

RESOLUTION # 2025 - 5

WHEREAS, The Board of Supervisors of Upper Southampton Township has established a fee schedule, and desires to amend the fee schedule.

THEREFORE, it is hereby resolved that the Board of Supervisors of Upper Southampton Township hereby amend and adopt the Fee Schedule as follows:

SCHEDULE OF FEES

ZONING PERMITS	
Residential	\$125.00 per unit - <i>Flat fee, unless otherwise noted</i>
Commercial	\$175.00 per unit - <i>Flat fee, unless otherwise noted</i>
Industrial	\$200.00 per unit - <i>Flat fee, unless otherwise noted</i>
BUILDING PERMITS	
NEW CONSTRUCTION	
Residential - Single Family Detached Dwelling	\$825.00 per dwelling unit to 2,000 sq. ft., plus \$25.00 per each additional 100 sq. ft. or fraction thereof in excess of 2,000 sq. ft. Plus State Fee - Manufactured dwellings require Zoning Permit Only.
Residential - Multi Family Dwelling	\$825.00 per dwelling to 2,000 sq. ft. plus \$25.00 per each additional 100 sq. ft or fraction thereof in excess of 2,000 sq. ft. - Plus State Fee
Non-Residential	Three percent (3%) of the total construction cost. Plus State Fee and \$25.00 FEMA Floodplain Analysis
ACCESSIBILITY REQUIREMENTS	
Accessibility Permit	Residential - \$145.00 Non-Residential - \$225.00
Accessibility Permit Re-Inspection	There is no charge for the first re-inspection. Each additional re-inspection until compliance is: Residential - \$60.00 Non-Residential - \$100.00
ACCESSORY BUILDINGS / STRUCTURES / MISCELLANEOUS ZONING ITEMS	
Driveways - New Entrance	Zoning Permit Only
Driveways - Enlargement	Zoning Permit Only <i>*Expansion of parking lot facilities is considered Land Development.</i>
Fences and Walls	Zoning Permit only (Except retaining walls with surcharges and/or walls over 4' in height which requires a building permit.)
Storage Sheds / Detached Garage (500 sq. ft. max)	Zoning Permit Only
Swimming Pools	In Ground: \$425.00 - Plus State Fee Above Ground: \$175.00 over 12" Deep and 5000 Gallons or less - Plus State Fee
Underground / Above Ground Storage Tanks	Residential: \$175.00 up to 250 Gallons \$225 over 250 Gallons Non-Residential: \$325.00

ADDITIONS	
Residential	\$325.00 for the first 100 sq. ft. plus \$25.00 for each additional 100 sq. ft. or fraction thereof - Plus State Fee
Residential - Multi-Family Dwelling	All common space (lobbies, hallways, kitchens, etc.,) \$325.00 per area up to 2,000 sq. ft. \$25.00 per 100 sq. ft. in excess of 2,000 sq. ft. Plus State Fee
Non-Residential	Three percent (3%) of the total construction cost. Plus State Fee and \$25.00 FEMA Floodplain Analysis
ALTERATIONS / RENOVATIONS	
Residential	\$275.00 for the first \$2,000 in construction cost, plus \$25.00 for each additional \$1,000 of construction cost or fraction thereof. Plus State Fee
Residential Multi-Family Dwelling	All common space (lobbies, hallways, kitchens, etc.,) \$275.00 per area up to 2,000 sq. ft. \$15.00 per 100 sq. ft. in excess of 2,000 sq. ft. Plus State Fee
Non-Residential	\$425.00 for the first \$3,000 in construction cost, plus \$25.00 for each additional \$1,000 of construction cost or fraction thereof - Plus State Fee - Includes free-standing sign structures and billboards)
Roofing - Residential	\$125.00 per unit - Plus State Fee
Roofing - Commercial	Two percent (2%) of construction cost or \$225.00, whichever is greater - Plus State Fee
Siding and Refacing	\$125.00 or one (1%) of construction cost, whichever is greater - Plus State Fee
Solid Fuel Burning Stoves	\$125.00 - Plus State Fee - Report of flue inspection and/or repair of flue are required by approved professional inspector.
DECKS AND PATIOS	
Uncovered Patios and Decks	\$225.00 for the first 300 square feet plus \$15.00 for each additional 100 square feet or fraction thereof - Plus State Fee.
DEMOLITION	
Demolition - <i>Plan required Rodent Extermination Certificate Is Required and proof that all utilities are properly disconnected and capped.</i>	Structures up to 500 sq. ft. - \$175 - Plus state Fee Over 500 sq. ft. to 1,000 sq. ft - \$225 - Plus State Fee Over 1,000 sq. ft. to 2,000 sq. ft. - \$325 - Plus State Fee Over 2,000 sq. ft. - \$525 - Plus State Fee
RE-INSPECTION FEES	
The following will be charged for re-inspections due to failure to complete, comply or non-availability at the time of initial inspection.	Residential - \$100.00 Commercial - \$250.00
REPAIRS - OTHER THAN ORDINARY REPAIR	
One and Two Family Residential	\$175.00 - Plus State Fee
Multi-Family and Non-Residential	Two percent (2%) of total construction cost - Plus State Fee. and \$25.00 FEMA Floodplain Analysis

