

CHESTNUTHILL
TOWNSHIP 2023
SCHEDULE OF FEES



MONROE COUNTY PENNSYLVANIA

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Zoning Permit Fees

Building Residential:

Single Family, Mobile Home	\$375.00 + \$0.25 per sq. ft.
Double/Duplex Dwelling Units	\$750.00 + \$0.25 per sq. ft.
*Square footage includes basements, attics, decks, porches, etc.	
Certificate of Zoning Compliance	\$50.00

Commercial & Industrial:

Park & Recreation Fee (Expansion/Additions)	\$400.00 + \$0.25 per sq. ft.
Certificate of Zoning Compliance	\$0.25 per sq. ft.
*A \$25.00 fee will be added for each additional Z.C.	
Inspection to the same property	
Commercial Business Permit Application	\$50.00
Short-Term Rental Application	\$100.00

Accessory Use Structures & Additions Attached & Detached:

Residential Pools, Decks, Sheds, Patios, Porches,	\$50.00 + \$0.25 per sq. ft.
Gazebos, Sunrooms, Additions, Barns, Garages,	\$50.00 + \$0.25 per sq. ft.
Roof Mounted & Free-Standing Solar Panels	\$50.00 + \$0.25 per sq. ft.
Residential Fencing	\$0.25 per linear ft.
Agricultural Fencing (up to 1,000 l.f.)	\$250.00
Agricultural Fencing (over 1,000 l.f.)	\$450.00
Commercial, Industrial, & Institutional Accessory Uses	\$50.00 + \$0.30 per sq. ft.

Residential Driveway Permits on to Township Roads:

Residential Permit for access driveway to house	\$50.00
*Which includes blacktop for new construction	
Existing Driveways	\$25.00
Driveway Pipe Installation	Actual Cost of Materials Plus 10%
*For State Highways Consult PennDOT	

Non-Residential Driveway Permits on to Township Roads:

Low Volume of Driveway	\$50.00
Medium Volume of Driveway	\$75.00
High Volume of Driveway	\$100.00
*Volume level of driveway shall be based on PennDOT Specifications.	
Driveway Pipe Installation	Actual Cost of Materials Plus 10%
*For State Highways Consult PennDOT	

Sign Permits:

New On-Premise Sign	\$100.00 + \$1.50 per sq. ft.
Plus Copy or Sign Facing	\$1.50 per sq. ft.
New Off-Premise Sign	\$200.00 + \$1.50 per sq. ft.
Special Event or Temporary Sign	\$1.50 per sq. ft.
Political Signs - Bond Fee for Sign Removal	\$ 100.00

Peddling & Soliciting:	\$50.00
Special Events:	\$50.00
Demolition Permit Application:	\$50.00
Transient Retail Sales Permit:	\$400.00
Change of Use Permit Application:	\$50.00
Certification of Nonconformance:	\$50.00
Zoning Violation Fee:	\$100.00

*Zoning Fees may be waived at the Zoning Officer's Discretion for 501.C3 Civic Organizations, Volunteer Organizations, and Charitable Organizations.

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Board of Supervisor Hearing/Etc. Fees

Applications to the Board of Supervisors

Sewage Enforcement Officer Appeals	\$1,250.00
Conditional Uses	\$1,250.00
Township Road Dedication or Vacation	\$1,250.00
Curative Amendment	\$1,250.00
All Other Hearings	\$1,250.00

Variance or Special Exception Hearings to the Zoning Hearing Board:

Single Family Residential Use	\$1,250.00
All Other Uses	\$1,500.00
Validity Challenge Appeal Initial Hearing Fee	\$1,250.00
Validity Challenge Appeal per Hearing thereafter	Actual Cost
Appeal of Zoning Officer Action	\$1,250.00

Application to Building Code Board of Appeals: \$1,250.00

Administration Fees

Mailing Fees – Actual Postage plus Handling	\$ 3.00
Photocopies per Page	\$ 0.25
Return Check Charge	\$ 30.00
Certifications	\$ 10.00

Sale of Maps & Publications

Comprehensive Plan:	\$ 50.00
Subdivision and Land Development Ordinance:	\$ 31.00
Zoning Ordinance:	\$ 35.00
Zoning Map *Large:	\$ 10.00 per Page
Zoning Map *Small:	\$ 5.00 per Page
Copy/Re-Copy of Plans:	\$ 10.00 per Page

Subdivision and Land Development Fees

Plan Review Fee: The minimum fee will be that which is listed in the fee schedule and deposited with the Administrator upon submission of the plan.

