

RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

RESOLUTION #2024-10

A RESOLUTION ESTABLISHING FEES FOR THE FILING OF APPLICATIONS, PERMITS AND LICENSES AND FOR THE USE OF FACILITIES AND OTHER SERVICES FOR THE TOWNSHIP OF RICHLAND

WHEREAS, the Board of Supervisors of the Township of Richland has adopted a codification, consolidation and revision of the ordinances of the Township of Richland; and

WHEREAS, it is the desire of the Board of Supervisors of the Township of Richland to eliminate all filing fees, permit fees and license fees from the Code of Ordinances and enact them instead by resolution.

NOW, THEREFORE BE IT RESOLVED THAT and it is hereby resolved by the Board of Supervisors of the Township of Richland that all fees are hereby fixed as follows:

SUBJECT	FEES	ESCROW
SUBDIVISION AND LAND DEVELOPMENTS		
*A 10% servicing charge shall be added to all applicable charges invoiced to the escrow account, excluding accounts established for Zoning Hearing Board cases.		
Lot Line Change (per plan submission)	\$500	\$2,500
Sketch Plan	\$500	\$3,000*
Minor Subdivision (1-4 lots)	\$800	\$3,000
Major Residential Subdivision (5 or more lots)		
Preliminary	\$2000 + \$50/lot or unit	\$6,000 for 3 to 10 lots/units \$8,000 for 11 to 25 lots/units Add \$50 for each lot/unit above 25
Revised and Amended plans		**
Final	\$1000 + \$30/lot or unit	**
Major Commercial, Industrial, Institutional or Recreational Land Development/Subdivision		
Preliminary	\$2000+ \$50/ 1,000 s.f.	\$8,000
Revised & Amended plans		**
Final	\$1200 + \$30/1,000 s.f.	**
Act 537 Planning Module Reviews		
1 or 2 lots	\$250	\$500
3 to 6 lots	\$500	\$1,000

7 or more lots	\$1,000	\$1,500
*Deposit only required if reviews requested		
**Must replenish escrow to full amount		
EARTH DISTURBANCE GRADING PERMIT	\$500	
Each Revised Submission	\$100	
STORMWATER		
Stormwater Detention Basin Maintenance Fund	\$5,000/acre or portion thereof or \$10,000 minimum	
Stormwater Ordinance Waiver Fee	\$250	
FLOODPLAIN DEVELOPMENT PERMIT	\$500	
Each Revised Submission	\$100	
APPLICATION FOR HEARINGS TO THE ZONING HEARING BOARD OR BOARD OF SUPERVISORS		
	FEES	ESCROW
Residential/Agricultural	\$850	
Residential Subdivisions (3 or more Lots)	\$1,250+\$10 per unit	
Institutional/Recreational	\$1,800	
Commercial/Industrial	\$1,800	
Challenge to Validity of Zoning Ordinance	\$10,000	\$3,000
Conditional Use		
Residential/Agricultural	\$850	\$3,000
Commercial/Industrial/Institutional/Recreational	\$1,800	\$3,000
Curative Amendment	\$10,000	\$3,000
Petition for Rezoning	\$2,500	\$3,000
Appeal of Zoning Violation (Upon successful Appeal, fee to be reimbursed)	\$900	
Appeal of Floodplain Management Ordinance (Upon successful Appeal, fee to be reimbursed)	\$900	
ZONING PERMIT FEE SCHEDULE		
New Residential (Including Mobile Homes)	\$150	
Residential Additions/Alterations	\$50	
Non-Residential with no change in Use (New construction, additions, alterations)	\$150	
Non-Residential with Change in Use (New construction, additions, alterations)	\$300	
Sign Permit	\$100 plus \$1/s.f. over 50 s.f.	

Temporary Sign Permit	\$25 (\$50 Escrow fee refundable upon removal of temporary sign within the authorized period)
Temporary Accessory Use Tent or Trailer	\$25
Temporary Event	\$25
Forestry/Timber Harvest	\$50
Accessory Buildings, Structures and Uses	
Decks, Concrete and Paver Patios under 200 s.f.	No Fee
Sheds, Gazebos, and Greenhouses under 160 s.f.	No Fee
Fences	No Fee
Accessory Buildings, Structures and Uses	
Deck, Concrete and Paver Patios over 200 s.f.	\$50
Accessory Building and Structure over 160 s.f.	\$50
Above Ground Pools (depth over 24" in)	\$50
Inground Pools	\$60
Alternative Energy (Solar/Wind Energy Equipment)	\$60
Accessory Home Occupation	\$25
Written Zoning Opinions – Upon Request	\$50
If applicant has begun or completed construction of the improvement prior to applying for a permit, the fee shall be doubled. Where no fee is required for an improvement, there shall be a \$10 fee.	
BUILDING PERMIT FEE SCHEDULE	
New Residential Construction (includes single family dwellings and multiple unit construction)	
Per Unit:	
First 1,000 sq. ft. per dwelling unit	\$350
Each additional 200 sq. ft. or fraction thereof per dwelling unit (calculation to be made using outside dimensions of all living areas per floor, usable storage areas, attics, attached garages, decks, porches and patios, also the basement if more than half exposed)	\$75
Mobile Home Pad and initial installation of mobile home, including in a Mobile Home Park.	\$160
Installation of mobile home on existing pad, including in a Mobile Home Park.	\$80
Residential Additions and Structural Alterations	
Additions:	
Minimum fee	\$60
Plus \$.40 per sq. ft.	
Structural alterations:	

