

Conestoga Township Fee Schedule

Contact Information

Conestoga Township Office:

Hours 8:30-3:30 Mon-Fri / closed on Holidays

Phone 717-872-4301

Zoning Officials:

West Lampeter Township: Hours Mon- Fri 8-4:30

Phone 717-464-8019

Township Administrative Fees

Filing Fees

\$20.00 Administrative Fee will be added to all UCC Building permits

OPEN RECORDS POLICY FEES

Township will charge the following fees:

For duplication of public records requests \$0.25 a page.

In the event Conestoga Township incurs additional costs, over and above those stated here, additional fees will be charged on actual cost. The Township will require prepayment if the total fees are estimated to exceed \$100.00.

Reference Materials

Code of Ordinances	\$70 paper
Zoning Ordinance	\$16
Zoning Map	\$6.50
Storm water Management Ordinance	\$6
Subdivision & Land Development Ordinance	\$10
Comprehensive Plan	\$75 paper
Act 537	Township Engineer Costs
Building Code Books	Per ICC price list

Other Township Fees

Interest may be charged on invoices 30 days past due or more.

Return Check Fee (applies to all services)

\$25.00 per returned check (returned for non-sufficient funds, closed accounts).

Building & Zoning Fees

Zoning Permit Fees (alone or when required with construction permit)

New and Existing Residential

\$0-\$4,000	\$40.00
\$5,000-\$50,000	\$50.00 + \$2.00 for each part of \$1,000 over \$5,000
\$50,000-\$100,000	\$100.00 + \$2.00 for each part of \$1,000 over \$50,000
\$100,000 and over	\$175.00 + \$2.00 for each part of \$1,000 over \$100,000

New Commercial and Existing Commercial

\$0-\$4,000	\$120.00
\$5,000-\$50,000	\$50.00 + \$2.00 for each part of \$1,000 over \$5,000
\$50,000-\$100,000	\$100.00 + \$2.00 for each part of \$1,000 over \$50,000
\$100,000 and over	\$175.00 \$2.00 for each part of \$1,000 over \$100,000
Build Outs/Change of Use	\$100.00
Per Sign/Temporary Use	\$80.00
Accessory Structures (sheds/decks/fences/driveways, etc.)	\$40.00
Residential Demolition	\$50.00
Residential Zoning Re-inspection	\$60.00
Commercial Zoning Re-inspection	\$90.00
Permit Renewal	½ cost of original permit

Residential Fees

Note 1: Fee based on a plan review plus one inspection per discipline. Additional inspections to be billed at a rate of \$60.00 per inspection.

Note 2: Consulting time including, but not limited to, legal preparation, zoning interpretation, court appearances, property maintenance inspections, life and safety inspections, rental inspections, will be billed at a rate \$60.00 per inspection.

New Homes

Plan review	\$100
Per Inspection	\$60
Rough Frame/plumbing/mech/electric	\$100
Final for U&O	\$60

Decks

Plan Review	\$25
Footing	\$60
Frame/final	<u>\$60</u>
Total	\$145

Solar Panels (ground & roof mounted)

\$6 per \$1000 of construction value (minimum fee \$150)

Pools(includes zoning, plan review, and inspections)

Above –ground pools & hot tubs	\$120
Bladder/storable pools	\$40
In-ground pools	\$250

Additions & Renovations

Plan Review	\$75
Per Inspection	<u>\$60</u>
Minimum Fee	\$135

Specific Miscellaneous Permits
(Single trade- electrical, plumbing & Mechanical) \$60 per inspection

Drive Way Permits

Residential	\$50
Commercial	\$100
Agricultural Farm Lane permit required	\$0
Resurfacing Existing Drive way permit required	\$0

Commercial

Note 1: Cost of construction includes materials and labor.

Note 2: Re-Inspections may be billed at \$80 per re-inspection

Note 3: Elevators require a certificate of inspection from Labor and Industry. Additional inspections may be required by Township Code Official.

Note 4: Consulting time including, but not limited to, pre-construction meetings, zoning interpretation, zoning violation notices, legal preparation, court appearances, property maintenance inspections, life and safety inspections, rental inspections, will be billed at a rate of \$90.00 per hour (minimum 2 hours).

