

Conestoga Township Fee Schedule

Contact Information

Conestoga Township Office:

Hours 630-330 Mon-Thur

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:

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 will be free of charge by email, if paper copies are requested you will be responsible for reimbursement of paper costs.

Code of Ordinances

Zoning Ordinance

Zoning Map

Storm water Management Ordinance

Subdivision & Land Development Ordinance

Comprehensive Plan

Act 537

Building Code Books

Other Township Fees

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

Return Check Fee (applies to all services)

Cost of check plus any fees incurred for returned check.

Zoning Hearing Board Fees

Hearing (Zoning) Fees:

Variance- Resident	\$500-Advertising cost
Variance- Non Resident	\$600- Advertising cost
Special Exception- Residential	\$500- Advertising cost
Special Exception- Non Resident	\$600- Advertising cost
Appeals to the Decision of the Zoning Officer	\$500- Advertising cost
Multiple Hearing Application - Same property Residential	\$700- Advertising cost
Multiple Hearing Application- Same property Nonresidential	\$800- Advertising cost
Procedural Challenge	\$500- Advertising cost
Conditional Use	\$650-Advertising cost + legal/engineering
Rezoning	\$800- Advertising cost + legal/engineering
Substantial Challenge of a Zoning Ordinance	\$800
Continuance of a Zoning Ordinance:	
With Board of Supervisors or Zoning Hearing Board	\$200
Legal and Engineering Review Fees (escrow)	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 Lot over 300		+\$10 per Acre over 50

- 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
2022 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. Inspections will be conducted Monday – Friday between 8:00 am and 4:00 pm.

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	\$102
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*	\$90 (1) (2)
- for each additional \$1,000 or fraction thereof (as stated by contract or fair market value*)	\$12
Permit Renewal Fee	\$60
Failed Inspection/Reinspection Fee	\$114
Penalty for construction without a permit	Double fee(s)
Plan review	\$87/hour
Miscellaneous permit/plan review & inspection	(1) (2)
Certificate of Occupancy	\$48
Partial Occupancy	\$114

*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
2022 Fee Schedule

RESIDENTIAL
2022 Building and Zoning Permit Fee Schedule (continued)

Electrical Permits

Service Upgrade	400 amps or less	\$106
200 amp service or less	Up to and including 100 devices	\$312
	Over 100 devices	\$312 + \$0.60/device over 100
Over 200 amp service	Up to and including 100 devices	\$402
	Over 100 devices	\$402 + \$0.60/device over 100
Branch Circuit Work	Up to and including 50 devices	\$198
	Over 50 devices	\$282
Reinspection Fee		\$114
Standby generator/transfer switch		\$119
Photovoltaic (solar)		\$312.00 + structural permit when applicable (1)

Plumbing Permits

<i>Type</i>	<i>Fee per unit</i>
Sanitary Sewer Connection	\$87
Water Service Connection	\$87
First Trap or Fixture	\$50
Additional Trap or Fixture	\$14
Water Heater (relief valve)	\$93
Heating Boiler (relief valve)	\$93
Steam heating boiler	\$93
Domestic water piping	\$50
Sanitary Lift Station/Grinder pump	\$50
Rain conductor	\$14
Dishwasher	\$14
Garbage disposal	\$14
Sump Pump	\$33
Mechanical Permit (new home)	\$282
Mechanical Permit (replacement)	\$108
Reinspection fee	\$114
New home (covers first trap or fixture, water connection, sewer connection, first rain conductor, domestic water piping and domestic hot water)	\$222
Residential Sprinkler	\$186+ plan review

RESIDENTIAL
2022 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)	\$42
Returned Check Fee	\$48

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

**NON-RESIDENTIAL
2022 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. Inspections will be conducted Monday – Friday between 8:00 am and 4:00 pm.

