



Wrightstown Township

Fee Schedule
Resolution #2009-002
Adopted 01/05/09

RESOLUTION NO. 2009-002

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AMENDING RESOLUTION 2005-962, ITS FEE SCHEDULE.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Wrightstown Township, Bucks County, Pennsylvania, as follows:

SECTION 1. COST TO BE PAID BY APPLICANT

All applicants for subdivision or land development, all property owners requesting amendments, supplement, change, modification or repeal of the Township Zoning Ordinance and/or map, including petitioners seeking Curative Amendment, and all appellants to the Zoning Hearing Board, the UCC Appeals Board, including but not limited to, all property owners requesting a variance or a special exception shall pay all legal fees, engineering fees, stenographic costs, advertising costs and other expenses incurred by the Township relative to their application, petition, request or appeal unless otherwise prohibited by Commonwealth Law.

SECTION 2. FEES AND DEPOSITS FOR COST TO BE PAID TO TOWNSHIP SECRETARY/ZONING OFFICER

All fees and deposits for cost, as hereinafter provided shall be paid to the Township Administration /Code Official simultaneously with the submission of a plan for subdivision, land development or other application; the filing of any petition to the Board of Supervisors for an amendment, curative or otherwise, supplement, change, modification or appeal of the regulations of the Township Zoning Ordinance and/or map; the filing of permits or uses; or the filing of any appeal.

SECTION 3. AMOUNT AND FEES AND DEPOSITS

The following non-refundable fees and refundable escrow deposits and non-refundable continuance fees are established under this resolution.

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	FEE	ESCROW
A. SUBDIVISION AND LAND DEVELOPMENT		
All submissions require twenty (20) copies of all documents		
I. LOT LINE CHANGE PER PLAN SUBMISSION	\$125.00	\$1,000.00
II. MINOR SUBDIVISION		
(A) Sketch Plan (if submitted)	\$175.00	\$2,000.00
(B) Final Plan (2-5 lots)	\$300.00	\$4,000.00
III. MAJOR SUBDIVISION/LAND DEVELOPMENT		
(A) Sketch Plan (if submitted)	\$175.00	\$2,500.00
(B) Preliminary Plan		
* If a new public road is proposed, an additional escrow deposit of \$3000 is required.		
(1) Single Family		
(a) 6-9 lots *	\$425.00	\$6,500.00
(b) 10-19 lots *	\$600.00	\$7,500.00
(c) 20-49 lots *	\$900.00	\$9,000.00
(d) 50-99 lots *	\$1,800.00	\$10,000.00
(e) 100 or more lots *	\$3,750.00	\$12,000.00
(2) Multi-Family		
(a) 2-9 units	\$925.00	\$7,000.00
(b) 10 or more units	\$1,875.00	\$9,500.00
(c) additional \$/unit over 20 units	\$125.00	\$500.00
(3) Institutional (including churches)	\$625.00	\$6,000.00
(4) Commercial (including offices)		
(a) 1-4 units	\$625.00	\$6,500.00
(b) 5-9 units	\$1,250.00	\$8,500.00
(c) 10 units or greater	\$1,875.00	\$9,500.00
(d) additional \$/unit over 15 units	\$125.00	\$700.00
(5) Shopping Center		
(a) 10 units or less	\$1,875.00	\$8,500.00
(b) greater than 10 units	\$2,500.00	\$9,500.00
(c) additional \$/unit over 10 units	\$125.00	\$700.00
(6) Industrial		
(a) Single unit	\$1,250.00	\$6,500.00
(b) Planned Industrial development	\$1,875.00	\$8,500.00
(c) additional \$/unit over 5 units	\$300.00	\$600.00

