Groups R3 and R4	
Heater (Gas, Electric, Oil) and/or Air Conditioning Unit/Condenser	$65.00 for the first $1,000 of construction cost plus $32 for each additional $1,000 of costs with a minimum fee of $150
All other Use Groups	
Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser	$100.00 for the first $1,000 of construction cost plus $20 for each additional $1,000 of costs with a minimum fee of $75 per unit

C. Alterations to Existing HVAC Systems (Re-Alignment of Ductwork Only)

Use Groups R-3 and R-4	$50
All other Use Groups	$100

D. Commercial Kitchen Exhaust System $250

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.

E. Miscellaneous Renovations 3% of Construction Cost

Includes all applications not covered elsewhere within this Fee Schedule.

Part 7 Plumbing Permit Applications

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

When a Plumbing Permit is required to connect to the public sewer system, the applicant is required to present to the Township written proof that the Sewer Authority has approved the application and all fees have been paid. A final inspection of plumbing work is required if the work site is already connected to the public sewer system.

A. New Construction and Alterations

Use Groups R-3 and R-4	$150 for first seven (7) fixtures $20 for each additional $150 Min. per new dwelling unit
All other Use Groups	$200 for first seven (7) fixtures $20 for each additional fixture $200 Min. for new systems within all Other Use Groups ($100 Min. per new DU within Multi-family Facilities

B. Hot Water Generator/Domestic Water Heater or Coil
(New or Replacement)

Use Groups R-3 and R-4	$50
All other Use Groups	$60

C. Boiler to Potable Water tie-In (All Use Groups) $30

D. Lawn Sprinkler System to Potable Water Tie-in (including backflow preventer)
Connections to the potable water system may only be performed by a registered master plumber.

Use Groups R-3 and R-4	$30
All other Use Groups	$50

E. Fire Sprinkler System to Potable Water Tie-In
Connections to the potable water system may only be performed by a registered master plumber.

Use Groups R-3 and R-4	$20
All other Use Groups	$50

F. Circulators Pumps & Sump Pumps (All Use Groups)

Under 2 H.P.	$20
2 H.P. to 6 H.P.	$30
6 H.P. and Greater	$60

G. Sanitary Sewer and Water Laterals
New Construction

R3 and R4 Uses Sanitary Sewer Lateral	$100
R3 and R4 Uses Water Lateral	$100
All other Uses Sanitary Sewer Lateral	$300
All other Uses Water Lateral	$300

Repairs or Replacement of Existing

R3 and R4 Uses Sanitary Sewer Lateral	$100
R3 and R4 Uses Water Lateral	$100
All other Uses Sanitary Sewer Lateral	$250
All other Uses Water Lateral	$250

H. Interceptors
All interceptors shall be inspected by the Township Engineer and are to be associated with a Land Development Application with an associated approved Developers Agreement.

I. Industrialized Housing (Mobile Home) Units $150 per unit

J. Sewage Holding Tank $150

At the time of the Sewage Holding Tank Application the applicant shall execute an Operation and Maintenance Agreement with the Township.

K. On-Site Septic/Wastewater Disposal – Sewage Enforcement Officer (SEO)

In addition to the Permit Application Fee Applicants will reimburse the Township for all Fees paid by the township to the Township Engineer or other professional consultants for all reviews and field inspections. All fees are biller at actual rates based on Engineering/SEO Fee Schedule as adopted by Chadds Ford Township.

Single Family Residential Systems*	Fee	Escrow
New Installation	$1,000	N/A
Replacement Tank	$500	N/A
Multi-Family and Non-Residential*		
New Installation or Replacement Tank (Replacement Tank (1 EDU=217 gallons/per day))	$1,000 for 1st EDU plus $200 for each additional EDU	N/A

*Fee includes: application review, 4 soil probes & 2 percolation tests during 1 site visit and system installation observation.

Additional Deep Hole Test Pits and Percolation Tests (>2)	$75 each	
Redesign Application Review Without additional Field Testing	$500	$1,000 single family $2,000 all others
Septic Tank Replacement	$100	
Modifications/Repairs to Existing Systems (D Box, Broken Lateral etc.)	$75	

L. Well Permits

Installation of New Well	$325
Abandonment of Existing Well	$200
Geothermal Well	$325 per well

M. Miscellaneous Renovations 3% of Construction Cost

Includes all applications not covered elsewhere within this Resolution.