*If the cost of reviewing the subdivision and/or land development exceeds the amount of the fee that the developer paid to the Township, the developer shall, prior to Township approval of the Plan, pay the Township the amount in excess of the Engineering & Solicitors fees (See Engineering & Solicitor Fees on Pages 5 - 7) that were expended in reviewing the subdivision and/or land development submission.

**No Subdivision and/or land development plan shall be reviewed unless all prior unpaid fees have been paid, and no such plan shall be approved unless all fees have been paid in full.

Sketch Plan Review:	\$ 400.00
Lot Joinder Fee:	\$ 200.00
Minor Subdivisions Submission:	\$ 500.00
Park & Recreational Fee, Per Newly Created Lot	\$1,500.00

Major Subdivision and Residential Land Development (Preliminary/Final):

First 5 Units or Lots	\$1,500.00
Each Additional Unit or Lot over 5	\$ 500.00
Park & Recreational Fee, Per Newly Created Lot	\$1,500.00

Commercial, Institutional, and Industrial Land Development:

First 10 Acres of Total Land Acres Each	\$5,000.00
Additional Acre of 10	\$ 500.00
Fair Share Road Improvement	Calculated by Twp. Engineer
Park & Recreational Fee, Per New Sq. Ft	\$ 0.25

Stormwater Management Plan Review:

Residential	\$ 800.00
Commercial	\$1,600.00

Engineering Fees

Review of plans by the Township Engineer will be based on the current Township Engineer fee schedule, available below. Engineer's inspection of Subdivision and Land Development projects will be based on the current Township Engineer fee Schedule Plus the cost of vehicles, survey and any other special equipment.

Professional Fees:

	\$ 184.00					
Managing Engineer						
	\$ 173.00					
Department Head/Senior Project Manager						
	\$ 161.00					
Project Manager						
Project Engineer	I \$ 110.00	II \$ 114.00	III \$ 125.00	IV \$ 134.00	V \$ 146.00	VI \$ 151.00
Project Coordinator	I \$ 86.00	II \$ 93.00	III \$ 100.00	IV \$ 106.00	V \$ 114.00	VI \$ 122.00
Associate	I \$ 64.00	II \$ 69.00	III \$ 74.00	IV \$ 79.00		
Senior Designer	I \$ 81.00	II \$ 87.00	III \$ 93.00	IV \$ 104.00	V \$ 109.00	VI \$ 114.00
Professional Land Surveyor	I \$ 76.00	II \$ 82.00	III \$ 90.00	IV \$ 101.00	V \$ 106.00	VI \$ 114.00
Senior Survey Associate	I \$ 108.00	II \$ 111.00	III \$ 125.00	IV \$ 132.00	V \$ 139.00	VI \$ 145.00
Survey Technician	I \$ 82.00	II \$ 90.00	III \$ 100.00	IV \$ 106.00	V \$ 111.00	VI \$ 117.00
Project Representative (PR)	I \$ 54.00	II \$ 59.00	III \$ 67.00	IV \$ 77.00	V \$ 86.00	
Environmentalist	I \$ 60.90	II \$ 66.00	III \$ 72.00	IV \$ 80.00	V \$ 91.00	
CADD Designer	I \$ 71.00	II \$ 80.00	III \$ 92.00	IV \$ 100.00	V \$ 106.00	
CADD Drafter	I \$ 57.00	II \$ 61.00	III \$ 65.00	IV \$ 80.00	V \$ 92.00	
Administrative Assistant	I \$ 50.00	II \$ 55.00	III \$ 58.00	IV \$ 64.00	V \$ 72.00	
Clerical	I \$ 67.00	II \$ 78.00	III \$ 89.00			
	I \$ 53.00	II \$ 56.00	III \$ 63.00	IV \$ 67.00		