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(C) Final Plan	FEE	ESCROW
(1) Single Family		
(a) 6-9 lots	\$250.00	\$5,000.00
(b) 10-19 lots	\$425.00	\$6,000.00
(c) 20-49 lots	\$625.00	\$7,000.00
(d) 50-99 lots	\$1,875.00	\$8,500.00
(e) 100 or more lots	\$3,750.00	\$10,000.
(2) Multi-Family		
(a) 2-9 units	\$425.00	\$5,500.00
(b) 10 or more units	\$625.00	\$7,000.00
(c) additional \$/unit over 20 units	\$125.00	\$500.00
(3) Institutional (including churches)	\$300.00	\$4,500.00
(4) Commercial		
(a) 1-4 units	\$425.00	\$5,000.00
(b) 5-9 units	\$625.00	\$6,500.00
(c) 10 or more units	\$925.00	\$7,500.00
(d) additional \$/unit over 15 units	\$65.00	\$500.00
(5) Shopping Center		
(a) 10 units or less	\$625.00	\$6,500.00
(b) greater than 10 units	\$925.00	\$8,000.00
(c) additional \$/unit over 10	\$65.00	\$500.00
(6) Industrial		
(a) Single Unit	\$625.00	\$5,000.00
(b) Planned Industrial development	\$925.00	\$6,500.00
(c) additional \$/unit over units	\$65.00	\$500.00

IV CAPITAL CONTRIBUTIONS as approved by the Board of Supervisors

(A) Sidewalks and Curbing	\$1,500.00	per lot
(B) Street Lights	\$500.00	per street light req.
(C) Street Trees	\$250.00	per tree req.
(D) Recreation	\$3.00	per square foot req

V STORMWATER PLAN SUBMISSION

All subdivision/land development submissions require twenty (20) copies of all documents.

(A) Required for Delaware South Watershed per Ordinance #225	(1)	\$1,000.00
(B) Required for Little Neshaminy and Neshaminy Watersheds per Ord. #226	(1)	\$1,000.00
(1) Included as part of overall subdivision and/or land development fee.		

Note: All subsequent reviews shall be one half (½) the amount of the initial review fee unless a new application is required as per Section 406 of the stormwater ordinance. A new fee shall be submitted with each revision in accordance with this schedule

Escrow Funds – In addition to application filing fees, the applicant shall be required to furnish an escrow fund to pay the professional fees and other costs incurred in reviewing the plans, processing the application and site inspections. Upon completion of the project, whether the application is approved or rejected, any monies not expended in the review and inspection process shall be refunded to the applicant. Fees in excess of the escrow fund will be charged to the applicant. The applicant may be required to replenish escrow fund when escrow drops to 35% of original amount.

B. ZONING AND BUILDING PERMIT FEES	FEE	ESCROW
All submissions require twenty (20) copies of all documents		
I. CONDITIONAL USE PERMITS		
(A) Agricultural Uses	\$100.00	\$2,000.00 *
(B) Residential Accessory Uses	\$125.00	\$2,000.00 *
(C) Religious, Educational, Recreational and Institutional Uses.	\$250.00	\$3,000.00 *
(D) Office Uses	\$500.00	\$3,000.00 *
(E) Retail and Consumer Uses	\$750.00	\$3,000.00 *
(F) Utility, Cable TV and Wireless Communications	\$2,000.00	\$5,000.00 *
(G) Industrial Uses	\$1,000.00	\$5,000.00 *
(H) Performance Subdivision	\$750.00	\$3,000.00 *
(*) Escrow Fees to be used for review of all applications prior to and during all phases of the permit application and hearings. Fees to cover all administrative, engineering, legal and advertising costs. Any unexpended escrow will be returned to the applicant. The applicant may be required to replenish escrow fund when escrow drops to 35% of original amount.		
II. USE PERMITS (Permitted Uses)(Occupancy additional – see page 11)		
(A) Residential		
(1) Single Family	N/A	
(2) Residential Conversion	\$50/unit Plus review fees	
(3) Use H-12 (Cell Towers)	\$125.00 Plus review fees	
(B) Non-Residential Uses		
(1) Accessory Uses H-5, H-8	N/A	
(2) Accessory Uses H-1, H-2	\$125/use Plus review fees	
(3) Accessory Uses H-3, H-4, H-6, H-7, H-9, H-10	\$75/use Plus review fees	
(4) Accessory Use H-11	\$300/use Plus review fees	
(5) Accessory Use H-12	\$300/use Plus review fees	

- (6) Events open to the public (e.g. grange use, craft shows, dog shows, etc.) 15% of Rental ***

*** For Police, Municipal, Sanitation (required even if fees have been waived). Does not apply to private rentals (e.g. weddings, parties, etc.) or to events sponsored solely by the owner of the property such as the Middletown Grange, Lingohocken Fire Co., or other non-profit organization.