Part 8 Fire Protection Systems and Hazardous Equipment

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

A. Administrative Fee $68

B. Plan Review $68 per hour

C. Electrical Inspections Per Third Party Schedule

D. Miscellaneous Renovations *(New Item)* 3% of Construction Cost
Includes all applications not covered elsewhere within this Resolution.

E. Annual Life Safety Inspection Fee $100

Part 9 Control of Alarms

A. Fire Alarm Registration Fee - per Alarm $25 one time fee
Fire Alarm Registrations are issued by and through the Fire Marshal and by the Zoning Officer to qualified applicants.

B. Emergency Alarm Registration Fee - per Alarm $25 one time fee
Emergency Alarm Registrations are issued by and through the Chadds Ford Township Police Department to qualified applicants.

C. Registration Fee for the Operation of an Alarm Business
(Defined as a Central Station/Office for receiving and distributing alarms signals)
First year $100
Succeeding years $50

D. Knox Box Permit $50
(Permit must also be obtained from Concordville Fire Company)

E. Pennsylvania Uniform Construction Code Board of Appeals
Application for a Formal Hearing as permitted under
34 PA.Code §403.122(d) $500/Initial Hearing

Hearings/Meetings Continued at the Request of the Applicant $200/each subsequent Hearing
Applicant shall be responsible to reimburse the Township for professional fees and costs

Part 10 Publications and Maps and Miscellaneous

A. Copies of Township Codes, Comprhensive Plan, and Open Space Plan
All of the above are available at no cost as downloadable PDFs on the Township website, *www.ChaddsFordPA.Gov*.

B. Zoning Map
Large Map $10
Small Map $ 5

C. Subdivision and Land Development Ordinance $25

D. Comprehensive Plan $25

E. Photo Copies
8½" by 11" (black and white) $0.25 per page
All other sizes up to 11" by 17" (black and White) $1 per page
24" by 36" (plan size) $6 per page

F. Engineering Services In accordance with Consultant Fee Schedule

G. Tax Collector Services

Tax Year Certification – per tax year requested	$25
Tax Year Certification -per folio requested within 72 hrs of settlement	$40
Duplicate Tax Bill – per bill requested	$25

H. Animal Recovery/Boarding Fees

Animal boarding/response charges assessed by *Allen Strickler*, Township Animal Control Officer, and/ or *Brandywine Veterinary Hospital* will be passed onto the owner of the animal when the owner can be identified. Reimbursement of said charges shall be made (and payable) to Chadds Ford Township prior to release of the animal back to the owner.

I. Special Event Permit	$150 per event
J. Use of Township Conference/Meeting Room	$50 per event

Part 11 Required Registrations

A. Business Privilege Tax (see page 1.)	$100 per year
B. Trash Haulers Registration	$100 per year

CHADDS FORD TOWNSHIP APPLICATION SUBMISSION REQUIREMENTS

PERMIT APPLICATION REQUIREMENTS TO INCLUDE: *Building Permit, Demolition Permit, Electrical Permit, Fire Alarm Permit, Mechanical Permit, Plumbing Permit, Sprinkler Permit and/or Zoning Permit*

_____ (1) One completed Township Permit Application Form relevant to work being performed

_____ (1) Written Contract between homeowner or business authorizing contractor to perform Work (e.g., Written contract, written agreement, Invoice, Summary, Purchase Order, etc.)

_____ Photocopy of contractor registration with the State of Pennsylvania (717-787-3391) (RESIDENTIAL ONLY)

_____ Proof of Liability and Workers' Compensation Insurance with CHADDS FORD TOWNSHIP designated as the Certificate holder

_____ (2) Two Copies of Plans/Plats relevant to work being performed (22" x 34"preferred)

_____ (2) Two Copies of necessary specifications relevant to work being performed (e.g. HVAC Unit Specifications, Generator Specifications, etc.)

GRADING, EROSION, SEDIMENTATION CONTROL AND STORMWATER MANAGEMENT APPLICATION REQUIREMENTS

_____ (2) Two completed Township Grading Permit Applications (including completion of Grading Permit Application Checklist)

_____ (3) Three Sets of Plans/Plats relevant to Grading, Erosion, Sedimentation Control and/or Stormwater Management (no smaller than 22" x 34")

_____ (2) Sets of Stormwater Management Reports

_____ (2) Copies of an Environmental Impact Study (if appropriate)

_____ (1) Electronic copy of entire submission

_____ Application Fee and Escrow as per the Township Fee Schedule

_____ Zoning Permit for Building Inspector to review (See and complete checklist above)

_____ Any other necessary permits relevant to work being performed e.g., building, demolition, etc. (See and complete Checklist Above)

In order to avoid delays, please make sure the application is complete. Payment of Permit fee(s) is due upon issuance of permit, not at the time of application, except if otherwise noted.