Rates are subject to annual adjustment

REIMBURSABLE EXPENSES

MILEAGE	\$0.655	PER MILE
TOLLS/PARKING	COST + 10%	
MEALS/LODGING	COST + 10%	
PHOTOCOPIES	\$0.15	8-1/2" X 11" SHEET
COLOR COPIES	\$1.10	8-1/2" X 11" SHEET
PRINTS	\$0.50	PER S.F.
MYLARS	\$2.00	PER S.F.
SHIPPING/DELIVERY/POSTAGE	COST + 10%	
GPS	\$55.00	PER HOUR
IRON PINS	\$2.50	EACH
WOODEN STAKES	\$1.00	EACH
COURTHOUSE RECORDING FEES	COST + 10%	
MAPS/DEEDS	COST + 10%	
SUBCONSULTANT	COST + 10%	
SUBCONTRACTOR	COST + 10%	
LABORATORY TESTS	COST + 10%	
MATERIAL FOR FIELD HC TESTS	COST + 10%	

Solicitor Fees

Review of plans by the Township Solicitor will be based on the current Township Solicitor hourly rate, available below. Solicitor's inspection of Subdivision and Land Development projects will be based on the current Township Solicitor hourly rate Plus additional miscellaneous costs.

Professional Fees:

Per Hour Fee: \$ 210.00

*Litigation matters, including investigation, research, preparation of pleadings, discovery, preparation for trial or hearing and actual representation at trial or hearing, preparation of briefs and memorandums, arguments and all matters pertaining to the filing and prosecution of any appeal, and condemnation proceedings will be billed on a time expended basis at the hourly rate of \$250.00 per hour.

Escrow & Letter of Credit Account Management Fees

Establishing an Account: \$ 100.00

Terminating an Account: \$ 100.00

Eash Service and/or Transaction \$ 20.00

*Escrow accounts and letters of credit shall be treated as similar transactions for the above management fee purposes.

Road Department Fees

Labor/Equipment Charges

*Trucks, plows, grader, loader, backhoe, chipper, air compressor, sweeper, roller, etc.

-7:00am to 3:00pm per operator \$ 75.00

-3:00pm to 7:00am per operator \$ 110.00

*Per Hour or any portion thereof

-Materials Used Actual Cost Plus 10%

-Labor Rate Hourly Rate for Year + Benefits

Road Cutting Permit Fees

*Fee is calculated on square feet of facilities with right-of-way, whether paved cartway is opened or not.

Issuing Permit Fee: \$200.00

Inspection Fee: \$200.00

Sliding Scale: *The sliding scale fee (per 100 sq. ft.) is based on current pavement road grades as determined by the Township. This fee will be charged for all open cuts on roadways which were previously paved and/or improved with the last 10 years.

10: \$1,000.00 9: \$900.00 8: \$800.00 7: \$700.00 6: \$600.00

5: \$500.00 4: \$400.00 3: \$300.00 2: \$200.00 1: \$100.00

Personnel Rate Calculation Formula

Total of employee's hourly rate (per hour or per overtime hour) plus costs for Social Security, Medicare, Worker's Compensation, Insurance, Health Care, Pension, State Unemployment Compensation Tax, Life and Disability Insurance, and longevity.