- (7) All other Non-Residential Uses \$100/use Plus review fees

(C) Certificate of Non-Conformity (new or reissued certificate)

- (1) Residential \$50.00 Plus review fees
- (2) Non-Residential \$125.00 Plus review fees

III. BUILDING PERMITS

- (A) Calculation of Floor Area (Square Feet): The square foot area of any proposed building or structure shall be computed by using the floor area. This is calculated by using the outside dimensions of the building at the respective floor levels. Unfinished basement and attic will be calculated at 1/2 the floor area. Crawl spaces and attics without permanent stairs are excluded. Enclosed pools, fire places per prevailing fee.
- (B) If construction is started without first obtaining the required permits and the building official determines that the structure is in compliance with applicable building and zoning regulations, the fee stipulated will be automatically increased by one hundred percent (100%).
- (C) All construction must begin within 6 months from date of issue of the permit. All construction must be completed within 12 months of issue. Any construction which has not begun within the first 6 months nor has been completed within 12 months of date of issue of the permit will be considered abandoned. A permit may be reissued for an additional 12 month period following an inspection by the building official and payment of 10% the original permit fee.
- (D) Reinspections required as a result of incomplete or improper work will be invoiced to the permit holder at an additional charge of \$75.00per inspection.
- (E) Residential Fees (Plus applicable inspection fees)
- (F) On all new construction without Land Development Agreement, a Grading Disturbance escrow in the amount of 25% the base cost of the building permit PLUS \$1.00 per sq. ft for the first 5000 sq. ft and \$0.25/sq. ft. thereafter.
- (G) Three (3) copies of all plans (signed and sealed) must submitted with application.

- (1) Single Family Dwellings \$1,000 + \$0.30/sq.ft. over 1,000 sq.ft.
 - (2) Multi-Family Dwellings (including townhouses, duplex, apartments, etc. per unit) \$1,000 + \$0.30/sq.ft. over 1,000 sq.ft.
 - (4) Additions \$175 + \$0.30/sq.ft. over 100 sq.ft.
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(5)	Residential Accessory Structures (garage, barn, stable, etc. between 500 & 1,000 s.f.)	\$250 + \$0.30/sq.ft. over 700 sq.ft.	
		FEE	ESCROW
(6)	Swimming Pool *plus grading		
(a)	Above Ground 24" deep or above	\$50.00	\$500.00
(b)	In-ground	\$250.00	\$2,000.00
(c)	Grading plan review	\$200.00	
(7)	Fences, walls & related structures 4ft & over		
(a)	fences other than masonry	\$50.00	
(b)	Masonry fences, walls and related structures	\$250.00	
(8)	Ponds *		
(a)	20-50 ft. diameter	\$50.00	
(b)	over 50 ft. diameter	\$100.00	
	* plus grading permit		
(9)	Decks and Porches when not part of a new structure permit	\$100.00	
(10)	Tennis Courts and related structures * * plus grading permit	\$250.00	
(11)	Cancellation, change or transfer of any issued building permit	\$25% of all applicable fees	
(12)	Fire Damaged Dwellings *		
(a)	rebuilt to original size and specifications	No Charge	
(b)	rebuilt larger than original size * within one year	See Normal Fee Schedule for area above original size	
(13)	Miscellaneous Construction involving structural modification when not part of an original building or alteration permit.		
(a)	Solar Construction	\$250.00	
(b)	Resid. Antenna Tower, wind mills	\$2/ft.	
(c)	Commercial Antenna	\$1,000.00	
(d)	Dish Antenna	\$250.00	
(14)	Mechanical Permits	\$100.00	
(15)	Fire Places and Stoves*		
(a)	Wood Burning Stoves	\$50.00	
(b)	Masonry Fire Places	\$100.00	
(c)	Factory built fire places	\$50.00	
	* Includes two (2) fire marshal's		
	* Includes two (2) Fire Marshal inspections. Additional inspections \$25/inspection		