BUSINESS PRIVILEGE TAX: A BUSINESS PRIVILEGE TAX IS REQUIRED FOR BUSINESSES DOING WORK IN THE TOWNSHIP IF GROSS RECEIPT(S) EXCEED THE AMOUNT THAT TRIGGERS COLLECTION OF BPT. THE BUSINESS PRIVILEGE TAX (BPT) IS ADMINISTERED BY MUNICIPAL RESOURCE RECOVERY SYSTEMS, LLC. **PLEASE CONTACT MRRS DIRECTLY WITH ANY QUESTIONS AT 610-565-1396**. ADDITIONAL INFORMATION MAY BE FOUND AT: www.MRRSLLC.com.

PLEASE ADHERE TO THE FOLLOWING TIMES GOVERNING CONSTRUCTION HOURS
Construction work, activity or the use of domestic power tools are not exempt from the Township's Noise Ordinance, Chapter 89 except as follows: Section 89-6 F. and 89-6 G. Exemptions, "Sounds emanating from construction work and/or the repair of any structure, but only between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, and on Saturday between the hours of 9:00 a.m. and 5:00 p.m.," and "Sounds emanating from the use of domestic power tools: any mechanically powered saw, drill, sander, grinder, lawn or garden tool, lawn mower, blower, powered trimmer or similar device used outdoors in residential areas between the hours of: 8:00 a.m. and 5:00 p.m. on Saturdays, Sundays and legal holidays; and 7:00 a.m. and 7:00 p.m. Monday through Friday."

CHADDS FORD TOWNSHIP
Delaware County, PA

PROFESSIONAL SERVICES AGREEMENT

TYPE OF APPLICATION BEING SUBMITTED:_____

PROPERTY ADDRESS: _____

TAX ID/FOLIO NUMBER(s): _____

The Township Engineer, Township Solicitor, and/or Planning Commission Solicitor, and/or Traffic Engineer or Consultant, and/or Land Planning Consultant, Township Sewer Authority and/or Sewage Enforcement Officer, and/or Fire Marshal, and/or specialized Consultants (e.g., Tree Expert or Historian and/or Historic Resources Consultant) review various land development and subdivision plans (sketch, preliminary, final and/or plans), grading/soil erosion and sedimentation control plans, landscape plans, lighting plans, and other documents or submissions. In addition, property owners may request meetings with our professional consultants to review proposed activities in the Township.

The Township must be reimbursed by the Property Owner/Escrow Provider for any costs incurred by any of its consultants relating to the aforementioned activities. Furthermore, the costs of any meetings held with any of the Township's consultants, at the request of a Property Owner/Escrow Provider and/or the Property Owner/Escrow Provider's Architect, Engineer, Solicitor or other professional working on their behalf must be borne by the Property Owner/Escrow Provider.

Before making first contact with any Township consultant, the Property Owner and/or Escrow Provider must sign this Professional Services Agreement acknowledging that they are aware of their responsibility to pay these costs. If an escrow is required, those funds will be held in total pending successful completion of the application/project. The Property Owner/Applicant will be invoiced monthly for recoverable expenses and is expected to **pay all invoices upon receipt**. If any invoices go unpaid for an extended period of time, the Township has the right to make reimbursement from escrow funds. Additionally, if invoices are not paid in a timely manner, the Township may issue a stop work order until payment is received pursuant to Chadds Ford Township Code, §110-55 Article VIII, Administration and Enforcement.

TO BE COMPLETED BY PROPERTY OWNER:

I, _____the Property Owner, have read this notice, and am aware that I am responsible for the payment of Township reimbursable costs as outlined above.

_____	_____
Property Owner's Signature	Date
_____	_____
Printed Name of Property Owner	Property Owner Telephone Number
_____	_____
Property Owner Mailing Address	Property Owner Email Address

IF ESCROW IS FUNDED BY ANYONE OTHER THAN PROPERTY OWNER, PLEASE COMPLETE SECTION BELOW:

_____	_____
Escrow Provider's Signature	Date
_____	_____
Printed Name/Escrow Provider	Escrow Provider Telephone Number
_____	_____
Escrow Provider Mailing Address	Escrow Provider Email Address