

**BOROUGH OF RED HILL
FEE SCHEDULE**

Approved 5/11/22 Resolution 2022-03

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**THE BOROUGH OF RED HILL
CURRENT FEE SCHEDULE**

A. Act 13 of 2004 – TRAINING ACCOUNT FEE

1. For all construction permits there shall be a \$4.50 surcharge fee, as provided for in Act 13 of 2004 and amended by Act 36 of 2017, to satisfy the training account fee requirement under the PA Uniform Construction Code.

B. OCCUPANCY PERMIT, TEMPORARY OCCUPANCY PERMIT, AND TEMPORARY ACCESS PERMIT FEES

1. Residential Occupancy Permit: Each applicant for a residential occupancy permit will be charged \$100 per inspection. An Occupancy Permit will not be issued until all costs have been paid in full.
2. Residential Temporary Occupancy Permit Fees and Establishment of Escrow (excluding property resales): Each applicant for a Residential Temporary Occupancy Permit will be charged One Hundred Dollars (\$100.00) per inspection. In addition, thereto, the applicant shall deposit with the Borough a cash escrow in the amount of Five Hundred Dollars (\$500.00) or such greater sum as may be required by the Borough, which shall guarantee the completion of the work to be completed under the Temporary Occupancy Permit, the cost of any unpaid inspection fees and any associated legal and engineering fees required in order to obtain a final Occupancy Permit for the lot, dwelling or structure in question. The escrow must remain in place until all of the aforesaid work is completed to the satisfaction of the Borough and the final Occupancy Permit is issued.

In the event the work to obtain a final Occupancy Permit is not completed within the time established in the Temporary Occupancy Permit, or as extended by the Code Enforcement Officer, the Borough may, at its discretion, draw down the cash escrow furnished by the applicant for guarantee of completion of the work in order to complete the work itself with its own personnel or employees or other persons and pay the costs and fees incurred by the Borough, including any professional or consultant fees. Drawing down the escrow and reduction of escrow monies by the Borough are not deemed an exclusive remedy and do not constitute a waiver of any other available remedies. The Borough's only obligation in such instance is to complete the work to a Code compliant condition and the Borough shall not be obligated to guarantee the work for any period of time.

3. Non-Residential (excluding property resales): Each non-residential applicant for an Occupancy Permit shall first establish an escrow account in the amount of One Thousand Dollars (\$1,000.00). The Escrow Fund shall be used to pay the actual costs of the inspection as billed by the Building Inspector plus any Borough administrative fees and costs. In the event the Escrow Fund balance goes below \$200.00 at any given time during the inspections, it shall be replenished in the full amount of \$1,000.00 until inspections are completed. The Occupancy Permit shall not be issued until all fees are paid. Any balance remaining in the fund upon issuance of the Occupancy Permit shall be reimbursed to the applicant.

4. Temporary Occupancy Permit Fees for Property Resales: Each applicant for a Temporary Occupancy Permit upon a resale of residential property will be charged One Hundred Dollars (\$100.00) per inspection. Each applicant for a Temporary Occupancy Permit upon a resale of nonresidential property will be charged One Hundred Dollars (\$100.00) per inspection. The inspection fees shall be paid prior to the inspection. The Temporary Occupancy Permit will automatically expire 12 months from the date of issuance, unless extended in writing by the Code Enforcement Officer.
5. Temporary Access Permit Fees for Property Resales: Each applicant for a Temporary Access Permit upon a resale of residential property will be charged One Hundred Dollars (\$100.00) per inspection. Each applicant for a Temporary Access Permit upon a resale of nonresidential property will be charged One Hundred Dollars (\$100.00) per inspection. The inspection fees shall be paid prior to the inspection. The Temporary Access Permit will automatically expire 12 months from the date of issuance, unless extended in writing by the Code Enforcement Officer.

C. ZONING PERMIT FEES

1. All accessory structures 200 square feet and less are required to have only a zoning permit. The permit fee shall be Seventy-Five Dollars (\$75.00).
2. A zoning permit is required in conjunction with every material change in the use of land. The zoning permit fee is Seventy-Five Dollars (\$75.00).
3. Concrete patios – Only a zoning permit is required for a fee of Seventy-Five Dollars (\$75.00).

