



ESTABLISHED 1683

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**BETHEL TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

RESOLUTION 2024-04

A RESOLUTION OF BETHEL TOWNSHIP ESTABLISHING A FEE SCHEDULE FOR THE APPLICATION AND REVIEW OF SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS AND FOR THE APPLICATION AND REVIEW OF BUILDING AND ZONING PERMIT APPLICATIONS

Whereas, from time to time, it is necessary for the Township to update its fee schedule to ensure that the fees set forth therein are a fair representation of the Township's costs associated with various activities.

Now, therefore, be it RESOLVED that:

- 1. Fee Schedule. The following fees are hereby instituted in Bethel Township.

Part 1 Subdivision and Land Development

The following costs are applicable to applications for Preliminary Subdivision and/or Land Development that have not been accepted as complete by the Township prior to the adoption of this Fee Schedule.

A filing fee and escrow deposit shall be payable upon the filing of a sketch, preliminary and/or final application. Each application shall require a separate fee, and escrow deposits and filing fees shall be paid separately. The filing fee shall reimburse the municipality for indirect, un-liquidated and overhead expenses incurred during each review process for an application. The escrow deposit shall be held in an interest-bearing account and shall be utilized if the applicant does not pay the Invoices for the expenses of the Board of Supervisors and/or the Planning Commission for advisory services. These services include administrative staff, engineering, legal, site design, traffic design, landscaping, street lighting, and any other consultant necessary to properly examine the proposed Subdivision/Land Development Application.

Escrow amounts shall be established in accordance with this Resolution. Unused funds within the Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development, upon written cancellation of the project/development, or upon approval by the Board of Supervisors of the refund.

In the event the applicant disputes the amount of any such expense in connection with the review of applications, reports, and inspections of the improvements, the applicant shall within ten (10) days of the billing date, notify the Township that such expenses are disputed. The Township shall not delay or disapprove an application, approval, or permit related to the subdivision/land development due to disputed fees.



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In event that the Township and the applicant cannot agree on the amount of the fees, then the applicant and the Township shall follow the procedure for dispute resolution set forth in 53 P.S. §10510(g), as amended; provided that the professionals resolving such dispute shall be of the same profession or discipline as the consultants whose fees are being disputed.

A. Residential Subdivision/Land Development Fees

	Preliminary		Final		Revised Final	
	Filing Fee	Escrow*	Filing Fee	Escrow*	Filing Fee	Escrow*
Sketch Plan	NA	\$1,000	NA	N/A	NA	NA
Minor Subdivision/ Land Development (1 to 2 Lots)	\$1,000	\$3,000	\$500	\$2,500	\$500	\$2,000
Major Subdivision/ Land Development "A" (3 to 5 Lots)	\$2,000 plus \$200 per lot	\$5,000	\$1000 plus \$100 per lot	\$5,000	\$1000 plus \$100 per lot	\$5,000
Major Subdivision/ Land Development "B" (6 to 10 Lots)	\$2,000 plus \$200 per lot	\$10,000	\$1,000 plus \$100 per lot	\$10,000	\$1,000 plus \$100 per lot	\$10,000
Major Subdivision/ Land Development "C" (11 Lots or more)	\$2,500 plus \$200 per lot	\$15,000	\$1,500 plus \$100 per lot	\$15,000	\$1,500 plus \$100 per lot	\$15,000

B. Non-Residential Subdivision/Land Development Fees

	Preliminary	Escrow*	Final	Escrow*
	Sketch Plan	NA	\$2,000	NA
Subdivision/ Land Development	\$5,000 plus \$20 for each 2,500 sf of the gross building and site area to be altered, constructed and/or disturbed	\$15,000	\$2,500 plus \$20 for each 2,500 sf of the gross building and site area to be altered, constructed and/or disturbed	\$10,000

The Zoning Officer shall determine, at the time of the Preliminary Application, what classification a project is considered.

If a Final Plan for Subdivision/Land Development is submitted more than one (1) year after Conditional Approval of a Preliminary Plan, a fee of one-half (1/2) of the fee for the Preliminary Plan shall be paid to the Township in addition to the applicable Final Plan Application Fees. There is no Application Fee associated with a Sketch Plan Application for Subdivision/Land Development. However, the applicant shall establish a Professional Services Agreement with the Township for all costs incurred for engineering and legal fees incidental to the review of the Sketch Plan Application.