CONTRACTOR FEES AND LICENSES	
CONTRACTORS LICENSE	
Contractors License	\$125.00 per calendar year.
ELECTRICAL	
Electrical Permit - Residential	\$125.00 for the first \$1,000 or fraction thereof of the job. \$15.00 for each additional \$1,000 or fraction thereof of cost of job. 3rd Party Plan Review Required - Plus State Fee
Electrical Permit - Non-Residential	\$175.00 for the first \$1,000 or fraction thereof of the job. \$30.00 for each additional \$1,000 or fraction thereof. 3rd Party Plan Review Required - Plus State Fee.
Electrician Registration Fees	Electrical Contractor - \$125.00 per calendar year Chief Plan Electrician - \$125.00 per calendar year Journeyman Electrician - \$60.00 per calendar year Apprentice Electrician - \$50.00 per calendar year
Electrical Underwriter License	\$125.00 per calendar year
Alternative Energy Solar Residential	\$0.02 per dollar cost of job \$100.00 min. and \$25.00 FEMA Floodplain Analysis
Alternative Energy Solar Non Residential	\$0.03 per dollar cost of job \$500.00 min and \$25.00 FEMA Floodplain Analysis
PLUMBING	
Plumbing Permit - Residential	\$125.00 plus \$10.00 Per Fixture - Plus State Fee
Plumbing Permit - Non-Residential	\$225.00 plus \$15.00 Per Fixture - Plus State Fee
Plumber Registration Fees	Master Plumber - \$125.00 per calendar year Journeyman - \$75.00 per calendar year Apprentice \$50.00 per calendar year
HVAC/HARV Permits	
HVAC/HRV Permits	Residential - \$175.00 - Plus State Fee Non-Residential \$275.00 - Plus State Fee
OTHER PERMIT AND APPLICATION FEES	
MISCELLANEOUS	
Adult Business Permit Application Fee	\$250.00
Fire Alarm Permit - Non- Residential	\$100.00
Nuisance Fire Alarm (Auto,Manual,Sprinkler)	1st and 2nd offense N/C 3rd offense \$125.00 4th to 6th offense \$250.00 Each offense over 6 \$500.00
Nuisance Burglar Alarm	1st to 3rd offense N/C 4th to 8th offense \$35.00 9th to 12th offense \$70.00 Each offense over 12 \$100.00
Fire Safety Inspection	Less than 2,000 sq. ft. - \$40.00 per year 2,000 sq. ft. to 4,000 sq. ft. - \$60.00 per year 4,001 sq. ft. to 12,000 sq. ft. - \$150.00 per year 12,001 sq. ft. to 20,000 sq. ft. - \$300.00 per year 20,001 sq. ft. and above - \$400.00 per year <i>There is no charge for the first re-inspection. Each additional re-inspection is \$100.00 until compliance.</i>
Gaming Licenses	\$100.00 per machine - per calendar year Additional \$100.00 per machine if not paid by 12/31 of the calendar year
Inter Municipal Liquor License Transfer Fee	\$1,000.00
Massage Establishment License	\$100.00 per calendar year, annual renewal required
Alternative Therapy Establishment License	\$100.00 per calendar year, annual renewal required
Alternative Therapy Technician License	\$50.00 per calendar year, annual renewal required
Non-Conforming Use Certificate	\$100.00
Occupancy Permits	Residential - \$125.00 per unit - Plus State Fee Non-Residential - \$150.00 per unit - Plus State Fee
Pawnbrokers	Annual Registration Fee - \$400
Dealers In Precious Metals	
Real Estate Certification	\$125.00