D. BUILDING/GENERAL PERMIT FEE SCHEDULE

1. ADMINISTRATIVE COSTS

The Borough shall charge an administrative fee in the amount of 3% of the total cost of any Building Permit.

2. RESIDENTIAL ONE AND TWO FAMILY DWELLINGS

- | | | |
|----|--|---------------------|
| a. | <u>Single Family Dwelling up to 3,500 gross square feet:</u> | \$595.00 |
| | Mechanical, Electrical, and Plumbing Permit Fees are additional | |
| | Per 100 gross square feet or fraction thereof above 3,500: | \$ 20.00 |
| | (Gross square footage shall include basement, each floor level, garage [attached or detached], decks, porches and attics [with fixed stairway and 7' ceilings]. Measurements shall be from exterior face of wall to exterior face of wall) | |
| | Plan Review | \$150.00/submission |
| | | |
| b. | <u>Additions</u> | |
| | Up to 500 gross square feet: | \$225.00 |
| | Per 100 gross square feet or fraction thereof above | |

	500 square feet:	\$ 20.00
	Mechanical, Electrical, and Plumbing Permit Fees are additional	
	Plan Review	\$85.00/submission
c.	<u>Alterations (based on 2 inspections):</u>	
	Minimum Fee:	\$125.00
	Additional inspections charge Re-inspection Fees	
	Mechanical, Electrical, and Plumbing Permit Fees are additional	
	Plan Review	\$85.00/submission
d.	<u>Decks/Accessory & Utility Buildings</u>	
	Up to 500 gross square feet: (unfinished & unconditioned*)	\$200.00
	*where an accessory structure also includes finished	
	& conditioned space	+\$150.00
	Per 100 gross square feet or fraction thereof above 500 square feet:	\$20.00
	Plan Review	\$85.00/submission
e.	<u>Manufactured Homes (HUD Certified)</u>	\$200.00
	(includes mechanical, electrical and plumbing permits)	
f.	<u>Roof (re-roof, non-structural)</u>	\$ 75.00
g.	<u>Swimming Pools (includes electric permit)</u>	\$195.00
h.	<u>Signs</u>	
	Signs requiring final inspection only:	\$ 50.00
	Signs requiring footing & final inspections:	\$100.00
i.	<u>Re-Inspection Fees</u>	
	First re-inspection:	\$ 42.50
	Each additional re-inspection:	\$ 85.00
j.	<u>Demolition Permit</u>	\$100.00
k.	<u>Fuel Storage Tank Fee</u>	
	(per tank installation)	\$ 70.00
l.	<u>Misc. Construction</u> (cell towers, retaining walls, etc.)	
	Minimum Fee:	\$ 70.00
	2% of total cost of construction (materials and labor)	

3. NON- RESIDENTIAL COMMERCIAL & RESIDENTIAL-OTHER THAN 1 & 2 FAMILY DWELLINGS.

a.	<u>Plan Review Fees</u>	
	New Construction \$8.50 per 100 gross square feet*	Minimum Fee \$500.00

*Includes Building, Energy, Accessibility, Mechanical, Electrical and Plumbing

Renovations/Alterations/Change in Use

New Construction \$8.50 per 100 gross square feet** Minimum Fee \$225.00

**Includes Building, Energy, Accessibility, Mechanical, Electrical and Plumbing

- b. New Construction
Per 100 gross square feet or fraction thereof: \$ 23.00
(Includes mechanical, electrical
and plumbing permits) Minimum Fee: \$500.00

(Gross square footage shall include basement, each floor level, garage [attached or detached], decks, porches and attics [with fixed stairway and 7' ceilings]. Measurements shall be from exterior face of wall to exterior face of wall.)