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F. Zoning Permits for Construction within all other Use Groups

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

New Construction

\$100.00 plus
\$25.00 per 1,000 sf, or portion
thereof, of the Gross Floor Area

Additions/Fit-Outs to existing space

\$100.00 plus
\$25.00 per 1,000 sf, or portion
thereof, of the Gross Floor Area

Accessory Buildings/Structures

\$100.00

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

Fences within all other Use Groups

\$100.00

G. Home Occupation Registration

\$40.00 per year

(Written approval from property owner shall accompany Registration application if occupant is not owner of property.)

H. Well Permit

\$200.00

I. Registration of Non-Conforming Use

\$40.00 per year

J. Act 537 Revision

Residential

Fee	Escrow
\$1,000.00	\$2,500.00
\$2,000.00	\$5,000.00

Non-Residential

K. Temporary Construction Trailer

\$50.00 per six-month period

(Permit may be renewed at the option of the Township for each six-month period)

L. Grading Permit/Stormwater Management Review

Grading Plan with no required SWM

Fee	Escrow*
\$200.00	\$500.00
\$250.00	\$1,000.00
\$300.00	\$1,500.00
\$500.00	\$2,500.00
\$300.00	\$500.00

Grading Plan with Simplified SWM

Grading Plan with Engineered SWM

Grading Plan with SWM for new home construction
not part of an active subdivision

Grading Plan with SWM for new home construction
part of an active subdivision

*The application includes the establishment of an Escrow Account. The Escrow Account covers the expenses may include paid engineering, legal, site design, traffic design, landscaping, street lighting, and any other consultant necessary. Escrow amounts shall be established in accordance with this Resolution. Unused funds within the Escrow Account shall be returned to the applicant eighteen (18)



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Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development, upon written cancellation of the project/development, or upon approval by the Board of Supervisors of the refund.

The Professional Services Escrow Account funds shall be replenished within fifteen (15) days when they are depleted to fifty percent (50%) of the original amount. 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 the final wearing course is installed and inspected, the site is final graded and seeded, and written approval of the Township engineer has been received by the Township.

All fees referenced within the following sections, including Building, Mechanical, Plumbing, Fire Protection and Hazardous Equipment, and Electrical Permit Applications, 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, S-2, and U.

Commonwealth of Pennsylvania UCC Fee

As prescribed by the Commonwealth of Pennsylvania Department of L&I Plus \$5.00 per discipline

Part 4 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.

All building permit applications that are assigned a fee based on a percentage of construction cost, including but not limited to alterations, additions, new construction, renovations, and roofing, shall contain a signed contract between the owner and the contractor showing the agreed upon estimate of labor, materials, and construction costs of the proposed project. If the Building Code Official determines that the submitted estimate of construction cost is inaccurate compared to the most recent edition of ICC Building Valuation Data Table ("ICC Valuation"), ICC Valuation shall be used to calculate the construction cost used to price the fee for the building permit.



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Rental Use and Occupancy Certificate

Use Groups R-3 and R-4	\$100.00
All other Use Groups	\$200.00
Copy of Use and Occupancy Certificate or Letter	\$25.00 per copy after original is issued
Reissued Certificate with Change of Buyer or Renter Prior to Occupying	\$25.00

<u>F. Roofing</u>	3% of Construction Cost Minimum Fee \$75.00
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<u>G. Egress Window (Including Plan Review)</u>	\$100.00
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<u>H. Hot Tub (Including concrete pad)</u>	\$100.00
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<u>I. Swimming Pools</u>	
Aboveground/In ground	\$25.00 for the first \$1000.00 of construction cost plus \$10.00 for each additional \$1000.00 of construction cost, or portion thereof, with a minimum fee of \$100.00

