

CHESTNUTHILL
TOWNSHIP
2026
SCHEDULE OF FEES



MONROE COUNTY, PENNSYLVANIA

Table of Contents

Zoning Permit Fees: _____	3
Road Department Fees: _____	5
Board of Supervisors Hearing/Etc. Fees: _____	6
Administration Fees: _____	6
Sale of Maps & Publications: _____	6
Subdivision and Land Development Fees: _____	7
Engineering Fees _____	8
Solicitor Fees: _____	10
Building Code Fees: _____	11
Sewage Fees: _____	14
Park Fees: _____	16

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, attic, decks, porches, etc.

Certificate of Zoning Compliance	\$50.00
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Commercial, Industrial & Institutional

New Non-Residential Construction	\$575.00 + \$0.30 per sq. ft.
Non-Residential Alterations/Renovations	\$1,500.00
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 Zoning Compliance inspection to the same property

Commercial Business Permit Application	\$50.00
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Accessory Use Structures & Additions Attached & Detached:

Residential Pools, Decks, Sheds, Patios, Porches	\$50.00 + \$0.25 per sq. ft.
Residential 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
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- Which includes blacktop for new construction

Existing Driveways	\$25.00
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Driveway Pipe Installation	Actual Cost of Material + 10%
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- For state highways consult PennDOT

Non-Residential Driveway Permits onto 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 Material + 10%
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- 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

Other:

Peddling & Soliciting	\$50.00
Special Events	
Demolition Permit Application	\$50.00
Transient Retail Sales Permit	\$400.00
Mobile Food Trucks	\$100.00
Change of Use Permit Application	\$50.00
Certification of Nonconformance	\$50.00
Zoning Curative Fee	\$100.00
Fireworks Display Permit	\$100.00

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

Road Department Fees:

Labor and Equipment Charges:

Includes Trucks, Plows, Graders, Loaders, Backhoes, etc.

Regular Time per Operator	\$75.00 per hour
Overtime Per Operator	\$110.00 per hour
Materials	Actual Cost + 10%
Labor Rate	Hourly Rate + 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:	\$100.00 x Grade

- The sliding scale fee (per 100 sq. ft.) is based on current pavement road grades as determined by the Township (1 being the worst through 10 being the best). This fee will be charged for all open cuts on roadways which were previously paved and/or improved in the last 10 years.

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
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Other:

Commercial Flea Market	\$500.00
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- 30 Days Consecutive

Garage, Lawn or Porch Sale Permit	\$5.00
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Board of Supervisors 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 Uses	\$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

Other:

Application to the Building Code Board of Appeals	\$1,250.00
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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 Review \$200.00

Minor Subdivision Submissions:

Minor Subdivision \$500.00

Park and 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 and 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 and Recreational Fee, per new sq. ft. \$0.25 per sq. ft.

Stormwater Management Plan Review:

Residential \$800.00

Commercial \$1,600.00

Engineering Fees

Reilly Associates:

Principal						
		\$ 197.00				
Managing Engineer						
		\$ 185.00				
Department Head/Senior Project Manager						
		\$ 173.00				
Project Manager						
	I	\$ 117.00	II \$ 122.00	III \$ 134.16	IV \$ 144.00	V \$ 156.00 VI \$ 161.00
Project Engineer						
	I	\$ 93.00	II \$ 100.00	III \$ 107.00	IV \$ 113.00	V \$ 122.00 VI \$ 131.00
Project Coordinator						
	I	\$ 68.00	II \$ 73.00	III \$ 80.00	IV \$ 85.00	
Associate						
	I	\$ 87.00	II \$ 93.00	III \$ 99.00	IV \$ 111.00	V \$ 116.00 VI \$ 122.00
Senior Designer						
	I	\$ 82.00	II \$ 88.00	III \$ 96.00	IV \$ 108.00	V \$ 113.00 VI \$ 122.00
Professional Land Surveyor						
	I	\$ 115.00	II \$ 118.00	III \$ 133.00	IV \$ 140.00	V \$ 147.00 VI \$ 154.00
Senior Survey Associate						
	I	\$ 88.00	II \$ 96.00	III \$ 107.00	IV \$ 113.00	V \$ 118.00 VI \$ 125.00
Survey Technician						
	I	\$ 58.00	II \$ 63.00	III \$ 71.00	IV \$ 83.00	V \$ 92.00
Project Representative (PR)						
	I	\$ 64.00	II \$ 70.00	III \$ 78.00	IV \$ 86.00	V \$ 98.00
Environmentalist						
	I	\$ 77.00	II \$ 86.00	III \$ 99.00	IV \$ 107.00	V \$ 113.00
CADD Designer						
	I	\$ 61.00	II \$ 65.00	III \$ 69.00	IV \$ 86.00	V \$ 99.00
CADD Drafter						
	I	\$ 54.00	II \$ 59.00	III \$ 62.00	IV \$ 68.00	V \$ 77.00
Administrative Assistant						
	I	\$ 71.00	II \$ 84.00	III \$ 95.00		
Clerical						
	I	\$ 57.00	II \$ 60.00	III \$ 67.00	IV \$ 71.00	