Minimum fee up to \$1,500 in construction costs.	\$50
Plus \$8 per each additional \$1,000 or fraction thereof.	
Residential Garages (including pole structures)	
Minimum fee up to 200 sq. ft.	\$55
Plus \$.16 per sq. ft. or fraction thereof over 200 sq. ft.	
Residential - Decks, Porches, Patios and Accessory Structures (either permanent or temporary, with or without footings).	
Minimum fee	\$75
Plus \$.15 per sq. Ft.	
Swimming Pools	
Above ground pools over 24 inches in depth and less than 200 sq. ft.	\$100
In ground pools and above ground pools in excess of 200 sq. ft.	\$150
Alternative Energy (Solar/Wind Energy Equipment)	
Residential	\$75
Commercial	\$150
Non-Residential Construction	
Minimum fee up to \$10,000 \$10,000.01 and over determined by computing estimated construction cost multiplied by 0.01 (Example: Est. cost \$100,000 x 0.01 = \$1,000)	\$100
Non-residential Structural Alterations	
Minimum fee Plus \$7.35 per each 1,000 sq. ft. or fraction thereof.	\$105
Miscellaneous Construction	
Installation of Underground Oil or Gas Tank	\$35
Demolition Permit	
Residential Accessory Building	\$35
Residential Dwelling	\$75
Commercial, Industrial, Institutional, Other	\$250
Well Permit	
Residential	\$35
Commercial	\$300
Industrial	\$500
Monitoring Well	\$100
Plan Review Fee Schedule	

New single-family dwelling	\$55
Residential additions	\$25
Commercial/Industrial (New)	\$110
Commercial/Industrial (Additions)	\$55
Addition Inspections	
Additional inspections required above the normally planned inspections will cost an additional \$30 per visit/inspection.	
PENNSYLVANIA ACT 13 OF 2004 FEE	
An additional fee shall be assessed for each building permit issued, as required by Act 13 of 2004.	\$4.50 or such other amount that shall be imposed from time to time by Acts of the Pennsylvania General Assembly
PLUMBING PERMIT FEES (includes Mobile Homes)	
One to four fixtures*	\$30
Each additional fixture	\$11
*Sink, water closet, tub, shower, laundry tub, dishwasher, clothes washer, garbage disposal, etc.	
MECHANICAL PERMIT FEES	
Richland Township adopts the following fee schedule:	
Residential mechanical & HVAC (new & replacement)	\$100
Non-residential mechanical & HVAC (new & replacement)	\$150
UNIFORM CONSTRUCTION CODE FEES	
Accessibility Inspection Review	\$200
UCC Appeals Board Application (Upon Successful Appeal, fee to be reimbursed)	\$700
HIGHWAY OCCUPANCY PERMIT FEES	
Utility	\$50
Driveways	
Residential	\$25 (Plus \$10 If Driveway Pipe is Required)
Non-Residential	\$100
RIGHT OF WAY MANAGEMENT FEES	
One Time Application/Permit Fee	\$500
Annual Management Fee	\$50
USE AND OCCUPANCY FEES	
Residential	\$75 per unit
Commercial/Industrial/Institutional or Other	\$150 (up to 3,000 sq. ft.) \$200 (3,001 sq. ft. to 5000 sq. ft. plus \$25 per 1,000 sq. ft. above 5,000 sq. ft.)

FIRE CODE FEES	
Inspections	
R Occupancies (Hotel/Motel) Per Building	
Up to 50 sleeping units	\$55
51 to 200 sleeping units	\$105
Greater than 200 sleeping units or 6 or more stories high	\$210
R Occupancies (Apartments) Per Building	
Up to 25 units	\$55
26 to 100 units	\$105
Greater than 100 units or more than 5 stories high	\$210
Private residential single-family homes are exempt from inspection	
A Occupancy (Assembly), E Occupancy (Educational) and I Occupancy (Institutional), which includes Day Care Centers and Group Homes (Inspections will include witnessing a fire drill).	
Up to 3,500 square feet per building	\$55
3,501 to 12,000 square feet per building	\$105
12,001 to 50,000 Square Feet	\$270
Greater than 100,000 Square Feet	\$420
B Occupancy (Business), F Occupancy (Factory), H Occupancy (High Hazard), M Occupancy (Mercantile), S Occupancy (Storage), U Occupancy (Utility) and Special and Mixed Occupancies	
Up to 400 square feet per building	\$20
401 to 3,500 square feet per building	\$40
3,501 to 10,000 square feet per building	\$80
10,001 to 40,000 square feet per building	\$105
40,001 to 100,000 square feet per building	\$210
100,001 to 200,00 square feet per building	\$315
200,001 to 400,00 square feet per building	\$525
Building with greater than 400,000 square feet at \$16 per 10,000 square feet	
Places of worship, historical society buildings and non-profit recreation association refreshment stands	No Fee