- c. Additions
Per 100 gross square feet or fraction thereof: \$ 23.00
(Includes mechanical, electrical
and plumbing permits) Minimum Fee: \$500.00
Plan Review Fees Additional

- d. Alterations
Per 100 gross square feet or fraction thereof: \$ 23.00
(Includes mechanical, electrical and
plumbing permits) Minimum Fee: \$360.00
Plan Review Fees Additional

- e. Demolition: \$100.00

- f. Roof (re-roof, non-structural) \$ 75.00

- g. Misc. Construction (cell towers, retaining walls, etc.)
Minimum Fee: \$ 70.00
2% of total cost of construction (materials and labor)

- h. Re-Inspection (per re-inspection): \$85.00

- i. Permits for anything, anywhere a building permit is needed,
but not listed \$70.00

E. PLUMBING PERMIT FEES

1. RESIDENTIAL ONE AND TWO FAMILY DWELLINGS

- a. Fixtures
First seven (7) fixtures: \$70.00
Each additional fixture: \$10.00
Minimum Fee: \$70.00

b.	<u>Re-Inspection Fees</u>	
	First re-inspection:	\$42.50
	Each additional re-inspection:	\$85.00

2. NON- RESIDENTIAL COMMERCIAL & RESIDENTIAL-OTHER THAN 1 & 2 FAMILY DWELLINGS

a.	<u>Plumbing Code Review:</u>	ICC Formula x 0.60
	For stand-alone reviews, not part of a full building permit submittal	
b.	<u>Fixtures</u>	
	First seven (7) fixtures:	\$100.00
	Each additional fixture:	\$ 15.00
	Minimum Fee:	\$100.00
c.	<u>Re-Inspection (per re-inspection):</u>	\$ 85.00

3. MISCELLANEOUS PLUMBING FEES

a.	<u>Sewer Lateral Inspection</u>	\$ 70.00
b.	<u>Water Lateral Inspection</u>	\$ 70.00
c.	Permits for anything, anywhere a building permit is needed but not listed	\$70.00

F. ELECTRICAL PERMIT FEES

1. RESIDENTIAL AND NON-RESIDENTIAL

a.	<u>Rough Wiring</u>	
	1 to 20 outlets	\$ 30.00
	Each additional 20 outlets	\$ 5.00
b.	<u>Final Wiring</u>	
	1 to 20 outlets	\$ 30.00
	Each additional 20 outlets	\$ 5.00
c.	<u>Residential (new construction)</u>	
	Single family, up to 200 amps	\$ 90.00
	Over 200 amps	\$100.00
	Based on 2 visits	
d.	<u>Townhouses</u>	
	(Each unit based on groups of 5 or more units per visit, roughs and services to be inspected in one visit.)	\$ 55.00

e.	<u>Services</u>	
	Not over 200 amps	\$ 55.00
	Not over 350 amps	\$ 65.00
	Not over 1000 amps	\$ 90.00
	Not over 1500 amps	\$175.00
	Over 1500 amps	\$250.00
f.	<u>Feeders & Panel Boards</u>	
	Not over 200 amps	\$ 20.00
	Not over 400 amps	\$ 30.00
	Not over 1000 amps	\$ 35.00
	Not over 1500 amps	\$ 40.00
g.	<u>Protective Signaling Systems</u>	
	Residential	\$ 50.00
	Other than residential	\$ 60.00
	Telephone other than residential	\$ 60.00
	115-volt detectors	\$ 20.00
h.	<u>Swimming Pools, Spas, etc.</u>	
	Above ground (single visit)	\$ 45.00
	In-ground (two visits)	\$ 90.00
	3 year state certification	\$180.00
	Spa, hot tub, etc.	\$ 45.00
i.	<u>Mobile Homes</u>	
	Service Fee	\$ 55.00
	Feeder	\$ 25.00
j.	<u>Motors, Generators, Transformers</u>	
	1hp to 30hp or Kv	\$ 35.00
	Each additional	\$ 10.00
	50hp to 100hp or Kv	\$ 45.00
	Each additional	\$ 10.00
k.	<u>Transformers, Vaults, Enclosures</u>	
	Not over 200 Kv	\$ 70.00
	Not over 500 Kv	\$100.00
	Not over 1000 Kv	\$140.00
	Over 1000 Kv	\$200.00
l.	<u>Heating and AC</u>	
	30 Kw or less	\$ 45.00
	Over 30 Kw	\$ 65.00
m.	<u>Minor Alterations and Additions</u>	