Rates are subject to annual adjustment

REIMBURSABLE EXPENSES

MILEAGE	\$0.670	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:

Cramer, Swetz, McManus & Jordan

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

Per hour Professional Fee: \$235.00

- 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 \$275.00 per hour.

Escrow & Letter of Credit Account Management Fees:

Establishing an Account	\$100.00
Terminating an Account	\$100.00
Each Service and/or Transaction	\$20.00

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

Building Code Fees:

Bureau Veritas:

BUILDING CODE FEES

NON-RESIDENTIAL AND MULTI-FAMILY CONSTRUCTION PLAN REVIEW* 1

Valuation	Fee
\$1.00 to \$10,000.00	\$225.00
\$10,001.00 to \$25,000.00	\$225.00 for the first \$10,000.00 plus \$5.10 for each additional \$1000.00
\$25,001.00 to \$50,000.00	\$301.50 for the first \$25,000.00 plus \$6.57 for each additional \$1000.00
\$50,001.00 to \$100,000.00	\$465.75 for the first \$50,000.00 plus \$4.55 for each additional \$1000.00
\$100,001.00 to \$500,000.00	\$693.25 for the first \$100,000.00 plus \$3.64 for each additional \$1000.00
\$500,001.00 to \$1,000,000.00	\$2,146.25 for the first \$500,000.00 plus \$3.09 for each additional \$1000.00
\$1,000,001.00 and up	\$3,691.25 for the first \$1,000,000.00 plus \$2.55 for each additional \$1000.00

NON-RESIDENTIAL AND MULTI-FAMILY CONSTRUCTION INSPECTION**

Valuation	Fee
\$1.00 to \$10,000.00	\$195.00
\$10,001.00 to \$25,000.00	\$195.00 for the first \$10,000.00 plus \$13.08 for each additional \$1000.00
\$25,001.00 to \$50,000.00	\$391.20 for the first \$25,000.00 plus \$10.10 for each additional \$1000.00
\$50,001.00 to \$100,000.00	\$643.70 for the first \$50,000.00 plus \$7.00 for each additional \$1000.00
\$100,001.00 to \$500,000.00	\$993.70 for the first \$100,000.00 plus \$5.60 for each additional \$1000.00
\$500,001.00 to \$1,000,000.00	\$3,233.70 for the first \$500,000.00 plus \$4.75 for each additional \$1000.00
\$1,000,001.00 and up	\$5,608.70 for the first \$1,000,000.00 plus \$4.15 for each additional \$1000.00

1. The Plan Review fee covers up to (2) two reviews of the same plan to achieve compliance with the UCC requirements. If additional reviews are required beyond (2) two reviews to determine compliance then additional charges shall apply. This additional work is charged at 50% of the original plan review fee for non-residential. Accelerated reviews will be quoted upon request, based on time line, minimum of 100% adder.

Administrative cost for per permit application.....\$30.00, plus mailing cost per permit

**** Failed Inspections: Re-inspection Fee = \$95.00 / per hour min (invoiced to applicant)**

1. Other required inspections: Commercial \$95.00 per one hour increment

SUPPLEMENTAL ELECTRICAL SERVICE INSPECTION BUILDING CODES FEES 2024

Residential Services	Fee
≤ 400Amp 1 Phase	\$125.00
> 400Amp 1 Phase	\$150.00
<ul style="list-style-type: none"> • Plus \$25.00 per meter • Plus \$25.00 per sub panel and or disconnect means. 	
Non-Residential Services ≤600 Volts	Fee
≤ 400Amp 1 or 3 Phase	\$175.00 each
400Amp through 800 Amp 3 Phase	\$250.00 each
800 Amps 3 Phase	\$325.00 each
Additional meters	\$50.00 each
Additional Control Centers	\$150.00 each
Sub-Panels (up to 40 circuits)	\$50.00 each
Transformers	\$50.00 each
Non-Residential Services > 600 Volts	
Add \$50.00 per category above for each voltage level over 600 volts 4160 volts, 6900 volts, 13,200 volts etc	
Primary Transformer Vaults	Fee
≤ 200 KVA	\$175.00
201 -500 KVA	\$225.00
5001-1000 KVA	\$350.00
>1000KVA	\$500.00
Solar System Electrical Inspections	Fee
Plan Review and Inspections shall be based on total wattage of system time 00.07 cents per watt.	

