



BOROUGH OF CHESTER HEIGHTS,
DELAWARE COUNTY, PENNSYLVANIA

RESOLUTION #2025. 12. A

BE IT RESOLVED, this 1th day of Dec. 2025, that the following fee schedule is established for Subdivision/Land Development Applications, Building Permits, Plumbing Permits, Mechanical Permits, Electrical Permits, Miscellaneous Permits, Use and Occupancy Certificates, and Annual Fire Safety Inspections.

SUBDIVISION/LAND DEVELOPMENT

1. Zoning Hearing Board Application Fee:

- Appeal Hearing: \$900.00
- Variance Request Hearing: \$900.00
- Special Exception Hearing: \$900.00
- Combination of Variance and Special Exception: \$900.00
- Ordinance Validity or Interpretation Hearing: \$900.00

2. Conditional Use Hearing Fee: \$900.00

3. Zoning Changes or Curative Amendments: \$900.00

4. Continued Hearing Fee (if requested by applicant): \$250.00 per hearing

5. 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 \$2,500.00
- Major Residential (more than 4 lots with or without public improvements) and 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

6. Land Disturbance Permits and Stormwater Management Review:

6.1 Land Disturbance Without No New Impervious Surface:

- Land Disturbance over 5,000 sq ft and less than 1.0 acre
 - Application Fee \$100.00, Escrow \$500.00
- Land Disturbance over 1.0 acre(s)
 - Application Fee \$200.00, Escrow \$1,000.00 plus \$100.00/acre(s) over 2.0 acre(s) of disturbance

6.2 Land Disturbance With New Impervious Surface:

- New Impervious Surfaces greater than 500 sq ft but less than 1,000 square foot
 - Application Fee \$100.00, Escrow \$500.00
- New Impervious Surfaces greater than 1,000 sq ft but less than 2,500 square foot
 - Application Fee \$250.00, Escrow \$1,500.00
- New Impervious Surfaces greater than 2,500 sq ft but less than 5,000 square foot
 - Application Fee \$500.00, Escrow \$2,500.00
- New Impervious Surfaces greater than 5,000 sq ft



- Application Fee \$500.00, Escrow \$2,500.00 plus \$100.00/1,000 sq ft over 5,000 sq ft

- Lines and Grades Plan for New Dwelling in Active Major Subdivision

- Application Fee \$300.00, Escrow Covered by Developers Agreement

6.3 Swimming Pools:

- Residential In-Ground Application Fee \$450.00, Escrow \$600.00
- Residential Above-Ground Application \$150.00, Escrow \$400.00
- Non-Residential Application \$500.00, Escrow \$1,000.00

BUILDING PERMITS

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 Permit Applications (excluding all non-reviewable permits) 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.

All Fees related to building permits shall be paid to the Borough of Chester Heights prior to any work being performed by the applicant. Checks shall be made payable to the “Borough of Chester Heights”.

Inspections, Reinspections, Unprepared Inspections:

All inspections require a minimum of 48 hours’ notice. Permit Applicants will be required to pay an additional fee as set forth below if the Code Official is required to reinspect Code related construction and/or violations.

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 of the project. Plan Review Fees 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 Group, up to 5,000 sq ft.:	\$500.00
Other Use Group, 5,000 sq. ft. up to 10,000 sq. ft.:	\$750.00
Other Use Group, greater than 10,000 sq. ft.:	\$1,000.00

Refunding Permit Fees:

Any request for refund of Permit 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. An administrative cost Fee of 35% shall be deducted from the original Permit Fee amount.

CONSTRUCTION PERMITS	
Permit Fee – Residential New Construction	3.5% of Construction Costs*
Permit Fee – Residential	3% of Construction Costs*
Permit Fee – Non-Residential	5% of Construction Costs*
Performing Work without a Borough Permit Fee	1 ½ x the Cost of the Applicable Permit Fee
Building Code Appeals	\$200.00
Reinspection	\$100.00
Revisions, Alterations and/or Additions to Existing Permit	Per Instance \$50.00
Duplication of Issued Permit	\$10.00

DEMOLITION PERMITS	
Application Fee – Single Family	\$100.00
Application Fee – Multi-Family	\$300.00
Application Fee – Non-Residential	\$300.00
Permit Fee	2.5% of Construction Costs*

* Construction cost is defined as all material and labor costs for the project. The Borough has final determination in accepting the submitted construction cost as provided on the permit application and may at its discretion require evidence to support said proposed construction cost. In the event that the Application should, in the opinion of the Building Code Official, require review by Borough Consultants, the Applicant shall bear such costs as are incurred by the Borough in connection with such review.