	Up to 25 outlets and a service (up to 200 amp) one visit only	\$ 65.00
n.	<u>Signs</u>	
	First sign	\$ 35.00
	Each additional sign	\$ 5.00
o.	<u>Re-Inspections</u>	
	First re-inspection	\$ 42.50
	Each additional re-inspection	\$ 85.00
p.	<u>Non-Residential</u>	
	<u>Electrical Plan Review Fee</u> International Code Council ICC Formula x 0.60	
	For stand-alone reviews, not part of a full building permit submittal	
q.	Permits for anything, anywhere a building permit is needed but not listed	\$70.00

G. MECHANICAL PERMIT FEES

1. RESIDENTIAL ONE AND TWO FAMILY DWELLINGS

a.	<u>Appliances</u>	
	First individual appliance (including associated ductwork/piping):	\$ 70.00
	Each additional individual appliance (including associated ductwork/piping):	\$ 35.00
	Electrical hook-ups require an Electrical Permit	
b.	<u>Re-Inspection Fees</u>	
	First re-inspection:	\$ 42.50
	Each additional re-inspection:	\$ 85.00

2. NON- RESIDENTIAL COMMERCIAL & RESIDENTIAL-OTHER THAN 1 & 2 FAMILY DWELLINGS

a.	<u>Mechanical Code Review:</u>	ICC Formula x 0.60
	For stand-alone reviews, not part of a full building permit submittal	
b.	<u>Appliances</u>	
	First individual appliance (including associated ductwork/piping):	\$100.00
	Each additional individual appliance (including associated ductwork/piping):	\$ 50.00

Electrical hook-ups require an Electrical Permit

c.	<u>Re-Inspection (per re-inspection):</u>	\$ 85.00
d.	<u>Hood & Duct Systems (per system):</u>	\$300.00
e.	<u>Fire Sprinkler Systems</u>	
	1-200 Heads:	\$350.00
	Each additional head over 200:	\$ 0.50
f.	<u>Fire Detection / Alarm System</u>	
	Up to 15,000 square feet:	\$150.00
	Each additional square foot:	\$ 0.01
g.	<u>Consulting Rate:</u>	\$ 72.00/hour
h.	Permits for anything, anywhere a building permit is needed but not listed	\$ 70.00

H. OTHER PERMIT FEES

1.	<u>Fence Permit Fee:</u>	\$ 15.00
	Plus .25 per linear foot for fences up to the maximum of 6 feet high.	
2.	<u>Sidewalk/Curb Permit Fee:</u>	
	Includes a pre-pour and final inspection	\$200.00
	Each additional inspection	\$ 75.00
	Each Extension application	\$ 75.00
3.	<u>Driveway Permit Fee:</u>	\$ 90.00
4.	<u>Street Opening Permit Fee:</u>	
	Two Inspections	\$ 75.00
	Each Additional Inspection	\$ 50.00
5.	<u>Yard Sale Permit Fee: (3 per year)</u>	\$ 10.00
6.	<u>Park Rental Fee:</u>	\$ 50.00
	(daily fee)	
7.	<u>Fee for Publications: (Paper or CD)</u>	\$ 25.00
8.	<u>Fees for Solicitation Permits:</u>	
	Daily Permit	\$ 10.00 Plus \$5.00 per person
	Weekly Permit	\$ 15.00 Plus \$10.00

	Seasonal Permit	Per person \$ 50.00 Plus \$15.00 Per person
9.	<u>Grading/Excavation/Stormwater Permit fee</u> (Includes one pre and one post inspection) Each additional inspection fee per site visit	\$500.00 \$150.00
10.	Rental <u>Registration</u> (yearly fee) (fee covers one (1) inspection & one (1) re-inspection every three years) Late Fee (per month) Additional Inspections	\$ 35.00 \$ 15.00 \$ 75.00
11.	Dumpster and Portable Storage Container Fee (on public property)	\$ 30.00
12.	False Alarm Service Fee First and second false alarms Third false alarm Fourth false alarm Fifth and subsequent false alarms	No fee \$ 50.00 \$150.00 \$300.00
13.	Trash Fees Yearly Trash Fee due June 30 th Late Penalty after June 30 th	\$270.00 \$ 30.00

I FIRE INSPECTION FEES

The fee for a fire safety inspection is based upon a fee schedule that takes into consideration the type of occupancy, usage, and square footage of the facility. Fire inspection fees include one re-inspection.