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	\$103.00/hour
Temporary Use (tents, trailers, construction trailers, etc.)	\$192

Building Permits

New Construction & Additions – Finished Space**	\$0.60/sq. ft. (\$378 min.)
New Construction & Additions – Unfinished Space** (Garages, Basements, Accessory Structures, etc.)	\$0.30/sq. ft. (\$378 min.)
Warehouse/Industrial Building Shell in excess of 100,000 square feet	\$.21/sq. ft.
Plumbing	\$0.06/sq. ft. (\$378 min.)
Electrical (new construction)	\$0.06/sq. ft. (\$432 min.)
Mechanical	\$0.06/sq. ft. (\$378 min.)
Accessibility	\$0.06/sq. ft. (\$378 min.)
Sprinkler System	\$312 plus \$6 per head
Fire Protection (other than sprinkler system)	\$0.06/sq. ft. (\$378 min.)
Demolition	\$240
Swimming Pools	\$300
Alterations/Renovations	
Minimum fee - up to \$1,000 of fair market value*	\$156
- for each additional \$1,000 or fraction thereof	\$12
Certification of Occupancy	\$66
Permit Renewal Fee	\$72
Failed Inspection/Reinspection Fee	\$103
Penalty for Construction without a permit	Double fee(s)
Plan review	\$103.00/hour
Miscellaneous permit/plan review or inspection	
Partial Occupancy	\$114

**NON-RESIDENTIAL
2022 Building and Zoning Permit Fee Schedule (continued)**

Electrical Permits

600 amp service or less	Up to and including 200 devices	\$432
	Over 200 devices	\$432 + \$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	\$282
	Over 50 devices	\$348
Reinspection fee		\$103
Service upgrade (600 amps or less)		\$192
Miscellaneous permit/plan review & inspection/additional plan review		\$103.00/hour
Standby generator/transfer switch		\$282.00 plus plan review
Photovoltaic (solar)		\$372.00 plus plan review + structural permit when applicable (1)

General Fees

Non-refundable application fee***	\$180
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)	\$42
Returned Check Fee	\$48

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

FEE BASIS

The following rates represent a "task-value" fee basis. Kraft Engineering invoices for services based on the value to the client for the specific task performed. The charge rates shown below are all-inclusive incorporating all overhead, profit and expenses.

<u>SERVICE TASK</u>	<u>FEE BASIS</u>
Professional Engineer (Project Management, Design, Planning, Professional Services)	\$116.00 / hour
Engineer (Project Engineer, Technician, Designer)	\$102.00 / hour
Technician (Design Drafting, Construction Observation, Code Services)	\$85.50 / hour
Support (Clerical, Support Services)	\$36.00 / hour

The above fees are effective for the calendar year of 2022.

Out-of-pocket expenses such as mileage, standard postage, routine copying and telephone charges are incidental to the charge rates noted above. Expenses for outside services such as blueprinting, bulk copying and special delivery postage will be billed at the invoiced rate from the supplier.

Subconsultant services provided in support of Kraft Engineering project efforts may be invoiced at cost plus five percent (5%).

**KRAFT
ENGINEERING**

Sewage Fees:

SERVICE	FEE AMOUNT
Soil Probe	\$65.00/Probe
6 hole perc test	\$300.00
Planning Module Review	\$75.00
Sewage Permit Application – Minor*	\$210.00
Sewage Permit Application - Conventional System	\$300.00
Sewage Permit Application - Alternate System	\$500.00
On-Lot System Inspections with Permit Application	\$75/Each Inspection
Sewage Enforcement Officer Services	\$75/hour

* Modifications Only (i.e. Component Replacement)

SOLANCO ENGINEERING ASSOCIATES, LLC

2022 SEO Municipal Rate Schedule Conestoga Township

Classification	Billing Rate
Percolation Test (6 Hole)	\$300.00
Soil Probe	\$65/Profile
Sewage Permit App Review and Issuance (Conventional System)	\$300.00
Sewage Permit App Review and Issuance (Alternate System)	\$500.00
Sewage Permit App Review and Issuance (Minor)	\$210.00
Permit Inspection	\$75/Inspection
Sewage Enforcement Officer Hourly Services (including Planning Module Reviews)	\$75/hr

Notes:

Certified Mailings will be
expensed to the
Municipality.

Mileage is included in fees
above.