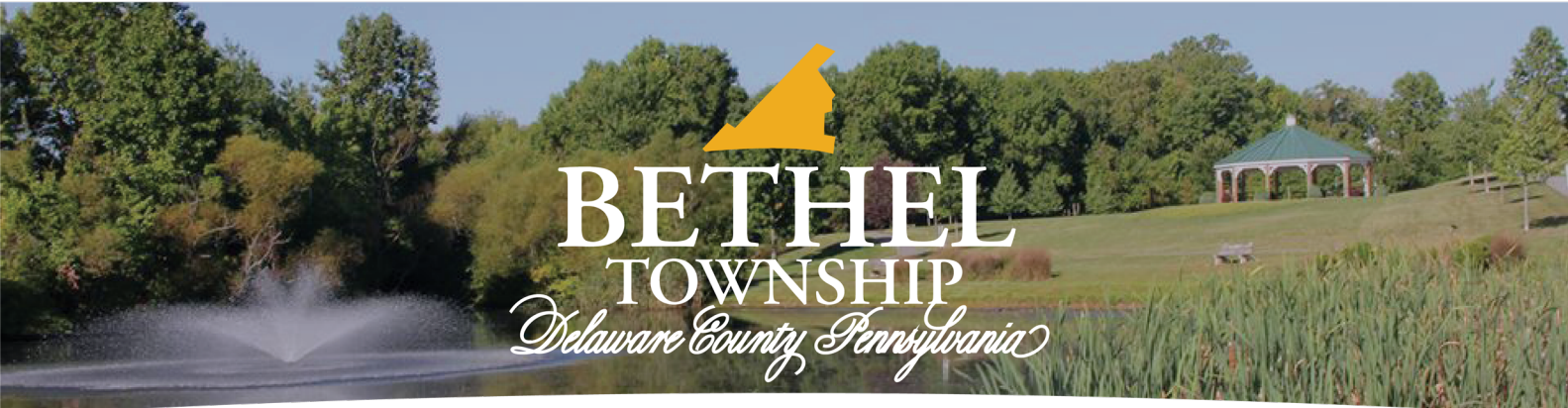
Pool Barrier (Including Plan Review)	\$100.00
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<u>J. Blasting Permit</u>	\$250.00 per day
Blasting Permit approval shall be issued by Zoning Officer after review by Building Inspector, Fire Marshal, and Township Engineer.	

<u>K. Storage Tanks (Non-Residential Aboveground/Underground)</u>	
Tanks not associated with residential heating or cooking operations.	
Tank Installation (Aboveground/Underground)	
0 to 10,000 Gallons	Gallons x \$0.05 Minimum Fee \$100.00
Greater than 10,000 Gallons	Gallons x \$0.05 Minimum Fee \$100.00
Tank Removal (Underground)	\$100.00 per tank
Copies of soil and water test results, disposal ticket and closure report shall be provided to the township.	

<u>L. Storage Tanks (Residential Aboveground/Underground)</u>	
Oil/Propane tanks specifically associated with residential heating or cooking operations.	

Tank Installation (Aboveground/Underground)	
0 to 1,000 Gallons	Gallons x \$0.05 Minimum Fee \$75.00
Greater than 1,000 Gallons	Gallons x \$0.05 Minimum Fee \$75.00



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Tank Removal (Underground) \$50.00 per tank
 Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.

M. Fireplaces
 Masonry Fireplaces \$100.00
 Pre-manufactured fireplace \$75.00
 Wood Stoves \$75.00
 Insert \$100.00

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 \$150.00 per unit
 Temporary Residential \$50.00
 (When associated with an application for a single family detached dwelling. Permit may be renewed at the option of the Township each six-month period; Each period shall be an additional application.)

P. Television Satellite Dish \$100.00
 (Dish shall be located within the building envelope and shall be greater than three feet (3'-0") in diameter)

Q. Solar System (where structural modifications are required to existing structures) \$100.00

R. Accessibility Improvements/Review \$200.00

S. Miscellaneous Renovations 3% of Construction Cost
 Includes all applications not covered elsewhere within this Resolution. Minimum Fee \$100.00

T. Professional Services Agreement for Individual Lots
 Individuals improving or developing a single lot, after subdivision has taken place, shall execute a Professional Services Agreement with the Township to cover all miscellaneous costs incurred with their project.

The Agreement includes the establishment of a Professional Services Escrow Account. The Escrow Account covers the expenses of the Township for advisory services in reviewing the application. Escrow amount shall be established on a case-by-case basis. Unused funds within the Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development, upon written cancellation of the project/development, or upon approval by the Board of Supervisors of the refund. The Professional Services Escrow Account funds shall be replenished within fifteen (15) days when they are depleted to fifty percent (50%) of the original amount.



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U. Contractor Registration

Required for all construction projects undertaken within the Township including, new construction, remodeling, alterations, and renovations. In addition to the General Contractor, all subcontractors employed by the builder and General Contractor are also required to be registered, including but not limited to concrete, masonry, plumbing, HVAC, electrical, framing, roofing, sprinkler, and landscaping contractors. Registration is for identification and insurance verification purposes only and is not meant to attest to the competency of any contractor or subcontractor.