Sign Permits	<i>See separate section below</i>
Soliciting Permits	\$50.00 per day \$75.00 per week \$150.00 per month \$350.00 per year
Sprinkler Systems - Residential	\$100.00 minimum plus \$1.00 per Sprinkler Head - Plus State Fee
Sprinkler Systems - New Construction - Other	\$275.00 plus \$1.00 per sprinkler head - Plus State Fee
Sprinkler Systems - Existing Buildings - Other	\$150.00 for the first 3,000 sq. ft. plus \$10.00 for each additional 2000 sq. ft. or fraction thereof - Plus State Fee
Street Opening Permits	Non-Refundable Filing Fee - \$500.00 Refundable Escrow Deposit - \$2,500.00
<p>An escrow deposit shall be submitted with all street openings to guarantee the satisfactory restoration of the roadway, and other disturbed areas within the public right-of-way. The escrow deposit will be fully refundable only after an inspection had been conducted by an authorized township official to determine that the proper restoration has been accomplished. In the event that an inspection yields deficiencies in restoration of the roadway or other public improvements within the legal right-of-way, the township reserves the right to complete said restoration in a satisfactory manner. The applicant shall be responsible for any charges in excess of the original escrow amount. A 15% administrative charge will be added to all fees and costs. Any unused portion of the escrow deposit will be refunded to the applicant.</p>	
Street Opening Permits for Utilities Regulated by the PUC	First Opening- \$250.00 Additional Openings per Project - \$100.00 (No Escrow Required)
Temporary Structures Permit	<u>Commercial Trailer Use (63a)</u> - \$125.00 per 3 month period <u>Construction Trailer Use (61)</u> - \$125.00 for the first 6 month period, \$50.00 for each 3 month period thereafter. <u>Accessory Use Structure</u> - \$125.00 for 2 month period
Transient Retail License	1 week - \$50.00 1 Month (renewable to 3 months) - \$75.00/month
Uniform Construction Code, Property Maintenance Code, Fire Code Appeal Hearings	Residential - \$500.00 Commercial - \$1,000.00
Zoning Hearing Board Applications	Residential - \$1,000.00 plus 50% escrow - see below Non- Residential - \$2,000.00 plus 50% escrow - see below <i>Each additional hearing date is 50% of original application fee, which needs to be paid at time of application.</i>
Stormwater Maintenance and Monitoring Agreement (Single Residence only) - \$430.00	
ANY WORK REQUIRING A PERMIT STARTED BEFORE PERMIT IS ISSUED WILL BE SUBJECT TO PERMIT FEE BEING <u>DOUBLED</u>.	
SPECIAL INSPECTIONS	
Stormwater Management System Inspection	Single Family Dwelling - \$75.00 Annual first 5 years, every 2 years thereafter Residential Development - \$150.00 Annual first 5 years, every 2 years thereafter. Commercial, Industrial, all others - \$150.00 Annual first 5 years, every 2 years thereafter
APPLICATIONS BEFORE THE BOARD OF SUPERVISORS	
Change of Non-Conforming Use Application	\$1,000.00
Curative Amendment Application	\$5,000.00
Request for Change of Zoning	Application Fee - \$2,000.00 Refundable Escrow Deposit \$5,000.00
SIGN PERMITS	
Parallel and Projecting Signs	Up to 6 sq. ft. - \$100.00 6 to 25 sq. ft. - \$125.00 25 to 50 sq. ft. - \$175.00 Over 50 sq. ft. - \$5.00 per sq. ft. and \$25.00 FEMA Floodplain Analysis
Free Standing Signs, including Billboards <i>Building Permit Required</i>	Up to 6 sq. ft. - \$100.00 6 to 25 sq. ft. - \$125.00 25 to 50 sq. ft. - \$175.00 Over 50 sq. ft. - \$5.00 per sq. ft. and \$25.00 FEMA Floodplain Analysis
Vehicular signs (as the only free-standing sign)	\$200.00

