

Conestoga Township Fee Schedule

Contact Information

**Conestoga Township Office:
Hours 830-330 Mon-Fri / closed on Holidays
Phone 717-872-4301**

Zoning:

**Kraft Code Services
6525 Shillington Plaza
Shillington PA 19607
610-775-7185**

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	\$75paper
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)

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

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

RESIDENTIAL
2019 Building and Zoning Permit Fee Schedule

The following permit costs include the initial plan review (unless noted otherwise) and initial inspections as required for UCC compliance.

Zoning Permits

New Construction & Additions	\$90
Accessory Structures and Structures not regulated by the UCC (Sheds, Fences, Decks less than 30" above grade, etc.)	\$90
Home Occupation/Home Based Business Use Permit	\$90
Sign	\$90
Driveway - New	\$150
- Pave Existing or Modifications	\$90
Permit Renewal Fee	\$42

Building Permits

New Construction & Additions – Finished Space**	\$0.60/sq. ft. (1) (2)
New Construction & Additions – Unfinished Space** (Garages, Basements, Decks, Porches, Accessory Structures, etc.)	\$0.30/sq. ft. (1) (2)
Demolition	\$120
Swimming Pools – Above Ground	90 (1) (2)
- In Ground	\$180 (1) (2)
Alterations/Renovations Minimum fee - up to \$1,000 of fair market value* - for each additional \$1,000 or fraction thereof (as stated by contract or fair market value*)	\$90 (1) (2) \$12
Permit Renewal Fee	\$60
Failed Inspection/Reinspection Fee	\$84
Penalty for construction without a permit	Double fee(s)
Plan review	\$84/hour
Miscellaneous permit/plan review & inspection	(1) (2)
Certificate of Occupancy	\$42
Partial Occupancy	\$90

*Fair Market Value – a cost determined by the Construction Code Officer or Borough/Township Engineer when a contracted cost is not available. This cost may be established before or after construction is completed.

**Minimum fee = \$120

- (1) Add Zoning Fee as applicable
- (2) Add Certificate of Occupancy Fee as applicable

Note: All square foot calculations are based on exterior dimensions of structures
2019 Fee Schedule

RESIDENTIAL
2019 Building and Zoning Permit Fee Schedule (continued)

Electrical Permits

Service Upgrade	400 amps or less	\$102
200 amp service or less	Up to and including 100 devices	\$300
	Over 100 devices	\$300 + \$0.60/device over 100
Over 200 amp service	Up to and including 100 devices	\$390
	Over 100 devices	\$390 + \$0.60/device over 100
Branch Circuit Work	Up to and including 50 devices	\$192
	Over 50 devices	\$270
Reinspection Fee		\$84
Standby generator/transfer switch		\$114
Photovoltaic (solar)		\$300.00 + structural permit when applicable (1)

Plumbing Permits

<i>Type</i>	<i>Fee per unit</i>
Sanitary Sewer Connection	\$84
Water Service Connection	\$84
First Trap or Fixture	\$48
Additional Trap or Fixture	\$12
Water Heater (relief valve)	\$90
Heating Boiler (relief valve)	\$90
Steam heating boiler	\$90
Domestic water piping	\$48
Sanitary Lift Station/Grinder pump	\$48
Water conditioner	\$30
Rain conductor	\$12
Dishwasher	\$12
Garbage disposal	\$12
Sump Pump	\$30
Miscellaneous fixtures	\$24
Mechanical Permit (new home)	\$270
Mechanical Permit (replacement)	\$102
Reinspection fee	\$84
New home (covers first trap or fixture, water connection, sewer connection, first rain conductor, domestic water piping and domestic hot water)	\$210
Residential Sprinkler	\$180 + plan review

RESIDENTIAL
2019 Building and Zoning Permit Fee Schedule (continued)

General Fees

Non-refundable application fee***	\$60
Uniform Construction Code Education Fee (applies to all building permits)	\$4.50
Zoning Inquiry Fee (Covers requests for information pertaining to the zoning ordinance. Fee covers time spent on information requested up to a quarter hour. Each additional quarter hour will be billed an additional \$15)	\$30
Returned Check Fee	\$42

***Application fee is applied to the overall cost of the permit(s) with the balance due at pick-up.

**NON-RESIDENTIAL
2019 Building and Zoning Permit Fee Schedule**

The following permit costs include the initial inspections as required for UCC compliance.

Zoning Permits

New Construction and Additions including accessory structures	\$180
Land Use	\$180
Sign Permit – New	\$240
- Replacement (in same location)	\$180
Cell & Radio Towers	\$6.00/ft.
Driveway – New	\$270
- Pave existing or modifications	\$180
Road Occupancy Permit	\$99.00/hour
Temporary Use (tents, trailers, construction trailers, etc.)	\$180

Building Permits

New Construction & Additions – Finished Space**	\$0.60/sq. ft. (\$360 min.)
New Construction & Additions – Unfinished Space** (Garages, Basements, Accessory Structures, etc.)	\$0.30/sq. ft. (\$360 min.)
Warehouse/Industrial Building Shell in excess of 100,000 square feet	\$.21/sq. ft.
Plumbing	\$0.06/sq. ft. (\$360 min.)
Electrical (new construction)	\$0.06/sq. ft. (\$420 min.)
Mechanical	\$0.06/sq. ft. (\$360 min.)
Accessibility	\$0.06/sq. ft. (\$360 min.)
Sprinkler System	\$300 plus \$6 per head
Fire Protection (other than sprinkler system)	\$0.06/sq. ft. (\$360 min.)
Demolition	\$240
Swimming Pools	\$300
Alterations/Renovations	
Minimum fee - up to \$1,000 of fair market value*	\$150
- for each additional \$1,000 or fraction thereof	\$12
Certification of Occupancy	\$60
Permit Renewal Fee	\$72
Failed Inspection/Reinspection Fee	\$99
Penalty for Construction without a permit	Double fee(s)
Plan review	\$99.00/hour
Miscellaneous permit/plan review or inspection	
Partial Occupancy	\$90

NON-RESIDENTIAL
2019 Building and Zoning Permit Fee Schedule (continued)

Electrical Permits

600 amp service or less	Up to and including 200 devices	\$420
	Over 200 devices	\$420 + \$0.60/device over 200
Over 600 amp service		\$0.06/sq. ft. (\$420 min.)
Branch circuit work (600 amps or less)	Up to and including 50 devices	\$270
	Over 50 devices	\$330
Reinspection fee		\$99
Service upgrade (600 amps or less)		\$180
Miscellaneous permit/plan review & inspection/additional plan review		\$99.00/hour
Standby generator/transfer switch		\$270.00 plus plan review
Photovoltaic (solar)		\$360.00 plus plan review + structural permit when applicable (1)

General Fees

Non-refundable application fee***	\$180
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