

BOROUGH OF CHESTER HEIGHTS,
DELAWARE COUNTY, PENNSYLVANIA

RESOLUTION 02-23-B

BE IT RESOLVED, this 21st day of February 2023, that the following fee schedule is established for Subdivision/Land Development, Building, Plumbing, HVAC, Electrical, and Fire Inspection Permits.

A. SUBDIVISION/LAND DEVELOPMENT

1. ZONING HEARING BOARD APPLICATION FEE: See Resolution 04-23-C

- Single Family Residential Lot: \$350.00
- Residential Development: \$1250.00 plus \$50.00/lot for each lot over 4

2. CONDITIONAL USE HEARING FEE

- Single Family Residential Lot:
- Residential Development: \$1250.00 plus \$50.00/lot for each lot over 4

3. ZONING CHANGES OR CURATIVE AMENDMENTS

- Properties under 1 acre: \$1,500.00
- Properties in excess of 1 acre: \$3,500.00

1-3: Continued Hearing Fee (if requested by applicant) of \$250 per hearing.

4. SUBDIVISION/LAND DEVELOPMENT & PLANNED RESIDENTIAL DEVELOPMENT:

- Minor Residential (4 lots or fewer, no public improvements):

Preliminary Plan: Application \$500.00, Escrow \$1,500.00

Final Plan: Application \$500.00, Escrow \$2500.00

- Major Residential (more than 4 lots with or without public Improvements)/Multi-Family Land Development

Sketch Plan: Application \$750.00, Escrow \$1,500.00

Preliminary Plan: Application \$1,500.00, Escrow \$3,000.00

Final Plan: Application \$1,500.00, Escrow \$3,000.00

- Non-Residential/Land Development:

Sketch Plan: Application \$500.00, Escrow \$1,000.00

Preliminary Plan: Application \$750.00 plus \$250.00/ building
or addition plus \$50.00/acre,
Escrow \$4,000.00

Final Plan: Application \$750.00 plus \$250.00/building
or addition plus \$50.00/acre

- Planned Residential Development

Sketch Plan: Application \$500.00, Escrow \$2,000.00

Tentative Plan: Application \$1,500.00 plus \$50.00/lot or
dwelling unit over 10, Escrow \$4,000.00

Final Plan: Application \$1,500.00, plus \$50.00/lot or
Dwelling unit over 10, Escrow \$4,000.00

Two checks must be submitted, one for the application fee and one for the escrow.

5. LAND DISTURBANCE PERMIT/SWM REVIEW

5.1 LAND DISTURBANCE WITH NO NEW IMPERVIOUS SURFACE

- a) Land Disturbance over 5,000 sf and less than 1.0 acre
 - Application fee \$100.00
 - Escrow \$500.00

- b) Land Disturbance over 1.0 acre
 - Application fee \$200.00
 - Escrow \$1,000.00 plus \$100.00/acre over 2.0 acre of disturbance

5.2 LAND DISTURBANCE WITH NEW IMPERVIOUS SURFACE

- a) New Impervious Surfaces greater than 500 sf but less than 1,000 sf
 - Application fee \$100.00
 - Escrow \$500.00
- b) New Impervious Surfaces greater than 1,000 sf but less than 2,500 sf
 - Application Fee \$250.00
 - Escrow \$1,500.00
- c) New Impervious Surfaces greater than 2,500 sf but less than 5,000 sf
 - Application Fee \$500.00
 - Escrow \$2,500.00
- d) New Impervious Surfaces greater than 5,000 sf
 - Application fee \$500.00
 - Escrow \$2,500.00 plus \$100.00/1,000 sf over 5,000 sf
- e) Lines and Grades Plan for New Dwelling in Active Major Subdivision
 - Application fee \$300.00
 - Escrow – Covered by Developers Agreement

5.3 SWIMMING POOLS

- a) In ground Application \$450.00, Escrow \$600.00
- b) Above ground Application \$150.00, Escrow \$400.00

Refer to PA Municipal Planning Code (“MPC”) for additional information i.e: appearance fee for stenographer. See 53 P.S. 10908 (7)

B. BUILDING PERMITS

There shall be a minimum fee of **\$175.00** for any Building Permit Application, unless otherwise stated herein.

The mandatory PA State Surcharge of \$4.50 for all permits issued shall be added to the cost of each Building Permit Fee. An administrative fee of \$1.00 will also be added making the UCC fee a total of \$5.50.

All Building Applications (excluding all non-reviewable permits, see below) shall be subject to a Zoning Review pursuant to the Zoning Code of The Borough of Chester Heights, the fee of which shall be **\$200.00**.
Duplication of issued Permit: \$10.00.