(16)	Plumbing Permits with basement sanitary fixtures	\$100.00 + \$8/fixture \$150.00 + \$8/fixture	
(17)	Act 13 UCC Training Fee * * required of all construction permits. Fee is forwarded to the State	\$4.00 per permit	
(18)	Non-refundable Plan Review Fee* *required for each resubmission	FEE \$100.00	ESCROW per submission
(H)	Institutional, Commercial and Shopping Center (including initial fire inspection by the Fire Marshal).		
(1)	New Construction *	\$1,000 + \$0.30/sq.ft.	
(2)	Alterations and Additions *	\$500 + \$0.30/sq.ft.	
(3)	Miscellaneous * * \$2,000.00 add'l escrow deposit required for all construction involving a parking lot.	\$100.00	
(I)	Industrial		
(1)	New Construction *	\$2,000 + \$0.30/sq.ft.	
(2)	Alterations and Additions *	\$500 + \$0.30/sq.ft.	
(3)	Miscellaneous * * \$4,000.00 add'l escrow deposit required for all construction involving a parking lot.	\$100.00	
(J)	Agricultural (under ACT 319 or 515)		
(1)	Accessory Building (Barn, stable, etc.)	\$250.00	
(2)	Greenhouses, poly greenhouses	\$100 + \$0.20/sq.ft. over 1,000 sq.ft.	
(3)	Additions, alterations	\$50 + \$0.30/sq.ft. over. 100 sq.ft	
(K)	Grading/As Built Permit Engineering/legal costs in excess of fee to be billed \$90 each submission after 2 nd submission. Three (3) copies of sealed plans required	\$200.00	
(L)	Charge per inspection to be added to all new construction and construction over 700 sq.ft. as determined by the Code Enforcement Officer	\$75/inspection	
(M)	Electrical Inspections		
(1)	Residential flat rate inspections	\$75/inspection	
(2)	Mobile/Modular homes, 1 trip, service and	\$75.00	

		FEE	ESCROW
	feeder		
(3)	Minor alterations and service, max 15 devices	\$75.00	
(5)	Rough Wiring, all switches and lighting outlets:		
	(a) 1 to 25 outlets	\$15.00	
	(b) each additional 10 outlets	\$5.00	
(6)	Finished Wiring, All receptacles and lighting outlets:		
	(a) 1 to 25 outlets	\$15.00	
	(b) each additional 10 outlets	\$5.00	
(7)	Heating, Cooling, Cooking, Appliances, Equipment, Motors, Transformers, Capacitors, etc.		
	Less than 1/3 hp, kw, kva or kvar		Use finish wire fee
	Over 1/3 hp, kw, kva or kvar:		
	(a) 1/3 to 1.0	\$10.00	
	(b) 1.1 to 5.0	\$12.00	
	(c) 5.1 to 10.0	\$15.00	
	(d) 10.1 to 30.0	\$20.00	
	(e) 30.1 to 50.0	\$25.00	
	(f) 50.1 to 100.0	\$30.00	
	(g) Over 100.0		\$1.00/hp, kv, kva
	(h) Over 600 volts		double above fee
(8)	Signaling, Communication and Alarm Systems:		
	(a) 1 to 10 devices	\$50.00	
	(b) each additional device	\$1.00	
(9)	Service Meter Equipment		
	(a) Up to 200 AMP	\$75.00	
	(b) 201 to 600 AMP	\$85.00	
	(c) Over 400 AMPS	\$15./100 AMP	
	(d) Sub-feeders or sub-panels		¼ of above fee
	(e) Over 600 volt		double above fee

	FEE	ESCROW
IV STORMWATER PLAN SUBMISSION		
Three (3) copies of all plans (signed and sealed) must submitted with application.		
(A) Required for Delaware South Watershed per Ordinance #225		
(1) Earth Disturbance Permit for: New or additional impervious or semi-impervious surfaces. Diversion or piping of stream channels Installation of BMP's and/or stormwater management facilities	\$175.00	\$1,000.00
(2) Building Permit for: Construction of new buildings or additions to existing buildings	\$175.00	\$1,000.00
(B) Required for Little Neshaminy and Neshaminy Watersheds per Ord. #226	(1)	\$1,000.00
(1) Earth Disturbance Permit for: New or additional impervious or semi-impervious surfaces. Diversion or piping of stream channels Installation of BMP's and/or stormwater management facilities	\$175.00	\$1,000.00
(2) Building Permit for: Construction of new buildings or additions to existing buildings	\$175.00	\$1,000.00