Mileage Reimbursement to Employees

Mileage Reimbursement to Employees

Current IRS Rate

Miscellaneous Fees

Commercial Flea Market:

\$ 500.00

*30 Days Consecutive

Garage, Lawn, or Porch Sale Permit:

\$ 5.00

Chestnuthill Township
Inspection Pricing for 2023

Residential Pricing

New Homes up to 2000 square feet	\$ 857.50
\$12.00 per 100 square feet over 2000	
Additions up to 1500 square feet	\$ 681.50
\$12.00 per 100 square feet over 1500	
Above ground pools, hot tubs or Spas	\$ 296.50
In ground pools	\$ 439.50
In ground pools with fence	\$ 494.50
Decks over 30 inches above ground	\$ 384.50
Decks with Roof	\$ 494.50
Modular Homes	\$ 725.50
manufactured home New on piers	\$ 527.50
manufactured home on a foundation New	\$ 714.50
manufactured home relocated used on piers	\$ 582.50
manufactured home relocated used on a foundation	\$ 747.50
Solar panels mounted on a roof	\$ 439.50
Solar panels mounted on a roof with battery	\$ 494.50
Solar panels mounted on a roof with framing	\$ 522.00
Solar panels mounted on a ground rack system	\$ 522.00
Generators	\$ 203.00
Demolition Residential	\$ 164.50
Pole Buildings	
Includes foundation, concrete floor and framing	\$ 511.00
Pole Buildings	
Includes foundation, electric, concrete floor and framing	\$ 593.50
Pole Buildings	
Includes foundation, electric, concrete floor and framing, insulation and interior wall finish	\$ 813.50
Pool Fence	\$ 60.00
Fence above 6' high includes 2 inspections	\$ 263.50
Residential Generator	\$ 236.00
Electric Service	\$ 98.50
Above pricing includes plan review, and all inspections.	

Commercial Inspection Pricing:

Includes Plan Review and all inspections	
New construction	(plus)
.80 per total square feet)	\$ 115.00
Alterations, Additions & Solar	(plus)
\$22.00 per \$1,000 of total cost)	\$ 115.00
Minimum fee	\$ 830.00

Accessibility

Plan review and inspections	
Minimum fee	\$ 60.00
Maximum	\$ 280.00
Sprinklers Plan review and inspections for new building construction. (\$0.75 per head)	\$ 307.50
Fire pump	\$ 280.00
Commercial Demolition Minimum	
(Priced Per Building)	\$ 280.00

The following applies to both residential and commercial projects.

Updated Certificate of occupancy includes one inspection	\$ 164.50
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The above prices include a 10% permit administration fee and is remitted to the Township

The above prices include the \$5.00 state permit fee.

Re-inspections or additional inspections are priced at \$75.00 each.

Extra plan reviews are priced at \$75.00 per hour.

Code Enforcement \$75.00 per hour.

Total Square feet includes all floors within the perimeter of the outside walls, including but not limited to cellars, basements, crawlspaces, garages, and covered breezeways, walkways, or patios.

Sewage Enforcement Services

Soil Testing Fees

Soil Probe Evaluation	\$ 100.00
*Per Each Test Pit	
Conduct Percolation Test	\$ 400.00
*Upon Request	
Inspect Percolation Test	\$ 100.00

Sewage Permit Application Fees

New Individual Permit Application	\$ 200.00
New Community Application	\$ 250.00
*800 gdp or greater	
Major Repair Permit	\$ 125.00
Minor Repair Permit	\$ 50.00

Construction Inspection Fees

Construction Inspection	\$ 100.00
*Per Each inspection	

Planning Module Review Fees

Component 1 Planning Module	\$ 200.00
*Up to 2 Hours	
Component 1 Planning Module	\$ 45.00
*Each Additional Hour	
Component 2, 3, & 4	\$ 350.00
*Up to 2 Hours	
Component 2, 3 & 4	\$ 45.00
*Each Additional Hour	
Complaint Investigation	\$ 45.00
*Requested by the Board of Supervisors	
Court Hearing Appearances	\$ 45.00
*Requested by the Board of Supervisors	
Legal Preparation	\$ 45.00
*Requested by the Board of Supervisors	
Sanitary Surveys	\$ 45.00
*Requested by the Board of Supervisors	
Other Services	\$ 45.00
*Requested by the Board of Supervisors	