SERVICE FEE SCHEDULE 2024

Building Permit and Inspection Fee

Permit issued by the Code Official is required prior to:

2. Construction or altering a structure
3. Constructing an addition
4. Demolition a structure
5. Making a change of occupancy
6. Installing or altering equipment regulated by the Code
7. Moving a lot line that affects an existing structure

Procedure for determining Building Permit Fees:

New Commercial Construction

Per Non-res plan review and inspection fees listed, plus state fee of \$4.50 plus

New Residential Construction:

Square footage of living area multiplied by \$.68 plus

Square footage of garage/decks/porches/unfinished areas multiplied by \$.30 plus state fee of \$4.50

RESIDENTIAL FEE SCHEDULE 2024**Residential New Construction:**

\$.68 per square foot of living space

\$.30 per square foot of garage/deck/porch/unfinished space

1. Finishing basements: \$.51/sf
2. Modular or Mobile homes (R3 use group, 5B Construction): calculated permit fee multiplied by 65%
3. Accessory Structure inspections: \$81.25
4. Residential Swimming Pool: \$78.00 for 1st \$1000.00 and \$6.50 for each additional \$1000.00
5. Residential Day Care: \$175.00
6. Residential Re-roof: \$85.00
7. Residential Additions/Alterations: \$80.00 for 1st \$1000.00 and \$7.00 for each additional \$1000.00
8. Other required inspections: \$85.00/hour
9. Preliminary and resubmitted plan review fee: \$85.00/hour

Permit Fee includes plan review and inspection costs for building, electrical, plumbing, energy, mechanical, and fire disciplines.

The minimum permit fee is \$150.00

Solar System Electrical Inspections

Plan Review and Inspections shall be based on total wattage of system time 00.07 cents per watt.

Check with the Building Code Official for fees of any Services, Equipment, or Fixtures not listed above.

EXHIBIT B - BUILDING CODE OFFICIAL (BCO) FEE SCHEDULE 2024

In the performance of duties associated with the execution of BCO responsibilities as outlined in Act - 45 PA-UCC for residential and non-residential applications: Issuing Certificate of Occupancy Certificates, posting Stop Work Orders, condemned structures, court hearings, testimony, depositions, special meeting call by the Township and other associated duties outside the application reviews and building design discussions, ADA reviews and audits, inspections, etc. normally performed on a day to day basis.

One hour daily billing, after the first hour billing, tracking shall occur in one half (1/2) hour increments.

Billable time shall include, office, field inspections and travel time, unless otherwise specified herein.

Vehicle Usage: WAIVED FOR THIS CONTRACT \$0.00 per mile subject to automatic periodic increases based upon cost of fuel. (The Internal Revenue Service issued 2019 optional standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical or moving purposes. Beginning on Jan. 1, 2020, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be: WAIVED

0.00 cents per mile for business miles driven, up / down 0 cent from the rate for 2019

A minimum of one hour will be charged whenever these services are required to meet the requirements of the PA-UCC or as requested by the Client.

The BCO will conduct Accessible (ADA) audits/inspections of all non-residential projects to ensure compliance with the UCC accessible code provisions prior to any issuance of a Certificate of Occupancy. A min of one hour will be charged whenever these services are required.

Well & Sewage Fees:

Hanover Engineering:

Well Permit Fee \$300.00

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

- If the cost of exceeds the amount of the fee that the developer paid, the developer shall, prior to SEO approval of the permit, pay the Township the amount in excess of the SEO fees that were expended.
- 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.

Individual On lot Sewage Disposal System Permit for New Systems \$1,250.00

- Includes individual residential spray irrigation systems

Sewage Permit Renewal Fee \$550.00

Inspection Only \$550.00

- Total fees due shall be equal to all costs of the Sewage Enforcement Officer (SEO) activities associated with the issuance of the permit and inspections of the system installation. The applicant is responsible to reimburse Chestnuthill Township any additional costs that may exceed the above amounts. In the event the SEO activity expenses exceed the amount, the applicant will be billed at the hourly rate established by the most current Professional Fee Schedule. No further activity will be taken by the SEO until such time as the account is paid in full.