Note: All subsequent reviews shall be one half (1/2) the amount of the initial review fee unless a new application is required as per Section 406 of the stormwater ordinance. A new fee shall be submitted with each revision in accordance with this schedule

Escrow Funds – In addition to application filing fees, the applicant shall be required to furnish an escrow fund to pay the professional fees and other costs incurred in reviewing the plans, processing the application and site inspections. Upon completion of the project, whether the application is approved or rejected, any monies not expended in the review and inspection process shall be refunded to the applicant. Fees in excess of the escrow fund will be charged to the applicant. The applicant may be required to replenish escrow fund when escrow drops to 35% of the original amount.

IV. OCCUPANCY PERMIT (includes fire and building inspections)		
(A) Residential (alterations and additions exempt)	\$100.00	
(B) Non-Residential (Plus Use permit-see page 6)	\$125.00 Plus Review Fee	
(C) Temporary or partial (all uses) first 6 months. Fees double each additional 6 months.	\$75.00	
(D) Refundable non-interest bearing escrow to guarantee that all work required to be completed is completed		\$1000.00

	FEE	ESCROW
V. DRIVEWAY AND ROAD OPENING		
(A) Driveway on Township Road (Application must be inspected and approved by Road Master)	\$75.00	
(B) Road Opening on any paved surface on Township Roads (50% of the escrow funds to be retained by the Township for 12 months prior to final inspection)	\$50.00	\$750.00 (or as recommended by the Township Engineer)
(C) Curbs	\$25 + \$0.30/ft over 100 ft.	
(D) Sidewalks	\$25 + \$0.30/ft over 100 ft.	
(E) Driveway paving/repaving	\$50.00	
(F) PADOT Highway Occupancy Permit * * also requires Township review letter and fee	\$25.00 Payable to PADOT \$25.00 Payable to WT	
VI. SIGNS		
(A) Permanent: no sign to be placed in Right of Way		
(1) Up to six (6) sq.ft.	\$35.00	
(2) Six (6) to thirty (30) sq.ft.	\$50.00	
(3) Over thirty (30) sq.ft.	\$65.00	
(B) Temporary: no sign to be placed in Right of Way		
(1) Political Sign	No Charge	
(2) Civic, social or political gathering sign	No Charge	
(3) Commercial "SALE" or "SPECIAL EVENT" sign. (maximum time per JMZO)	\$75/120 days	\$150.00
(4) Agricultural Products (ACT 319 or 515)	\$25/annual	
(5) In conjunction with a residential or commercial development	\$50/ 6 months	\$100.00
(6) Banners, streamers, event flags, etc (where permitted)	\$35/ month	\$100.00
VII. DEMOLITION AND RELOCATION		
(A) Structure under 100 years old	\$150.00	Plus review costs
(B) Structure 100-150 years old	\$200.00	Plus review costs
Historic Structure over 150 years old	\$700.00	Plus review costs
(C) Structure Relocation		
(1) Residential	\$100.00	Plus review costs
(2) Commercial	\$250.00	Plus review costs

	FEE	ESCROW
VIII. TEMPORARY BUILDINGS		
(A) Construction Trailers and/or buildings on construction sites.		
(B) Office Trailers	\$150/ 6 months	
(A) Residential Trailers needed as a result of a fire	\$0/ <6 months \$40/ 6-12 months \$100/ >12 month (2 yr. Limit)	
IX. INSPECTION FEES		
(A) Fire Marshal		
(1) Fire Prevention Inspection	No Charge	
(2) Fire Prevention Permit (Annual)		
(a) 1-2500 sq.ft.	\$25.00	
(b) 2501-10,000 sq.ft.	\$50.00	
(c) 2501-10,000 sq.ft.	\$50.00	
(d) 10,001-50,000 sq.ft.	\$75.00	
(e) 2501-10,000 sq.ft.	\$50.00	
(f) 50,001-100,000 sq.ft.	\$150.00	
(g) > 100,000 sq.ft.	\$200.00	
(3) Agricultural Act 319, 515 Uses (Annual)	\$25.00	
(4) Agricultural Uses – Other (Annual)	\$50.00	
(5) Sprinkler Repair Inspection	\$25.00	
(6) Operational Fire Permits	\$25.00	
Temporary Membrane Structures	\$25.00	
(includes tents and canopies)		
(B) Saturday, Sunday or Holiday inspections for the convenience of the applicant		
(1) with building permit	Upon pre-arrangement only	
(2) all others	Upon pre-arrangement only	
(C) Re-Inspection Fee due to incomplete or faulty work	\$75.00	
IX ZONING ASSESSMENT PERMITS	\$25.00	
for compliance with Zoning and Township Ordinances		
XI. TANK PERMITS		
(A) Storage Tanks (requires inspection of the Fire Marshal)*	\$200.00 up to 5000 gal	
*All tank removals must have DEP Certification	Over 5000 gal \$500.00	
(B) Gasoline, Diesel or flammable liquid pumps	\$25/pump	
(C) Above-Ground Tanks	\$25.00	

