



LOWER POTTS GROVE TOWNSHIP
Subdivision & Land Development Fee Schedule

Permit and Application fees are non-refundable and cover Township administrative costs. Legal & Engineering Escrow amounts are intended to cover consulting fees incurred by the Township during the review process/inspection period and are not considered estimates of the cost of such services. Fees may vary based on the unique circumstances and complexities of individual applications. These fees are billed as set forth in the Township's fee resolution, as may be amended from time-to-time. Failure to maintain a positive escrow balance will result in a stoppage of work and the addition of a late payment penalty on any balance unpaid after 30 days, as established by the fee resolution adopted by the Board of Commissioners, until the escrow fund is replenished to a minimum balance of 50% or greater than the original escrow posted. Applicants who do not have a positive balance in their escrow account at the time a bill is received for the project will be charged an administrative fee equal to 10% of the bill(s) received. Application fees and escrows should be paid on two separate checks, made out to Lower Pottsgrove Township.

Type of Fee or Application	Application Fee	Escrow Fee
<u>Application to Zoning Hearing Board</u>		
Nonresidential	\$1,000	N/A
Residential (1 & 2 Family)	\$500	N/A
Other Residential, including pending subdivisions	\$1,000	N/A
<i>For matters in which more than one hearing session is held, applicant shall be charged for all additional costs incurred by the Township except legal, technical consultants, or expert witness(es).</i>		
<u>Appeal from Zoning Officer Decision or other Zoning Hearings</u>		
Nonresidential	\$1,000	N/A
Residential (1&2 Family)	\$500	N/A
Other Residential, including pending subdivisions	\$1,000	N/A
Challenges to the validity of the Zoning Ordinance	\$1,500	N/A
<i>For matters in which more than one hearing session is held, applicant shall be charged for all additional costs incurred by the Township except legal, technical consultants, or expert witness(es).</i>		
<u>Application to the Board of Commissioners for Zoning</u>		
Amendments to Zoning Map or Township Ordinances	\$1,500	N/A
Curative Amendments	\$2,000	N/A
Conditional Use	\$1,000	N/A
<i>For matters in which more than one hearing session is held, applicant shall be charged for all additional costs incurred by the Township except legal, technical consultants, or expert witness(es).</i>		
<u>Zoning Permit Fees</u>		
Nonresidential: tenant fit-outs/alterations/signs and additions/accessory structures under 2,500 sq. ft.	\$100 per unit/structure	N/A
Nonresidential: new buildings and additions/accessory structures greater than 2,500 sq. ft.	\$250 per unit/structure	N/A
Residential: new homes/housing units, accessory structures over 1,000 sq. ft.	\$80 per unit/structure	N/A
Residential: additions, decks, accessory structures 225-1,000 sq. ft.	\$40 per unit/structure	N/A
Residential: accessory structures under 225 sq. ft., fences, signs, etc. (new square footage)	\$20 per unit/structure	N/A

Zoning and Subdivision/Land Development Pre-Application Review Fees

Nonresidential: tenant fit-outs/additions/alterations	\$100	N/A
Nonresidential: new buildings	\$200	N/A
Residential: new homes/housing units	\$50 per unit (up to \$250)	N/A

Minor Subdivision/Land Development Application

<i>Sketch Plan</i>	\$100	\$2,000, any remainder is applied to other phases
<i>Residential lots</i>		
• Lot Line Revision/Simple Conveyance (same # of lots)	\$500	\$2,500
• Subdivision of two lots	\$1,000	\$3,500
<i>Nonresidential lots</i>		
• Lot Line Revision/Simple Conveyance (same # of lots)	\$750	\$2,500
• Subdivision of two lots	\$1,500	\$3,500
<i>Minor Lot Development (per §215-12.A(4) of the SALDO)</i>	\$2,000	\$5,000
<i>Additional Reviews (beyond 5 reviews)</i>	\$100, must accompany each submission	

Amended Subdivision or Land Development Plan

Plans that meet the Minor Subdivision/Land Development Plan criteria will pay fees in accordance to the Minor Subdivision/Land Development Fees above.