Individual On lot Sewage Disposal System Permits for Repair/Modification

Replacement of absorption area as required \$1,250.00

Repair or modification not involving installation \$300.00

Or enlargement of an absorption area
(Ex. Replace broken pipe/tank baffle, install manhole riser)

Total fees due shall be equal to all costs of the Sewage Enforcement Officer (SEO) activities associated with the issuance of the permit and inspections of the system installation, repairs or modifications, Applicant is responsible to reimburse Chestnuthill Township any additional costs that may exceed the above amounts. In the event the SEO activity expenses exceed the amount, the applicant will be billed at the hourly rate established by the most current Professional Fee Schedule. No further activity will be taken by the SEO until such time as the account is paid in full.

Holding Tank Permits – Special Circumstances Apply

Initial Site Visit, Review of App. and Issuance of Permit \$1,250.00

Annual Holding Tank Inspection Fee	\$ Hourly Rate of SEO
Miscellaneous Sewage Enforcement Officer Services	\$250.00
<ul style="list-style-type: none"> Includes requests for well isolation distance exemption, correspondence not related to permit issuance. 	

Subdivision and Land Development	\$300.00 per lot/equivalent unit, or \$1500.00 minimum
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The Developer and/or Subdivider is hereby obligated to reimburse the Township for any soil investigation costs or costs of Planning Module review incurred by the Township Sewage Enforcement Officer during the evaluation of soils and review and processing of Subdivision or Land Development Planning Modules.

Upon request of the Township, the Developer shall provide additional deposits as work proceeds, if it is anticipated by the Township that the initial deposit will not be sufficient to cover the cost of continued soil evaluations, testing, or Module reviews.

All such reimbursement of costs shall be completed prior to Preliminary Plan approval of the Subdivision and/or Land Development.

Community/Nonresidential On Lot Sewage System Permits	\$300.00 per lot/equivalent unit, or \$1500.00 minimum
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The Applicant is hereby obligated to reimburse the Township for any soil investigation costs or costs of permit review and/or permit processing and inspection incurred by the Township Sewage Enforcement Officer during the evaluations of soils, review, and processing of the permit and/or inspection of the system installation or repair.

For the purposes of this Fee Schedule, an equivalent dwelling unit is mathematically calculated to be 400 gallons per day of wastewater generated.

Park Fees:

	Pavillion	Park Bldg.
Family Events (Reunions, Parties, Etc.)		
Township Residents	\$55.00	\$165.00
<ul style="list-style-type: none"> • Proof of Residency • Park Building Security Deposit = Rental Fee • Reserves Facility up to 4 hours 		
Township Residents Additional per hour thereafter	\$15.00	\$15.00
Non-Residents	\$65.00	\$250.00
<ul style="list-style-type: none"> • Park Building Security Deposit = Rental Fee • Reserves Facility up to 4 hours 		
Non-Residents Additional per hour thereafter	\$25.00	\$25.00
Social Clubs		
Individual Events	\$80.00	\$250.00
Monthly (Annual Fee)		\$450.00
Bi-Weekly (Annual Fee)		\$650.00
Weekly (Annual Fee)		\$900.00
<ul style="list-style-type: none"> • Park Building Security Deposit = Rental Fee • Reserves Facility up to 4 hours • \$25.00 per hour thereafter • Certificate of Liability Insurance – Minimum \$100,000/\$300,000 Coverage 		
Non-Profit Groups		
Individual Event	\$20.00	\$40.00
<ul style="list-style-type: none"> • 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

Nine Month Non-Profit Groups (Concurrent with school year)

Individual Event	\$20.00	\$40.00
<ul style="list-style-type: none"> 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

- Weekday Hours, Sunday from 5pm thru Saturday at 8am
- Weekend Hours, Saturday from 8am thru Sunday at 5pm
- Proof of Non-Profit Required
- Security Deposit Not Required
- Certificate of Liability Insurance – Minimum \$100,000/\$300,000 Coverage

All Others:

Entities Not Listed	\$165.00	\$330.00
<ul style="list-style-type: none"> Park Building Security Deposit = Rental Fee Reserves Facility up to 4 hours, +\$35.00/hr. thereafter Certificate of Liability Insurance – Minimum \$100,000/\$300,000 Coverage 		