	FEE	ESCROW
XII. ON LOT AND WELL PERMITS		
(A) Well		
(1) Single Family Residence	\$50.00	Must file plan
(2) Multi-family (2-5 residences)	\$250.00	\$300.00
(3) Commercial, Community, Agricultural, Industrial	\$1,000.00	\$2,000.00
(B) Sewage (with Bucks County Permit Approval)		
(1) Residential Septic	\$25.00	
(2) Residential Sandmound	\$50.00	
(3) Community or Commercial (B1 and B2)	\$500.00	+ 115% of cost
(4) Experimental (revision to Wrightstown's ACT 537)	\$250.00	750.00
(C) On-Lot Plan Review for repair systems		\$1,000.00
* Requires submission of plans, manuals, and specifications.		
* Requires O&M Agreement and additional escrow per Section XIII.		
XIII. SEPTIC MAINTENANCE AGREEMENTS		
All OLDS require legal maintenance agreements and permanent escrow accounts, requiring annual proof of maintenance.		
(A) Sand mound System		\$1,000.00
(B) Small Flow (Stream Discharge) System		\$2,500.00
(C) Spray Irrigation System		\$1,500.00
(D) Drip Irrigation System		\$1,500.00
(E) Holding Tank		\$1,000.00
(F) A-B System		\$1,500.00
(G) Alternate/Experimental Systems		\$2,500.00
(H) Annual Septic Maintenance Administration Fee		\$0.00
(I) Pump & Haul Permit		\$1,500.00
XIV. ADMINISTRATIVE		
(A) Administrative fee on all escrow accounting	15%	
(B) Interest on unpaid balances	18% Annual (1.5%/month)	
(C) Photocopies		
(1) by Office staff Only	0.25/page	
(D) FAX – Electronic mail		
(1) Official correspondence filled against escrow (incoming/outgoing)	\$2/page	
(2) Non-Official (cash basis)	\$5/page	
(E) Recording of Meetings on DVD	\$50.00	
(F) Mileage charge/reimbursements	\$0.55/mile	(effective 1/1/09)
(G) Research Charges – time over ½ hour	\$30./hr	
(H) Electronically Formatted Copies (where available)	\$15.00 CD	

	FEE	ESCROW
XV. ALARMS		
(A) Installation	\$65.00	
(B) Annual registration of Supplier or installer or provider	\$65.00	
(C) False Alarms	\$75.00	
(D) Intentional False Alarm	\$75.00	
(E) Registration of alarm system out of service for violation of the alarm ordinance	\$100.00	
XVI. COMMUNITY CENTER RENTALS		
(A) Non-profit service (including cultural, scouts, municipal) or providing an educational format open at NO CHARGE to the general public (not including political). An escrow to cover cleaning if necessary. Availability limited.	No Charge	\$25.00
(B) Other groups or organizations (non-political)		
(1) per evening	\$25.00	\$25.00
(2) yearly (not to exceed 12 events)	\$250.00	\$100.00
(C) Events where admission is charged per session.	\$100.00	\$25.00
(D) Custodial services (as required per meeting or event)	\$25.00	
XVII. VARIANCES, SPECIAL EXCEPTIONS, APPEALS TO THE DECISION OF THE ZONING OFFICER		
	FEE	Continuance Fee
(A) Request for zoning change	\$1,500.00	\$2,500.00
(B) Curative Amendment	\$15,000.00	
(C) Zoning Hearing Board		
(1) Residential – Single Family	\$900.00	\$500.00
50% REFUND - 1 continuance hearing		
0% REFUND - 2 or more continuance hearings		
(2) Commercial and Office – One Unit	\$1,000.00	\$600.00 (1)
(3) Commercial, Office and Multifamily		
(a) Up to and including 5 units and under 10,000 sq.ft. devoted to the use.	\$1,000.00	\$1,000.00 (1)
(b) Six or more units and/or over 10,000 sq.ft devoted to the use.	\$1,000.00	\$2,000.00 (2)
(c) Cellular Towers, Wireless Communications	\$2,000.00	\$2,000.00 (2)