Additional re-inspections: \$ 25.00

1. COMMERCIAL PROPERTIES

a. 0 — 2,999 Square Feet	\$60.00
b. 3,000 — 5,999 Square Feet	\$80.00
c. 6,000 — 9,999 Square Feet	\$120.00
d. 10,000 — 24,999 Square Feet	\$200.00
e. 25,000 — 49,999 Square Feet	\$300.00
f. 50,000 — 99,999 Square Feet	\$400.00
g. 100,000 — 499,999 Square Feet	\$500.00
h. > 500,000 Square Feet	\$600.00

2. MULTI-RESIDENTIAL /APARTMENT BUILDINGS

The fee for a fire safety inspection is based upon a fee schedule that takes into consideration the type of occupancy, usage, and square footage of the facility. Fire inspection fees include one re-inspection.

Additional re-inspections: \$ 25.00

Based on the square footage for occupancy; where multiple buildings are in the same complex, each building requires a separate fire inspection.

a. 5 —100 Units	\$75.00
b. > 100 Units	\$125.00

3. EDUCATIONAL / ASSEMBLY PROPERTIES

a. 0 — 500,000 Square Feet	\$75.00
b. > 500,000 Square Feet	\$125.00

4. RE-INSPECTION FEE Per inspection: \$25.00
(Initial inspection fee includes for 1 re-inspection)

5. LATE FEES

Late Fee (per month) \$ 15.00

J. SCHEDULE OF APPLICATION FEES (NON-REFUNDABLE) AND ESCROW FUNDS

1. ZONING ISSUES

a. Conditional Use Hearings

	<u>Application Fee</u>
A. Single Family, Residential (detached, attached, semi-detached, and duplex)	\$750
B. Other Conditional Use Hearings	\$1,850

b. Zoning Hearing Board

	<u>Application Fee</u>
A. Single Family, Residential (detached, attached, semi-detached, and duplex)	\$750
B. Multi Family, Residential	\$1,850
C. Non-Residential (including Mixed-Use with Residential)	\$1,850

c. Continued Hearing \$200

d. Stenographer Fee 50%

e. Advisory Opinion Review Fee \$150

2. UCC APPEALS BOARD

	<u>Application Fee</u>
a. Single Lot Residential	\$600
b. Other	\$1,250

3. LAND DEVELOPMENT (no subdivision)

<u>Acres Affected</u>	<u>Application Fee</u>	<u>Escrow*</u>
SKETCH PLANS		
Less than 1 acre	\$750	\$1,500 without Consultant Reviews \$4,000 with Consultant Reviews
More than 1 acre	\$750	\$1,500 without Consultant Reviews \$5,500 with Consultant Reviews
PRELIMINARY PLANS		
Less than 1 acre	\$750	\$4,500
More than 1 acre	\$750	\$8,000
FINAL PLANS		
Less than 1 acre	\$750	\$4,500
More than 1 acre	\$750	\$8,000

*The deposit of escrow monies shall be in addition to the non-refundable application fee and shall be used to refund the Borough of Red Hill for legal, engineering, and other consultant fees. Escrow monies shall be re-established with submission of revised Preliminary Plans and/or Final Plans.

Following land development approval and prior to commencing construction, escrow deposit of ten percent (10%) of estimated project cost required for inspection of improvements construction, materials or site testing, maintenance prior to acceptance of improvements by Borough, legal, engineering and other costs pursuant to Section 702.6 of Chapter 22 of the Borough's Code of Ordinances, as amended.