Plans that do not meet the criteria of Minor Subdivision/Land Development Plans shall pay fees as described below:

- 75% of the applicable base Subdivision or Land Development Application Fee
- 50% of the applicable per lot/dwelling unit/sq. ft. cost
- 100% of the applicable escrow fee
- 100% of the additional reviews fee

Subdivision Application

<i>Sketch Plan</i>	\$250	\$2,500, any remainder is applied to other phases
<i>Preliminary and Final Plan or Preliminary/Final Plan (3 or more lots created)</i> (Grading, Driveway Opening, Road Excavation, and Curb/Sidewalk Permits are included in fee, except for individual residential lots. Individual residential lots must apply for individual grading permits at time of construction)		
• Residential/Nonresidential Lots	\$3,500, plus \$150 per lot/dwelling proposed	\$500 per lot/dwelling unit, minimum \$5,000
• Additional Reviews (beyond 5 reviews per phase, ie. Preliminary, Final)	\$150, must accompany each submission	

Land Development Application

<i>Sketch Plan</i>	\$250	\$2,500, any remainder is applied to other phases
<i>Preliminary and Final Plan or Preliminary/Final Plan</i> (Grading Permit, Driveway Opening, Road Excavation and Curb/Sidewalk Permits are included in fee.)		
• Residential	\$3,500, plus \$150 per dwelling unit proposed	\$500 per dwelling unit, minimum \$5,000
• Nonresidential	\$3,500, plus \$25 per 1,000 sq. ft. proposed	\$250 per 1,000 sq. ft. proposed, minimum \$5,000
• Additional reviews (beyond 5 reviews per phase (i.e. preliminary, final)	\$150, must accompany each submission	

Request for relief from Land Development Process

\$300	\$1,500
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Grading Permit

Residential (single building and one acre or less graded) <i>Includes review and inspection fees</i>	\$500	
Individual lot as part of an approved subdivision/land development project with established and up-to-date escrow	\$50, inspection fees will be deducted from developer's escrow account	
Individual lot as part of an approved subdivision/land development project without escrow account	\$500	
Nonresidential, more than one residential building, and/or more than one acre graded	\$150, plus \$50 each additional acre	\$80 per acre, minimum \$500

Driveway Opening Permit

Residential	\$30, plus engineering and inspection costs
Nonresidential	\$50, plus engineering and inspection costs

Road/Right-of-Way Excavation/Opening Permit

On pavement	\$35, plus \$2 per sq. ft. with a \$40 minimum, plus engineering and inspection costs
Off pavement, in the right-of-way	\$20, plus \$2 per sq. ft. with a \$40 minimum

Curb & Sidewalk Permit (Construction, Repair, Reconstruction)

\$35, plus engineering and inspection costs

Building Permits

See Building Permit Schedule

Use & Occupancy Permits

See Building Permit Schedule

Hourly Rate for Township Professional Consultants

Township Solicitor/Attorney	\$130
Township Solicitor's Paralegal	\$65
Authority Solicitor	\$140
BAI Engineering Director	\$130
BAI Senior Managing Engineer	\$120
BAI Managing Engineer	\$117
BAI Sr. Project Engineer/Sr. Project Designer/Sr. Project Mgr.	\$107
BAI Project Engineer/Project Designer/Project Manager	\$94
BAI Senior Field Representative	\$87
BAI Building Code Official	\$75
BAI Code Enforcement Officer/Building Inspector/Codes Officer	
Zoning Officer/Sewage Enforcement Officer	\$62
BAI CADD Operator/Technician	\$82
BAI Technician	\$57
BAI Word Processor	\$52
BAI 3-Person Survey Crew	\$190
BAI 2-Person Survey Crew	\$145
BAI 1-Person Survey Crew	\$110
Gilmore & Assoc. Sr. Engineer/Sr. Geologist/Sr. Surveyor	\$92.50
Gilmore & Assoc. Engineer/Geologist II	\$75
Architect	\$110
Montgomery County Planning Commission	As per MCPC fee schedule

Direct costs including telephone, printing and reproduction, mileage, computer, shall be billed at cost. Professional and technical services furnished by others, postage, courier express mail delivery, travel and subsistence, shall be billed at cost plus 10 percent. An overtime charge of 20% applies to the above hourly rates for time worked before and after normal workday (7 a.m. to 4 p.m.) and on weekends and holidays.

Administrative Costs

Copies	\$0.25 per page
Color Copies	\$0.50 per page
Faxes	\$0.50 per page
Reproductions of large plans	As billed by Township Engineer
Township Map	\$5