Inspections, Re-Inspections, Return for Un-Prepared Inspections:
All inspections require a minimum 48-hours' notice. In addition to the established fees listed below and in other resolutions, should the Code Official be required to re-inspect code related construction and/or violations, the Building Permit Application shall pay the following additional fee(s) of: **\$100.00 for each such inspection.**

Preliminary Plan Review: a fee shall be charged for each set of plans submitted for a "preliminary plan review". This review would not constitute "final" project code compliance, but only as an overview of the scope. It may include one evaluation meeting to discuss project particulars:

Use Group R-3, less than 400 sq. ft:	\$100.00
Use Group R-3, greater than 400 sq. ft:	\$175.00
Use Group R-2, less than 10,000 sq. ft:	\$500.00
Use Group R-2, greater than 10,000 sq. ft:	\$750.00
Other Use Groups:	
Up to 5,000 sq. ft:	\$500.00
5,001 sq. ft. to 10,000 sq. ft:	\$750.00
Greater than 10,000 sq. ft:	\$1,000.00
Use & Occupancy Certificates:	
For Residential, no additional fee	
For all other Use Groups; Certificate of Use:	\$125.00

Re-Funding of Permit Fees: Any request for refund of fees must be made in writing and addressed to the attention of Building Code Official, no later than six months from the date of payment of issuance or permits, whichever is longer.

Any request past the six-month period shall not be accepted.

Any administrative cost fee of 35% shall be deducted from the original fee amount requested.

- 1. Residential:** the value on which fees shall be computed based on the following methods.

Residential: Single Family	Net Value/Square Foot*	Use Group
(1-3) Story	\$ 90.00	R-3
(2-3) Story Townhouse	\$ 80.00	R-3

(1-3) Story Addition-All	\$ 90.00	R-3
Basements,	\$ 45.00	R-3
Finished/Unfinished		Accessory
Attics, Finished	\$ 25.00	R-3
		Accessory
Garage, Attached	\$ 50.00	R-3
		Accessory
Porches, Open/Closed	\$ 35.00/\$65.00	R-3
		Accessory

Residential: Apartment **Net Value/Square Foot*** **Use Group**
 (All) Story \$ 85.00 R-2

Residential: Hotel/Motel **Net Value/Square Foot*** **Use Group**
 (All) Story \$85.00 R-1

Residential: Detached Accessory Structures 500 Square Feet or more:

Garages, Greenhouses, Sheds, Decks \$200.00 for \$1,000.00, \$ 35.00 each \$1,000.00

Residential: Alterations & Renovations:

All Structures: \$150.00 up to \$500.00, \$25.00 each \$1,000.00**

Residential Demolition:

All Structures: \$ 150.00 up to \$500.00, \$15.00 each \$ 500.00**

Residential Re-Roofing: in excess of 25% of the existing roof:

All Structures: \$ 150.00 up to \$1000.00, \$10.00 each \$1,000.00**

Residential: Swimming Pools: equal to or greater than 24 inches deep:

In-Ground: \$ 750.00

Above-Ground: \$ 100.00

(*)Less Plumbing, Mechanical &Electrical

(**) or a fraction thereof

- 2. Commercial:** Fees shall be based on the owner-submitted Contract or a reasonable square foot cost estimate, by not less than the applicable estimated construction "worth" indices provided by "Means" 2022 or latest edition:

First\$ 500.00 of costs: \$ 1,000.00
 Each Additional\$ 1,000.00 \$ 75.00

Commercial, Non-Residential **"Means" Commercial Indices"** **Use Group**

Nursing Home	\$ 100.00	I-1
Hospital	\$ 120.00	I-2
Correctional Facility	\$ 150.00	I-2
Medical Offices	\$ 110.00	B
Offices	\$ 100.00	B
Banks	\$ 150.00	B
Post Office	\$ 80.00	B
Country Club	\$ 130.00	A-2
Social Club/Banquet Room	\$ 85.00	A-2, A-3
Church	\$ 120.00	A-4
Movie Theater	\$ 100.00	A-1
Restaurant including Fast Food	\$ 110.00	A-3
Dealership	\$ 70.00	M, S-1
Automobile, Repair Shop	\$ 80.00	S-1
Service Station, Garage	\$ 120.00	S-1
Factory, Industrial	\$ 60.00	F-1, F-2
Warehouse	\$ 60.00	S-2, S-3
Self Storage Warehouse	\$ 75.00	S-2
School	\$ 80.00	E
Stores: "Strip", Department	\$ 65.00	B
Supermarket	\$ 80.00	B
Car Wash	\$ 180.00	B
Fire Station	\$ 80.00	B
Swimming Pools, Enclosed Public	\$ 140.00	A