PLUMBING PERMITS	
Plumbing Plan Review, per sheet	\$80.00
Permit Fee for new work covering two (2) fixtures	\$100.00
Each additional fixture	\$20.00
Each Additional inspection required	\$75.00
Permit Fee for sewer connection	
Residential	\$150.00
Non-Residential	\$170.00
Permit Fee for new water service or well and pump	\$125.00
Permit Fee for air conditioners and/or heat pumps requiring water and/or condensation drains	
	\$75.00
If separate inspection required	\$35.00
Permit Fee for swimming pools	
Single-Family	\$125.00
Multi-Family or Community	\$150.00
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
Installed independent of other permitted work	\$80.00
Initial gas piping installation	\$150.00
Each additional inspection required	\$75.00
Permit Fee for sprinkler systems	
Residential	\$175.00
Non-Residential	\$250.00

MECHANICAL PERMITS	
Permit fee for heating, ventilation, air conditioning, ductwork, exhaust fans, boilers, gas piping, and other systems related to air and thermal regulation	3% of Construction Costs*
Permit Fee for sewage pump	\$150.00
Permit Fee for underground oil tank installation or removal	\$200.00



ELECTRICAL PERMITS²	
Electrical Permit Fee – Residential New Construction	3.5% of Construction Costs*
Electrical Permit Fee – Residential	3% of Construction Costs*
Electrical Permit Fee - Non-Residential	5% of Construction Costs*

MISCELLANEOUS PERMIT FEES	
Communication Towers	
New Tower	\$1,500.00
Attachment to Existing Tower	\$700.00
Sports Courts	
Tennis, Basketball, Pickleball	\$250.00
Trailers	
Temporary	\$250.00 for every 6-month period Not to exceed 12 months
Signs	
Signs without lighting	\$175.00
Signs with lighting	\$325.00
Face Change of Existing Sign	\$150.00 each side
Fence	\$100.00
Shed	\$100.00

² Each Electrical 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 to the Borough for review and approval. Non-Residential work shall 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.

* Construction cost is defined as all material and labor costs for the project. The Borough has final determination in accepting the submitted construction cost as provided on the permit application and may at its discretion require evidence to support said proposed construction cost. In the event that the Application should, in the opinion of the Building Code Official, require review by Borough Consultants, the Applicant shall bear such costs as are incurred by the Borough in connection with such review.



USE AND OCCUPANCY CERTIFICATES³	
Single Family	\$120.00
Multi-Family	\$150.00
Non-Residential	\$200.00

FIRE MARSHAL ANNUAL FIRE SAFETY INSPECTION FEES⁴	
Commercial Residences Fire Safety Inspection Fees	
Commercial Apartment Buildings with multiple apartment units within same building	\$65.00 per unit
Reinspection Fees (after two failed inspections)	\$32.50 per reinspection
Commercial auxiliary buildings co-located with multiple apartment buildings will be charged an additional inspection fee per the commercial unit fee schedule below.	
Non-Residential Commercial Buildings Fire Safety Inspection Fees⁵	
1 – 2,000 square feet	\$150.00
2,001 – 5,000 square feet	\$200.00
5,001 – 10,000 square feet	\$300.00
10,001 – 100,000 square feet	\$500.00
100,001 square feet or greater	\$1,000.00
Reinspection Fees (after two failed inspections)	½ of original inspection fee

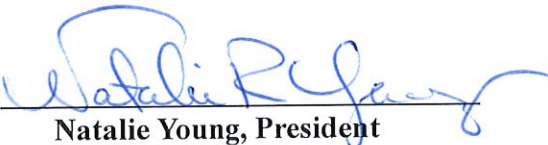
³ A Use and Occupancy Certificate is required for all real estate transfers, new construction, major renovations, reoccupation of condemned structures, changes in occupancy, and certain state licenses. All work and final inspections must be completed prior to scheduling a Use and Occupancy Inspection. Use and Occupancy Certificates will not be issued until all outstanding payments (Permit Fees and Borough Consultant Fees) have been paid in full.

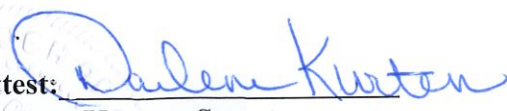
⁴ Commercial Fire Inspection Fees include the cost of two (2) inspections, the initial and one reinspection if needed. Additional inspections required because of the failure to pass the initial two inspections, shall result in the assessment of ½ the inspection fee for each additional inspection.

⁵ Including, but not limited to, ambulatory, health care, banks, barbers and beauty shops, offices, warehouses, retail, wholesale, educational occupancy, day care, manufacturing, bakeries, restaurants, taverns and bars, auto repair, auto body, and storage of flammable and combustible liquids etc.



FIRE MARSHAL MISCELLANEOUS FEES	
Plan Review	\$70.00 per hour
Residential Burn Permit	\$5.00/per day \$20.00/per month
Explosives/Blasting Permit Commercial Storage or Usage	\$100.00 per day
Fines and Violations	
Parking in a Fire Lane or Fire Zone	\$35.00 & subject to towing
Illegal Burning	\$50.00
Borough Code Chapter 97-31 Violation(s)	Violation Fees charged pursuant to Fire Code
False Alarm Fees:	
Two (2) Alarms in a 12-month period	Warning Issued
Three (3) Alarms in 12-month period	\$100.00
Four (4) Alarms in 12-month period	\$200.00
After Five (5) Alarms in 12-month period	\$300.00/per occurrence

By: 
Natalie Young, President
Borough of Chester Heights

Attest: 
Darlene Kurten, Secretary

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