SUBDIVISIONS AND LAND DEVELOPMENTS**SKETCH PLAN (PLANNING COMMISSION REVIEW ONLY)**

1 to 9 lots	Non-Refundable Filing Fee - \$525.00 Refundable Escrow Deposit - \$2500.00
10 or more lots	Non-Refundable Filing Fee - \$775.00 Refundable Escrow Deposit - \$2500.00

PRELIMINARY AND FINAL PLAN**RESIDENTIAL**

1 to 2 Lots / Units	Non-Refundable Filing Fee - \$750.00 Refundable Escrow Deposit - \$6,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - \$1,000.00 Refundable Escrow Deposit - \$12,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$14,000.00
26 to 50 Lots / Units	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$20,000.00
51 to 75 Lots / Units	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$20,000.00
76 to 100 Lots / Units	Non-Refundable Filing Fee - \$3,000.00 Refundable Escrow Deposit - \$20,000.00
Over 100 Lots / Units	Non-Refundable Filing Fee - \$3,000.00 Refundable Escrow Deposit - \$22,000.00

COMMERCIAL

1 to 2 Lots / Units	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$12,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$15,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$18,000.00
26 to 50 Lots / Units	Non-Refundable Filing Fee - \$3,000.00 Refundable Escrow Deposit - \$18,000.00
51 to 75 Lots / Units	Non-Refundable Filing Fee - \$3,500.00 Refundable Escrow Deposit - \$18,000.00
76 to 100 Lots / Units	Non-Refundable Filing Fee - \$4,000.00 Refundable Escrow Deposit - \$18,000.00
Over 100 Lots / Units	Non-Refundable Filing Fee - \$4,500.00 Refundable Escrow Deposit - \$18,000.00

INDUSTRIAL

1 to 2 Lots / Units	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$12,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$15,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$18,000.00
Over 25 Lots / Units	Non-Refundable Filing Fee - \$3,000.00 Refundable Escrow Deposit - \$18,000.00