Annual Registration	\$75.00 per year
Change of contractor after permits have been issued (per contractor)	\$50.00

V. Plan Review (NON-REFUNDABLE)

Residential Use Groups R3 and R4	
New Construction	\$300.00
Additions/Alterations/Fit-out of Existing Space	\$100.00
Non-Residential (All other Use Groups)	
New Construction	\$1,000.00
Additions	\$500.00
Alterations/Fit-out of Existing Space	\$300.00
Re-Review after comment letter or change of scope	
Use Groups R-3 and R-4	\$100.00
All other Groups	Determined on a case-by-case basis by the Bethel Township Building Code Official
Expedited Plan Review (Only Building, Plumbing, Mechanical, and Electrical after approvals from all other agencies, if applicable)	Double fee of regular plan review

W. Inspections

Initial inspection and one re-inspection are included in the price of the permit.
 Re-inspection at second fail

Use Groups R-3 and R-4	\$100.00
All other Groups	\$150.00

If the township determines that the permitted work is of sufficient magnitude or importance to warrant more than the inspections included in the permit fee, the permittee shall be charged for additional salary and overhead expenses at a rate of \$100.00 per hour (minimum one hour) during regular business hours.

X. Project Cancellation

When a project is cancelled, permit fees in an amount of \$100.00 or less shall not be refunded in full. When a project is cancelled, permit fees in an amount in excess of \$100.00 shall be refunded minus the itemized administrative costs for work completed concerning the review of the permit. The administrative fees shall include a rate of \$25.00 per hour for administrative review, a rate of \$90.00 per hour for professional/technical review, and the \$5.00 UCC fee.



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

Under 2 H.P.	\$65.00
2 H.P. to 6 H.P.	\$75.00
6 H.P. and Greater	\$100.00

I. Sanitary Sewer and Water Laterals

New Construction

R3 and R4 Uses Sanitary Sewer Lateral	\$100.00
R3 and R4 Uses Water Lateral	\$100.00
All other Uses Sanitary Sewer Lateral	\$200.00
All other Uses Water Lateral	\$200.00

Repairs or Replacement of Existing

R3 and R4 Uses Sanitary Sewer Lateral	\$75.00
R3 and R4 Uses Water Lateral	\$75.00
All other Uses Sanitary Sewer Lateral	\$150.00
All other Uses Water Lateral	\$150.00

J. 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.

K. Industrialized Housing (Mobile Home) Units

\$150.00 per unit

L. Sewage Holding Tank

\$150.00

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

M. On-Site Systems

New Systems	\$300.00 plus \$100.00 per SEO Field Inspection
Modifications to Existing Systems	\$200 plus \$100.00 per SEO Field Inspection

N. Sanitary Sewer Rental Fee, Connection Fee, Customer Facility Fee, or Certification Fee

Refer to Sewer Authority Fee Schedule



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Part 7 Fire Protection and Hazardous Equipment

A. Fire Suppression and Detection

1 to 20 Sprinkler Heads or Smoke/Heat Detectors	\$200.00
21 to 100 Sprinkler Heads or Smoke/Heat Detectors	\$500.00
101 to 200 Sprinkler Heads or Smoke/Heat Detectors	\$1,000.00
200 to 400 Sprinkler Heads or Smoke/Heat Detectors	\$1,500.00
401 and greater Sprinkler Heads or Smoke/Heat Detectors	\$2,000.00

B. Plan Review Cost

In addition to the above referenced per head costs, the applicant shall pay the Township for the actual costs of Plan Review incurred for engineering and/or third-party plan review of the application for each system proposed. Additional outside Plan Review shall be at the sole discretion of the Building Inspector, Zoning Officer, or Township Engineer (Minimum fee of \$145.00).

C. Non-Residential Kitchen Hood Suppression System \$350.00

D. Fire Report from Fire Marshal \$50.00 per copy

E. Annual Inspection in association with the Fire Safety and Emergency Equipment Inspection Program

Singly Occupancy	
Up to 10,000 sf	\$200.00
Over 10,000 sf	\$400.00
Multiple Occupancy	
Common Space	\$200.00
Per Tenant (<= 10,000 sf)	\$100.00
Per Tenant (> 10,000 sf)	\$200.00

F. All other Inspections, not referenced herein, performed by Building Inspector, Fire Inspector and/or Fire Marshal
 Inspection Cost \$50.00 per hour, 1 hour minimum

G. Fireworks Permit \$50.00
 Fireworks Permit shall be issued by Zoning Officer after review by Fire Marshal.



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Part 8 Electrical Permits

A. New Construction and Alterations

1. Use Groups R-3 and R-4

Service – Meter Equipment	
100 Amps/200 Amps	\$100.00
400 Amps (320 Amps)	\$125.00

Swimming Pools

Pool Bonding	\$75.00
Pool Deck Bonding	\$75.00
Final Pool Inspections	\$75.00
Above Ground Pools and Hot Tubs	\$100.00