	FEE	Continuance Fee	
(4) Industrial	\$2,000.00	\$1,500.00	(2)
(5) Quarry	\$2,000.00	\$2,000.00	(2)
(6) Non-Profit Educational, Institutional, Religious	\$1,000.00	\$1,000.00	(1)
(7) Signs	\$1,000.00	\$500.00	(1)
(8) Challenge to Validity of Zoning Ordinance	\$15,000.00		
(9) All other applications	\$1,000.00	\$1,000.00	(1)

*Additional Continuance Fees
 (1) \$500/hearing after second hearing
 (2) \$500/hearing after fourth hearing.

Fees apply to Variances, Special Exceptions, and Appeals of the decisions of the Code Enforcement Officer.

The Continuance Fee will be collected at the time the application is filed. If the hearing is not continued, the fee will be returned to the applicant in full. A continuance is defined as any second or more hearing where testimony or closing arguments are presented on behalf of the applicant or township.

An additional Continuance Fee may be assessed to each applicant for any and all hearings extended beyond the hearing limits set forth above. All additional fees are payable within 10 days following the hearing. The Township reserves the right to require that continuance fees be paid in advance when it is known that a case will be heard over an extended period.

(C) UCC Appeals Board / Technical Review Board	FEE	Continuance Fee	
(1) Residential (single family) 50% refund for one continuance hearing 0% refund 2 or more continuance hearings.	\$900.00	\$500.00	
(2) Residential (multiple family, multiple single family)	\$1,000.00 +\$100.00/unit	\$1,000.00	
(3) Commercial and Office (One Unit)	\$1,000.00	\$600.00	(1)

(1) Additional Continuance Fees \$500/hearing after the second hearing.

Fees apply to all appeals from the decision of the Building Code Official and the Fire Marshal, relative to the applicable building, fire, electrical, mechanical or other construction or fire codes.

The Continuance Fee will be collected at the time the application is filed. If the hearing is not continued, the fee will be returned to the applicant in full. A continuance is defined as any second or more hearing where testimony is received or closing arguments are made by either the applicant or the township.

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An additional Continuance Fee may be assessed to each applicant for any and all hearings extended beyond the hearing limits set forth above. All fees are payable within 10 days following the hearing date. The township reserves the right to require that continuance fees be paid in advance when it is known that a case will be heard over an extended period. The applicant may be required to replenish escrow fund when escrow drops to 35% of original amount.

XVIII.	MISCELLANEOUS APPLICATIONS	FEE	Continuance Fee
(A)	Miscellaneous Applications and permits not covered above.	\$100.00	\$1,000.00
(B)	Administrative Fee to cover the cost of document handling by the Code Enforcement Officer when not part of a fee and permit costs.	\$100.00	
(C)	Reports from the Fire Marshal	\$75.00	
(D)	Interest overdue balances/month	1.5%	
(E)	Auto Recycling License	\$100.00	
(F)	Review Fee Escrow (as needed)	\$200.00	
(G)	Solicitation permit Requires registration with Newtown PD prior to issuance of any permit	\$100.00/year \$50.00/6 mths \$10.00/day	
(H)	Certification by Tax Collector	\$30.00	
(I)	Returned Check Fee	\$30.00	
(J)	Duplicate Bill Fee	\$5.00	
(K)	Towing (use Permit Required)	\$100.00	
(L)	“As Built” inspection fee	\$200.00	
(M)	Deed Recording Fee	\$25.00	