Commercial: Detached Accessory Structures 500 Square Feet or more:

All Structures: \$200.00 for \$1,000.00, \$ 25.00 each \$1,000.00**

Commercial Re-Roofing: in excess of 25% of the existing roof:

All Structures: \$200.00 up to \$500.00, \$30.00 each \$1,000.00**

Commercial Demolition:

All Structures: \$150.00 up to \$500.00, \$50.00 each \$ 500.00**

Commercial: Swimming Pools: equal to or greater than 24 inches deep:

In-Ground: \$1,000.00

(*)Less Plumbing, Mechanical & Electrical

(**) or a fraction thereof

3. Communication Towers:

New Tower \$1,500.00

Attachment to Existing Tower \$ 700.00

4. Tennis Courts:

All \$ 250.00

5. Trailers: Temporary:

All \$250.00 for every 6-month period,
max 12 months

6. Signs:

All without Lighting \$ 175.00

All with Lighting \$ 150.00 additional to above

All Face Change of Existing Sign \$ 150.00 each side

All Temporary Signs \$ 125.00

(*)Less Plumbing, Mechanical & Electrical

(**) or a fraction thereof

C. PLUMBING PERMITS

1. Plumbing Plan Review, per sheet \$ 80.00
2. Permit for new work covering two (2) fixtures \$100.00
 - Each additional fixture unit \$ 20.00
 - Each additional inspection required \$ 75.00
3. Permit fee for sewer connection:
 - Residential \$150.00
 - Commercial \$170.00
4. Permit fee for new water service or well and pump \$125.00
5. Permit fee for air conditioners and/or heat pumps \$ 75.00
 - Requiring water and/or condensation drains \$ 75.00
 - If separate inspection required \$ 35.00
6. Swimming Pools:
 - Single-Family \$125.00
 - Multi-Family or Community \$150.00
7. Permit fee for installation of gas or electrical Appliances requiring plumbing connections, such as dishwashers, hot water heaters, garbage disposals
 - As additional fixture to other permitted work \$ 60.00
 - If done separately \$ 80.00
 - Initial gas piping installation \$150.00
 - Each additional inspection required \$ 75.00

8. Sprinklers

Residential \$ 175.00

Commercial

\$ 250.00 plus \$100.00 per page of plans

D. HVAC PERMITS

1. Heating Permit, Gas or Oil (each unit)	\$ 200.00
2. Sewage Pump Permit	\$ 150.00
3. Underground Oil Tank install or removal	\$ 200.00
4. Gas piping (new)	\$ 150.00
5. Installation of new or altered duct work	\$ 100.00

E. ELECTRICAL PERMITS

Each permit application shall be accompanied by a signed contract. New construction, alterations, and changes to electrical work shall be accompanied with details, drawings, and documentation associated with the project. Two copies will be supplied for review and approval. Commercial work will need to be designed and sealed by a design professional. Plan reviews will be billed separately in conjunction with an approved third party when approved by the Borough.

1. Residential:
\$50.00 for the first \$ 500.00 with \$ 30.00 for each additional \$1000.00 of estimated cost or fraction thereof, with a minimum of \$50.00.

2. Commercial:

\$100.00 for the first \$500.00 with \$45.00 for each additional \$1,000.00 of estimated cost or fraction thereof up to \$ 25,000.00. Above 25,000.00 the cost factor will be 25.00 per 1,000.00, with a minimum of 145.00.

All fees related to plumbing permits shall be paid to the Borough of Chester Heights prior to any work being performed by the applicant.

F. FIRE INSPECTION FEES:

For Use and Occupancy Real Estate Certificate, there shall be a pass or fail fee of one hundred and twenty dollars (\$ 120.00).

1. For existing residential properties there shall be a pass or fail fee of one hundred and twenty dollars (\$ 120.00).

2. For residential new construction properties up to 2,999 square feet, there shall be a pass or fail fee of one hundred and twenty dollars (\$ 120.00).
3. For residential new construction properties over properties over 3,000 square feet, there shall be a five cent (\$0.05) per square feet fee in addition to the new construction fee.

General:

All fees related to building permits shall be paid to the Borough of Chester Heights prior to any work being performed by the applicant.

The applicant shall reimburse the Borough for any advertising, engineering, legal, or similar expenses incurred by the Borough in excess of the above fees.

Checks shall be made payable to the "Borough of Chester Heights".

BOROUGH OF CHESTER HEIGHTS

BY:



Drew J. Baum
President

ATTEST:




Susan Timmins
Borough Secretary

[SEAL]

APPROVED

BY:



Ginamarie Ellis
Mayor