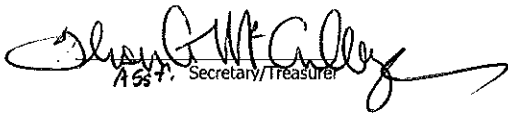
SHOPPING CENTER	
1 to 2 Lots / Units	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$12,000.00
3 to 10 Lots / Units	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$15,000.00
11 to 25 Lots / Units	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$18,000.00
OTHER LAND DEVELOPMENT ADDITIONS TO NON-RESIDENTIAL STRUCTURES	
Up to 2000 sq. ft.	Non-Refundable Filing Fee - \$1,500.00 Refundable Escrow Deposit - \$12,000.00
2001 - 5000 sq. ft.	Non-Refundable Filing Fee - \$2,000.00 Refundable Escrow Deposit - \$12,000.00
Over 5000 sq. ft.	Non-Refundable Filing Fee - \$2,500.00 Refundable Escrow Deposit - \$12,000.00
WAIVER OF SUBDIVISION AND LAND DEVELOPMENT	
Waiver of Subdivision and Land Development Request	Non-Refundable Filing Fee - \$275.00 Refundable Escrow Deposit - \$2,500.00
<p>The Upper Southampton Township Board of Supervisors, in the exercise of its responsibilities, may call upon the services of consultants for engineering, legal service, site design, traffic design, landscape architecture and such other consultants as may be necessary for the review of subdivision and/or land development. Fee for the preparation of Development Agreements and Financial Security Agreements is \$2,500 to be deducted from Escrow. A 15% administrative charge shall be added to all applicable fees and deducted from the refundable escrow deposit. Any unused portion of the refundable escrow deposit shall be returned to the applicant. Applicant is required to enter into a Professional Service Agreement.</p> <p>In the event these costs deplete the escrow fund in excess of 80% of the original refundable escrow deposit, and it seems likely that costs will run in excess of the unused portion, the township reserves the right to require an additional escrow deposit up to the original refundable escrow amount. This escrow amount shall be paid when requested before further review of the proposed development plan. At the time of each filing, applicant's planner, architect and/or engineer shall certify that the submission is complete and in a form acceptable for review.</p>	
SITE DEVELOPMENT PLAN AND/OR DRAINAGE REVIEW PLAN (NON-SLD)	
Residential	Non-Refundable Filing Fee - \$125.00 Refundable Escrow Deposit - \$2,000.00
Non-Residential	Non-Refundable Filing Fee - \$125.00 Refundable Escrow Deposit - \$4,000.00
<p>Upper Southampton Township may require the submission of a site plan, per Section 185-75 of the Zoning Ordinance, when it is determined that the services of engineering, legal, and other consultants are necessary for adequate and thorough review and inspection of a development plan. Examples of when a site plan may be required include, but are not limited to, the construction of a new dwelling, the expansion of an existing dwelling, or the construction of stormwater management facilities. A 15% administrative charge shall be added to all applicable fees and deducted from the refundable escrow deposit. Any unused portion of the refundable escrow deposit shall be returned to the applicant. Applicant is required to enter into a Professional Service Agreement.</p> <p>Stormwater management plans are required in accordance with Chapter 153 as amended.</p> <p>In the event these costs deplete the escrow fund in excess of 80% of the original escrow deposit, and it seems likely that costs will run in excess of the unused portion, the Township reserves the right to require an additional escrow deposit up to the original escrow amount. This escrow deposit shall be paid when requested before further review of the proposed plan. Any unused portion of the refundable escrow shall be returned to the applicant.</p>	
PROFESSIONAL SERVICE FEE	
Refundable Escrow Deposit	\$2,500.00
<p><i>This fee is applicable whenever engineering, legal, or other professional review of a plan and/or application is deemed necessary by the Township, or requested by the applicant, and the fee for such review is not covered under any other section of this resolution. A 15% administrative charge shall be added to all applicable fees and deducted from the refundable escrow deposit. Any unused portion of the refundable escrow deposit shall be returned to the applicant. Applicant is required to enter into a Professional Service Agreement.</i></p>	

MISCELLANEOUS FEES AND CHARGES

FEES AND CHARGES	
Police Incident Reports	\$10.00
Reportable Traffic Accident Reports	\$15.00
Fingerprinting	\$20.00
LIENS	
Legal Fee for Preparation of Lien	\$100.00
Filing Fee	Fees assessed by Bucks County Prothonotary
Satisfaction Fee	\$50.00 fee plus Fees assessed by Bucks County Prothonotary
Suggestion of Non Payment (Lien Refiling)	Fees assessed by Bucks County Prothonotary
Suggestion of Non Payment (Lien Refiling Legal Fee)	\$50.00 fee plus Fees assessed by Bucks County Prothonotary
Interest Rate	10.00%
Certification of Lien or Claim	\$30.00 fee plus Fees assessed by Bucks County Prothonotary
TRASH SANITATION	
Trash/Sanitation Certification	\$30.00
Trash/Sanitation Certification (Recertification Fee)	\$30.00
Trash/Sanitation Lien Filing Fee	Fees assessed by Bucks County Prothonotary
Trash/Sanitation Legal Fee	\$100.00
Trash/Sanitation Satisfaction	Fees assessed by Bucks County Prothonotary
Trash/Sanitation Interest Rate	6.00%
Trash/Sanitation Suggestion Nonpayment(Lien Refiling)	Fees assessed by Bucks County Prothonotary
Trash Sanitation Suggestion Nonpayment (Lien Refiling Legal Fee)	\$50.00
Penalty for Nonpayment by Due Date	10.00%

BE IT Resolved this 6th day of January 2025

ATTEST:


 ASST. Secretary/Treasurer

**BOARD OF SUPERVISORS
 UPPER SOUTHAMPTON TOWNSHIP**

By 
 Chairman