XVIX MANPOWER AND EQUIPMENT USAGES, FINES, COSTS

(A)	Police Services	Per Newtown Township Fees
(B)	Road Crew	
	(1) Foreman/hour	\$40.00
	(2) Laborer/hour	\$35.00
(C)	Equipment	
	(1) Dump trucks/hour	\$200.00
	(2) Front-end loader / hour	\$250.00
	(3) Miscellaneous Equipment / hour	\$100.00
	(4) Consummable Supplies	Replacement Cost plus 50%

XXX. PUBLICATIONS AND ORDINANCES

(A)	Zoning Ordinance**	\$40.00
	Zoning Ordinance on CD	\$5.00
(B)	Subdivision Ordinance**	\$20.00
	Subdivision Ordinance on CD	\$5.00
(C)	Wrightstown Township Codified Ordinance**	\$60.00
	Codified Ordinance on CD	\$5.00
	(Codified contains ZO, SALDO and Stormwater)	
(D)	201 Study – Not Available for Resale	Xerox Service Available
(E)	Act 537 Study – Not Available for Resale	Xerox Service Available
(F)	Comprehensive Plan	\$20.00
(G)	Zoning Maps**	\$2.00

**Note: *These Ordinances are available at no charge at www.wrightstownpa.org*

XXXI. PENALTIES

Should any building, use or other permit required by this Fee Schedule not be obtained prior to beginning construction or initiation of the use, all fees shall double.

SECTION 4. REFUNDABLE ESCROW ACCOUNTS

The Wrightstown Township Board of Supervisors in the exercise of their responsibilities may call upon the services of consultants for engineering, legal services, site design, traffic design, landscape design, architectural design and such other consultants as it may deem necessary incident to the examination of the matter. The cost of such consultants' services shall be borne entirely by the applicant, and shall be charged to the applicant's escrow account, including an administrative fee set forth in this resolution, against the applicant's escrow amount. Any unused portion of the refundable escrow will be returned to the applicant. If the refundable escrow amount is insufficient to cover the costs, additional escrow amount equal to the projected costs must be paid prior to further consideration of the matter. The applicant may be required to replenish escrow fund when escrow drops to 35% of original amount.

SECTION 5. ADDITIONAL DEPOSITS

When the Township Administration becomes aware of insufficient funds in the escrow account, the Building Code Official and the Board of Supervisors shall be notified that the costs of a matter are not substantially equivalent to the deposit or deposits theretofore made, and further costs are anticipated, the applicant may be required to advance additional moneys in an amount equal to the projected costs or otherwise specified within existing ordinances. The applicant shall also be advised in writing.

SECTION 6. CONTINUANCE FEES

All applicants to the Zoning Hearing Board and UCC Appeals Board will be required to deposit a refundable Continuance Fee. Should it be necessary to go to a second hearing, the Continuance Fee shall NOT be returned to the applicant. By definition, Continuances are second hearings for which additional evidence, testimony or reports are given; decisions rendered by the Hearing Boards at subsequent hearings for their convenience shall not be considered continued hearing unless additional information from the applicant is required.

SECTION 7. ACCOUNTING AND REFUNDS

Within a reasonable time after the conclusion of a matter for which a deposit has been made, and after all bills for costs have been received by the Township, the Township Administration shall account to the depositor for all costs incurred in such matters not previously accounted to the depositor, and shall refund any portion of the deposit not required to pay expenses or shall bill the depositor for any additional costs not covered by the deposit. The Township will not pay any interest on any moneys on deposit with the Township unless prearranged with the Board of Supervisors prior to such deposit.

SECTION 8. APPLICANTS ASSUME ALL RISKS

The applicant assumes all risks for any actions taken by the applicant prior to the issuance of an appropriate permit for which an application has been made.

SECTION 9. EFFECTIVE DATE

The fees, deposits and other requirements of this Resolution shall become effective immediately.

Adopted by the Board of Supervisors of Wrightstown Township, Bucks County, Pennsylvania, this 5th day of January, 2009.

**WRIGHTSTOWN TOWNSHIP
BOARD OF SUPERVISORS**

Chester S. Pogonowski, Chairman

Jane B. Magne, Vice-Chairman

Robert S. Lloyd, Treasurer

ATTEST:

David R. Nyman, Secretary