NOTE: Additional fees: Annual inspection fees are based on the building occupancy and total square footage of the building, or units. In addition to the fees listed above there will be additional inspection fees for alarm system inspections, automatic fire suppression and cooking system inspections, automatic sprinkler inspections, fire pump inspections, standpipe inspections and permit fees for special hazards and operations are also calculated into the final overall inspection and permit fee. All stated additional fees shall be added to the annual inspection fee. Code inspections are limited to witnessing required testing. (Additional fee schedule is attached).

Miscellaneous fees and charges:	
Fire Incident Report	\$25
Fire Investigation Report (Loss under \$100,000)	\$80
Fire Investigation Report (Loss of \$100,000 or more)	\$160
Acceptance Tests (automatic sprinkler systems, fire alarm systems, fire suppression system, fire pumps, standpipes, underground systems, etc.)	\$80
Open burning	\$40
Water based extinguisher systems	\$20/system
Foam extinguisher systems	\$20/system
Carbon dioxide extinguisher systems	\$20/system
Halogen extinguisher systems	\$20/system
Dry chemical extinguisher systems	\$20/system
Wet chemical extinguisher systems	\$20/system
Fire protection signaling systems	\$20/system
Automatic fire detection systems	\$20/system
Fire pumps (annual performance test)	\$80/hour
Operation of Heliport	\$105/year
Bowling lane resurfacing	\$55
Crop ripening and coloring process	\$80
Dry cleaning plan permit	\$80
Dust explosion hazard	\$80
Application of flammable finishes	
Industrial operations	\$55/station
Automatic body shop	\$55
Incidental touch-up	\$30
Hazardous materials, each category	\$105/year
Lumber yards storing more than 100,000 board feet	\$105/year
Matches	\$55
Oil and gas production	\$205
Organic coatings	\$105

Tents and air supported structures	\$160
Material storage	\$11 per 2,500 cu. ft.
Welding or cutting, calcium carbide and acetylene generators	\$40
Aerosol products	\$55
Cellulose nitrate (pyroxylin) plastics	\$55
Combustible fibers	\$55
Corrosive	\$55
Fireworks for permitted fireworks display	\$265
Flammable and combustible liquids for single family properties	\$55
All other flammable and combustible liquids	\$105
Flammable solids	\$55
Toxic solids and liquids	\$55
Irritants, sensitizers and other health hazards	\$55
Organic peroxides	\$55
Liquid and solid oxidizers	\$55
Pyrophoric materials	\$55
Radioactive materials	\$55
Unstable (reactive) materials	\$55
Water reactive materials	\$55
Plan Reviews	
Automatic Fire Suppression Systems	\$45/system
Automatic Sprinkler Systems	\$30 per 1,000 sq. ft. of area
Automatic Fire Alarm Systems,	\$7.50 per 1,000 sq. ft. of area
Fire Pump Installation	\$135/pump
All other Plan Reviews and Meetings	\$80/hr
Subdivision (minor)	No Fee
Other subdivisions and land developments	\$80/hr
Plan reviews are conducted on an accept or reject basis. Rejected plans must be resubmitted at an additional review cost of \$80 per hour. Plan reviews include site meetings and water flow testing.	
PUBLICATIONS	FEES
Zoning Ordinance (Map Included)	\$50 If mailed addl. \$5.00
Zoning Map	\$10
Subdivision /Land Development Ordinance	\$50 If mailed addl. \$5.00

Comprehensive Plan	\$50 If mailed addl. \$5.00
Stormwater Management Ordinance	\$20 \$23 By Mail
Grading Ordinance No. 27-901	\$2.25
Trail System Map	\$10
Open Space Book	\$50
Photocopies	\$0.25 per copy/per side
Pavilion Rental (Municipal Building)	\$50 plus \$25 deposit (refundable if Pavilion is cleaned)
Fee for private or semi-private groups requesting use of the meeting room in the Municipal Building or the Police Department	\$50
Transient Merchant Application	\$100

RESOLVED AND APPROVED this 2nd day of January 2024.

Attest

Richland Township
Board of Supervisors

Leslie Huhn
Township Manager

Chairman

Vice Chairman

Board Member