Permit Application Fee Breakdown

Total Lot Permitting Fees Due at Application	\$ 400.00
*Soil Probe \$100.00 Percolation \$100.00 Permit \$200.00	
Construction Inspection	\$ 300.00
*\$75.00 per Inspection	
**Due at 1 st Construction Inspection	

Park Fees

Family Events (Reunions, Parties, Etc.)	Pavilion	Park Bldg.
Township Residents	\$ 55.00	\$ 165.00
*Proof of Residency		
*Park Building Security Deposit = Rental Fee		
*Reserves Facility up to 4 hours		
*\$15.00 per hour thereafter		
Non Residents	\$ 65.00	\$ 250.00
*Park Building Security Deposit = Rental Fee		
*Reserves Facility up to 4 hours		
*\$25.00 per hour thereafter		
Social Clubs		
Individual Event	\$ 80.00	\$ 250.00
Monthly (Annual Fee)		\$ 450.00
Bi-Weekly (Annual Fee)		\$ 650.00
Weekly (Annual Fee)		\$ 900.00
*Park Building Security Deposit = Rental Fee		
*Reserves Facility up to 4 hours		
*\$25.00 per hour thereafter		
*Certificate of Liability Ins.		
*Min. \$100,000/\$300,000 Coverage		
Non-Profit Groups		
Individual Event	\$ 20.00	\$ 40.00
*Reserves Facility up to 4 hours		
*\$2.00 per hour thereafter		
Multiple Meetings (Annual Fee)		
Weekday, Monthly Meetings 1 Hour		\$ 50.00
Weekday, Monthly Meetings 2 Hours		\$ 80.00
Weekday, Bi-Weekly Meetings 1 Hour		\$ 80.00
Weekday, Bi-Weekly Meetings 2 Hours		\$ 120.00
Weekday, Weekly Meeting 1 Hour		\$ 120.00
Weekday, Weekly Meeting 2 Hour		\$ 165.00
Weekend, Monthly Meeting 1 Hour		\$1,450.00
Weekend, Monthly Meeting 2 Hour		\$2,100.00
Weekend, Bi-Weekly Meeting 1 Hour		\$2,100.00
Weekend, Bi-Weekly Meeting 2 hours		\$3,250.00
Weekend, Weekly Meeting 1 Hour		\$3,250.00
Weekend, Weekly Meeting 2 Hours		\$4,350.00
*Weekday Hours, Sun. from 5pm thru Sat. at 8am		
*Weekend Hours, Sat. from 8am thru Sun. at 5pm		
*Proof of Non-Profit Required		
*Security Deposit Not Required		
*Certificate of Liability Ins.		
*Min. \$100,000/\$300,000 Coverage		

All Others	\$ 165.00	\$ 330.00
Park Building Security Deposit = Rental Fee		
Reserves facility up to 4 hours, +\$35.00/hr thereafter		
Certificate of Liability Ins. (min. \$100,000/\$300,000 coverage)		
Reserves facility up to 4 hours, +\$35.00/hr thereafter		

Nine Month Non-Profit Groups (concurrent with school year)		
Individual Event	\$ 20.00	\$ 40.00
*Reserves Facility up to 4 hours		
*\$2.00 per hour thereafter		
Weekday, Monthly Meetings 1 Hour		\$40.00
Weekday, Monthly Meetings 1.5 Hours		\$50.00
Weekday, Monthly Meetings 2 Hours		\$60.00
Weekday, Bi-Weekly Meetings 1 Hour		\$60.00
Weekday, Bi-Weekly Meetings 1.5 Hours		\$70.00
Weekday, Bi-Weekly Meetings 2 Hours		\$80.00
Weekday, Weekly Meetings 1 Hour		\$80.00
Weekday, Weekly Meetings 1.5 Hours		\$90.00
Weekday, Weekly Meetings 2 Hours		\$100.00
*Proof of Non-Profit Required		
*Security Deposit Not Required		
*Certificate of Liability Ins.		
*Min. \$100,000/\$300,000 Coverage		