New Commercial/Mixed Use/ Multi-Family Residential Construction

\$0-\$250,000	\$0.015 + \$150 per hour plan review fee (minimum \$150)
\$250,001-\$1,000,000	\$0.015
\$1,000,001-\$2,000,000	\$0.010
Over \$2,000,001	\$0.005
Accessibility Review	\$75 per hour (minimum 1 hour)
Hood & Duct System	\$300
Fire Alarm	\$220
Fire Sprinkler	\$300 (\$1 for each head over 100)
Electrical Service 200 amps or less	\$100
Electrical Service over 200 amps	\$250

Signs

Freestanding Electric	\$150
Freestanding Non-Electric	\$75
Building façade electric	\$150
Building façade non electric	\$50

Demolition

Specific Miscellaneous permits (Single trade-plumbing & Mechanical)	\$80 per inspection
Commercial Electrical Inspection	\$80
Fireworks Display	\$75
Temporary Tent/Structure/Mobile Trailer (For rental or commercial use)	\$75

Zoning Hearing Board Fees

Hearing (Zoning) Fees:

Variance- Resident	\$500- plus advertisement cost
Variance- Non Resident	\$600- plus advertisement cost
Special Exception- Residential	\$500- plus advertisement cost
Special Exception- Non Resident	\$600- plus advertisement cost
Appeals to the Decision of the Zoning Officer	\$500- plus advertisement cost
Multiple Hearing Application - Same property Residential	\$700- plus advertisement cost
Multiple Hearing Application- Same property Nonresidential	\$800- plus advertisement cost
Procedural Challenge	\$500- plus advertisement cost
Conditional Use	\$650- plus advertisement cost plus legal engineering
Rezoning	\$800
Substantial Challenge of a Zoning Ordinance	\$800
Continuance of a Zoning Ordinance:	
With Board of Supervisors or Zoning Hearing Board	\$200
Engineering Review Fees & copy of Transcript	Actual Costs Incurred

Subdivision & Land Development Fees

Pre-Application Meeting (MOU) Actual costs incurred for legal and engineer review.

Waiver from Land Development Ordinance
(If not submitted as part of Preliminary or Final Plan) \$100

Rate Schedule for the Subdivision and Land Development Plans	
*This does not include the engineering, legal, and other fees required in Appendix D of the Conestoga Township Subdivision and Land Development Ordinance.	
Plan Type	Administrative Fee
Sketch Plan	No Fee
Preliminary Plan with 1 to 3 lots with no public improvements	\$500
Preliminary Plan with 3 or more lots or Preliminary Plan with public improvements	\$1000, plus \$200 for each additional lot over 3
Centerline Separation / Lot Consolidation / Revised Subdivision / Lot add on	\$400
Final Plan with 1 to 3 lots with no public improvements- with no revisions from Preliminary Plan	\$400
Final Plan with 3 or more lots or Final Plan with public improvements	\$800
Final Plan with 3 or more lots or Final Plan with public improvements- with revisions from Preliminary Plan	\$1000
All other Subdivisions and Land Development Plans	\$700

Open a Road

\$100

Construction Inspection Fee (engineering review & inspection fee) **Actual cost incurred.**

Two (2) checks are required for each submission of plans, one for the non-refundable application fee and the other for the escrow deposit fee.

Storm Water Management

Small Project (1,001- 5,000 Square Feet) \$100.00 application fee

Major Land Disturbance Activity (greater than 5,000 Square Feet)

Storm Water Management Application Fee \$250.00 *plus*

Storm Water Management Escrow Fees listed below:

RESIDENTIAL		NON-RESIDENTIAL	
1 Lot	\$250.00	Less than 1.0 Acre	\$750.00
2-3 Lots	\$500.00	1-4.99 Acres	\$1500.00
4-10 Lots	\$1250.00	5-9.99 Acres	\$2500.00
11-25 Lots	\$1875.00	10-14.99 Acres	\$3000.00
26-50 Lots	\$2500.00	15-24.99 Acres	\$3750.00
51-100 Lots	\$3750.00	25-49.99 Acres	\$5000.00
101-300 Lots	\$6250.00	50+ Acres	\$5100.00
301+ Lots	\$6300.00	+\$10 per Acre over 50	
+\$10 per Lot over 300			

- Administrative Fee is non refundable
- If the Escrow Fund is at or falls below 50% of the original amount posted by the applicant/developer, the Township shall bill the applicant/developer an amount sufficient to restore the Escrow Fund to the original sum deposited.
- In the event that the balance of the Escrow Fund is insufficient at any time to pay such costs, the Township shall bill the applicant/developer for the actual or anticipated additional costs.
- In the event the Escrow Fund is in excess of the Townships costs, the Township shall refund such excess monies, without interest, to the applicant/developer upon completion for the development of the property.

Utility Connections

On-lot System

\$90.00

On-lot Report

\$25.00 plus actual costs for violations

Appeal of Sewer Ordinance

\$150.00