

OFFICIAL FEE RESOLUTION

A Resolution of Licking Creek Township, Fulton County, Commonwealth of Pennsylvania Establishing a Partial Schedule of Fees, Costs, Charges, and Expenses of the Township and Repealing Any and All Resolutions Inconsistent Therewith.

WHEREAS, Section 1506 of the Second Class Township Code authorizes the Board of Supervisors under "General Powers" to establish necessary fees to cover the costs associated with Township services; and

WHEREAS, the Board of Supervisors desires to establish a general fee schedule setting the necessary fees for all Township services and collection of Township accounts and expenditures, including but not limited to application, filing, license and permit fees, and to repeal any and all Resolutions inconsistent herewith; and

NOW, THEREFORE BE IT RESOLVED THAT by the Licking Creek Township Board of Supervisors, some fees are hereby fixed as follows:

Section 1. Fees.

Land Use Permits and Building Code Appeals.

1. The land use permit fee shall be based upon the estimated cost of construction with respect to new buildings or structures.

2. When the proposal involves reconstruction, alterations and additions to an existing structure, the permit fee shall be based upon the estimated cost of construction of such alterations, additions, or repairs.

3. The land use permit fee shall be assessed in accordance with the following formula:

A. Residential:

\$ 0.00 - \$25,000.00	- .25% of cost;
\$25,001.00 - \$50,000.00	- .50% of cost;
\$50,001.00 - \$75,000.00	- .75% of cost;
\$75,001.00 - and over	- 1.00% of cost.

B. Commercial:

2.00% of the cost of construction.

Subdivision and Land Development.

1. All applications must be filed with the Township. At the time of filing with the Township, Applicant's planner, architect, and/or engineer must certify that the submission is in compliance and in a form acceptable for review. The subdivision and land development plan filing fee and escrow deposit are payable at the time of plan (sketch, preliminary, and/or final) submission. Separate checks shall be submitted to cover the amounts of the filing fee and the escrow deposit. No application will be accepted as administratively complete without proper payment of fee and submission of deposit of escrow funds. Third and subsequent resubmissions are subject to the resubmission fee as noted below. The Township, at its sole discretion, may reduce or eliminate the escrow fees provided for below.

2. The Township, at its discretion, may require any and all application materials or related subsequent construction or improvements to be reviewed and/or inspected by the Township Code Official/Building Inspector, Township Engineer, Township Solicitor, or other professional consultants, with the applicant being responsible for all costs of said review as billed to the Township. The rates of these bills shall be equal to the hourly rate charged to the Township for other services rendered to the Township.

3. The applicant shall be responsible for reimbursing the Township for any and all costs incurred by the Township in relation to any application, including but not limited to: all necessary reviews, examinations, inspections, tests, and any other work by the Township Code Official/Building Inspector, Township Engineer, Township Solicitor, and other Township professional consultants as determined to be necessary by the Board of Supervisors, and as required to satisfy the Second Class Township code and other Township, County, State and Federal laws and regulations; certified mailings; advertising costs; stenographer fees; hearing transcript fees; and drafting of necessary contracts, agreements and other legal documents.

A. Applicant is responsible to reimburse the Township for the actual cost of plan review, report preparation, storm water management review, inspections, or other services performed by the Township Engineer, Township Solicitor, or other consultants as further detailed by the Township Subdivision and Land Development Ordinance.

B. If an application is rejected, Applicant shall be informed of the specific deficiencies of the application. However, the Township's rejection of an application shall have no effect upon Applicant's responsibility to reimburse the Township for Township expenses and Consultant service fees.

4. Deposits of escrow funds shall be deducted in order to pay any costs accruing from consultant fees as stated above. Deductions shall be made fourteen (14) calendar days after the mailing of the consultant fee statement to the Applicant. If at any time during the progression of an application, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an additional deposit is required equal to the first deposit. The escrow funds must be replenished when depleted by fifty percent (50%) of the original amount if the project has the potential to incur further costs. The escrow accounts must be funded at all times before further review and costs are incurred by the Township.

A. Upon the recording of the subdivision plan with the Recorder of Deeds, or upon final action by the Board of Supervisors, or upon withdrawal of the application by the applicant, and after payment of all advertising, engineering, legal and other expenses incurred by the Township, the balance of the escrow deposit shall be refunded to the applicant. Funds held in the escrow account shall not be returned until all Township invoices have been paid by the applicant.

B. At the time of the Application, the Applicant shall execute an Escrow Funds Agreement with Licking Creek Township, a copy of which is attached hereto and adopted as part of this fee schedule. This Escrow Funds Agreement includes the establishment of an Escrow Account. The Escrow Account covers the expenses of Licking Creek Township and consultant services provided to Licking Creek Township. Township expenses include paid administrative staff time, costs for reproduction, mailing, facsimile transmission, etc. Consultant services may include paid costs of the services of consultants for engineering, legal matters, site design, traffic design, landscaping, street lighting, and any other consultant, if necessary to properly examine the proposed subdivision and/or land development plan.

5. No final plans will be signed and/or released by the Board of Supervisors until all conditions of approval, fees, and costs for the review of the subdivision or land development have been paid in full. Application shall pay all costs and fees in connection with the County Planning Commission PaDEP, PennDOT, recordation fees, and fees from any other regulatory agency holding jurisdiction.