Temporary Services

200 Amps or less	\$100.00
Over 200 Amps	\$150.00

Residential (Entire Dwelling Unit – Service, Rough & Final included)

Single Family Dwelling 200 Amps and under	\$200.00
Single Family Dwelling over 200 Amps	\$250.00

Residential Additions/Renovations (Rough and Final) \$175.00

HVAC Wiring \$75.00 for one unit (\$10.00 each additional unit)

Septic Pumps/Well Pumps \$75.00

Subpanels \$100.00

Electrical Vehicle Charging System \$100.00

Miscellaneous Inspections \$100.00

Modular and Mobile Homes

Modular homes; service and connections, 200 Amps and under	\$175.00
Mobile homes; service, feeder, disconnect, and receptacles	\$200.00

Residential Signaling Systems, Smoke/Fire Alarms, Security Systems

System inspection including 25 devices	\$100.00
Each additional 25 devices or portion thereof	\$25.00



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Residential Emergency Generators

Under 22 kW	\$125.00
22 kW and over	\$175.00

Residential Solar Installation

10 kW or less	\$200.00
Each additional kW over 10 kW	\$20.00
Battery backup	\$75.00

Residential Notes:

1. The Prices referenced above typically include plan review and rough and final inspections.
2. One re-inspection is included in above prices.

2. Miscellaneous Non-Residential Inspections

<u>Cell Sites – Services and Equipment</u>	\$200.00
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<u>Electric Signs</u>	\$100.00
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Parking Lot Poles

First five fixtures	\$150.00
Each additional fixture	\$7.00

Non-Residential Signaling Systems, Fire Alarms, Security Systems

System inspection including 25 devices	\$200.00
Each additional 25 devices or portion thereof	\$20.00

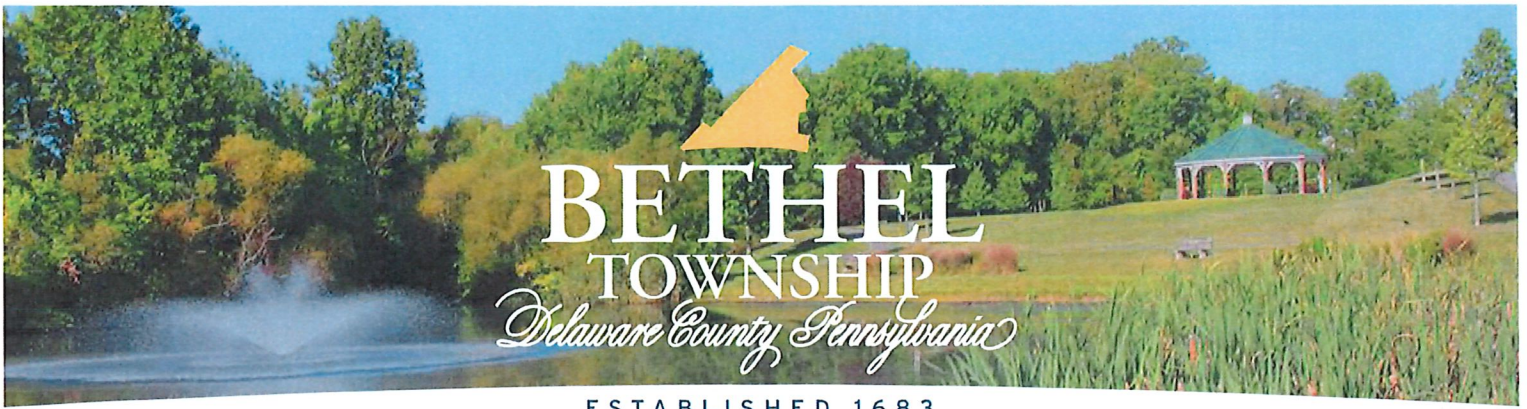
3. Commercial, Industrial and Institutional Electrical Inspections

The following is based on the total cost of the electrical portion of the construction project including tele/data and security wiring.

1% per \$1,000	Minimum Fee \$150
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Part 9 Board of Health Department Permits

In addition to the Use and Occupancy Certificate issued by the BCO, a Board of Health License is required prior to the opening of any business or establishment serving food. A copy of the initial health license approval must be submitted to the township prior to the issuance of a Certificate of Occupancy. All businesses serving food are to be inspected annually by the Delaware County Board of Health Officer.



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RESOLVED and ENACTED this 2nd day of January 2024.

BETHEL TOWNSHIP BOARD OF SUPERVISORS:

Giovanna Iacono, P.E. MBA
Chairwoman

Dr. William Addison
Township Manager



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