4. MINOR SUBDIVISION – No more than 3 lots (submitted as a preliminary/final plan with no offsite improvements needed)

<u>Application Fee</u>	<u>Escrow*</u>
\$300	\$1,500

5. OTHER SUBDIVISIONS

	<u>Application Fee</u>	<u>Escrow*</u>
SKETCH PLANS		
0 to 9 Lots/Units	\$ 600	\$1,500 without Consultant Reviews \$4,000 with Consultant Reviews
10 or More Lots/Units	\$4,000	\$3,000 + \$100 per lot/unit
 PRELIMINARY PLANS		
1 to 2 Lots/Units	\$ 600	\$4,500 + \$250 per lot/unit
3 to 5 Lots/Units	\$1,200	\$7,000 + \$250 per lot/unit
6 to 9 Lots/Units	\$1,800	\$10,000 + \$250 per lot/unit
10 or More Lots/Units	\$4,000	\$12,000 + \$250 per lot/unit
 FINAL PLANS		
1 to 2 Lots/Units	\$ 600	\$4,500 + \$250 per lot/unit
3 to 5 Lots/Units	\$1,200	\$7,000 + \$250 per lot/unit
6 to 9 Lots/Units	\$1,800	\$10,000 + \$ 250 per lot/unit
10 or More Lots/Units	\$4,000	\$12,000 + \$250 per lot/unit

*The deposit of escrow monies shall be in addition to the non-refundable application fee and shall be used to refund the Borough of Red Hill for legal, engineering, and other consultant fees. Escrow monies shall be re-established with submission of revised Preliminary Plans and/or Final Plans.

Following subdivision approval and prior to commencing construction, escrow deposit of ten percent (10%) of estimated project cost required for inspection of improvements construction, materials or site testing, maintenance prior to acceptance of improvements by Borough, legal, engineering and other costs pursuant to Section 702.6 of Chapter 22 (Subdivision and Land Development) of the Borough's Code of Ordinances (SALDO), as amended.

ADMINISTRATIVE COSTS

The Borough shall charge an administrative fee for disbursements to consultants in the amount of 5% of the disbursements up to a maximum of \$350.00 per disbursement.

Fees of Professional Consultants. The Borough shall be reimbursed for the charges of its Solicitor, Engineer, Planner or other professional consultants used in connection with any land use matter. Such charges shall be billed to the appropriate person at the same rate normally charged the Borough by such consultants for work that is not reimbursable plus five per cent (5%) for administrative costs including but not limited to the following:

- The services of the Borough Engineer, as provided in the SALDO, being Chapter 22 of the Borough Code of Ordinances, plus all costs for other engineering and professional certifications as deemed necessary.
- The services of the Borough Solicitor for legal services incidental to the review and approval of plans for each subdivision and land development, or section thereof, and specifically including but not limited to the review of all plans, correspondence and permits, the preparation of subdivision and land development escrow agreements, easements, covenants and deeds; the attendance at any meetings with Borough Council, the Planning Commission, the Borough Engineer, the Borough Secretary or other staff, the Developer or Developer's representatives in connection with the development; and any telephone conferences in connection with any of the above.
- The actual costs of all drainage, water and/or material tests.
- Legal fees, advertising and other costs involved in the dedication of streets and public improvements to the Borough.
- The administrative costs of processing subdivision and land development escrow account release requests as follows: Five percent (5%) of every escrow release request up to a maximum of \$350.00 per disbursement. Such charge shall be due and payable at the time the escrow release is submitted to the Borough.

(*) These are the initial amounts to be deposited with the Borough for purposes of reimbursing itself or paying review fees in accordance with Chapter 22 (Subdivision & Land Development), Part 7 (Administration, Fees and Enforcement), Section 702 (Fees and Costs), of the Code of Ordinances of the Borough of Red Hill (SALDO). The respective initial deposit shall be made, together with the applicable application filing fee, at the time the subdivision and/or land development application is filed. Additional deposits shall be required by the Borough if the balance of the escrow account falls below 25% of the amount of the initial deposit.