A. **Sketch Plan Review Fee:**

- (1) Application fee: \$25.00
- (2) Deposit: \$250.00

B.	<u>Lot Line Change Fee</u>	<u>Escrow</u>	<u>Total</u>
Agricultural	\$ 25.00	\$ 50.00	\$ 75.00
Residential	\$ 50.00	\$100.00	\$150.00
Non-residential	\$100.00	\$200.00	\$300.00

C. **Agricultural Subdivisions:** These fees apply to agricultural subdivisions, exempting subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling (as set forth in Article I, Section 107, Subdivision, Pennsylvania Municipal Planning Code, Act 247, as amended).

	<u>Base Fees</u>	<u>Fee for Each Lot and/or Unit</u>	<u>Escrow</u>
1 Lot Land	\$25.00	None	\$2,000.00 plus
1-10 Lots/Units	\$75.00, plus	\$50.00/Lot/Unit	\$500/10,000 sf
11-30 Lots/Units	\$100.00, plus	\$40.00/Lot/Unit	of bldg. or part
Over 31 Lots/Units	\$150.00, plus	\$30.00/Lot/Unit	thereof, or
			\$500 per unit, whichever is greater

D. **Residential Subdivisions and Residential Land Developments:** These fees apply to residential projects for sale, condominium ownership, or rental, regardless of the type of building; either as a subdivision or single tract land development.

	<u>Base Fees</u>	<u>Fee for Each Lot and/or Unit</u>	<u>Escrow</u>
1 Lot Land	\$50.00	None	\$2,000.00 plus
1-5 Lots/Units	\$75.00, plus	\$50.00/Lot/Unit	\$500/10,000 sf
6-15 Lots/Units	\$100.00, plus	\$40.00/Lot/Unit	of bldg. or part
Over 15 Lots/Units	\$100.00, plus	\$30.00/Lot/Unit	thereof, or
			\$500 per unit, whichever is greater

E. **Non-Residential Subdivisions:** These fees apply to applications for subdivision and conveyance of land for non-residential uses, not proposed for land development as defined in Section 107 of the Municipal Planning Code.

<u>Number of Lots & Units</u>	<u>Base Fees</u>	<u>Fee for Each Lot and/or Unit</u>	<u>Escrow</u>
1-5 Lots/Units	\$150.00, plus	\$50.00/Lot/ Unit, plus	\$2,000.00 plus
Over 5 Lots	\$200.00, plus	\$45.00/Lot/	\$500/10,000 sf

Unit, plus
of bldg. or part
Thereof, or
\$500 per unit,
Whichever is
Greater

F. **Non-Residential Land Development:** These fees apply to all projections or sections of mixed projects which are for non-residential use for sale, condominium, lease, or rent in any type of building on a single tract of land.

<u>Number of Developed Acres</u>	<u>Base Fees</u>	<u>Fees for Gross Floor Area</u>
Under 5 acres	\$250.00, plus	\$60.00/1,000 sq ft or part Thereof of gross floor area
5-49.99 acres	\$400.00, plus	\$50.00/1,000 sq ft or part Thereof of gross floor area
Over 50 acres	\$500.00, plus	\$40.00/1,000 sq ft or part Thereof of gross floor area

Licking Creek Escrow amount the same as non-residential subdivisions.

G. **Recording of Deeds of Dedication - \$75.00.**

H. **Bond/Letter of Credit Release Requests: \$75.00 plus Consultant Fees.**

I. All **Subdivision plan revisions** after the second (2nd) revision are \$25.00 per lot with a maximum charge of \$100.00 per revision.

J. All **Land Development plan revisions** after the second (2nd) revision will be \$25.00 per acre with a maximum charge of \$100.00 per revision. Consultant fees will be additional, as provided elsewhere in this Resolution.

Miscellaneous Administrative Fees:

1. Bound copy of the current Subdivision and Land Development Ordinance: **\$25.00**

2. Each Certification of a copy of any documents: **\$5.00, in addition to fee for copies.**

3. Copies of sing pages: **\$0.25 each.**

4. Facsimile transmissions: **\$0.50/page.**

5. Municipal no-lien letters: **\$25.00.**
6. Municipal letter of pending subdivision and/or land development application: **\$20.00.**
7. Research by office staff: **\$16.00/hour, one our minimum.**
8. NSF/Returned Check Charges: **\$25.00.**
9. Charges for items mailed/shipped to individuals: **Actual postage plus cost of shipping container.**

Section 2. Repealer.

All resolutions or parts of resolutions which are inconsistent herewith are hereby repealed.

Section 3. Severability of Parts of Resolution.

It is hereby declared to be the intention of the Licking Creek Township Board of Supervisors that the chapters, parts, sections, paragraphs, sentences, clauses and phrases of this Resolution are severable. If any section, paragraph, sentence, clause, or phrase of this Resolution is declared unconstitutional, illegal, or otherwise invalid by the Judgment or Decree of a Court of competent jurisdiction, that invalidity shall not affect any of the remaining chapters, parts, sections, paragraphs, sentences, clauses or phrases of this Resolution.

Duly adopted at a meeting held on the 4th day of January, 2021, by the Board of Supervisors of Licking Creek Township, Fulton County, Pennsylvania, in public session duly assembled.

SUPERVISORS OF LICKING CREEK TOWNSHIP

Chairperson

Vice-Chairperson

LuAnne Keebaugh, Secretary