

**WALLACE TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
RESOLUTION NO. 22-01
A RESOLUTION OF THE TOWNSHIP OF WALLACE
ESTABLISHING FEES FOR ZONING AND BUILDING PERMITS**

WHEREAS, ORDINANCE NO. 162, as amended, of the Township adopted April 6, 2017, authorizes the Township to adopt by resolution a fee schedule for building permits for detached one and two-family dwellings, their appurtenances and accessory structures; and

WHEREAS, ORDINANCE NO. 162, as amended, of the Township adopted April 6, 2017, authorizes the Township to adopt a fee schedule for building permits for commercial, industrial and multi-family buildings and structures by resolution; and

WHEREAS, ORDINANCE NO. 162, as amended, of the Township adopted April 6, 2017, authorizes the Township to adopt a fee schedule for sign permits by resolution; and

NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved by the Board of Supervisors of the Township of Wallace as follows:

1. The fees for **Zoning Permits** shall be set as follows:

A. RESIDENTIAL (NON-COMMERCIAL); AGRICULTURAL

- 1. All buildings or structures greater than 350 square feet\$125.00
- 2. All accessory buildings or structures 350 square feet or less..... No fee/no permit
- 3. Signs Advertising a Home Business or Home Occupation \$35.00

B. COMMERCIAL - INDUSTRIAL - INTENSIVE AGRICULTURAL BUILDINGS AND STRUCTURES - INSTITUTIONAL (NON-RESIDENTIAL)

- 1. Non-Residential buildings or structures less than 500 square feet\$125.00
- 2. Non-Residential buildings or structures 500 square feet or greater.....\$250.00
- 3. Fences \$25.00
- 4. Signs \$150.00

2. The fees for **Building Permits** shall be set as follows:

A use and occupancy permit for all of the below listed structures will be issued and its associated cost is included in the building permit fee.

A. RESIDENTIAL (NON-COMMERCIAL)

1. New single-family dwelling unit, multiple family dwelling unit, condominium unit or similar residential structure; Fee shall be computed on a square-foot basis as measured out-to-out of the structure and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers, and attics that have a minimum of 6-foot headroom.

Non-Refundable Application Fee \$200.00 (payable upon submittal of permit application)
Per Square foot of Floor Space \$0.40

2. Accessory Building or structure such as a carport, porch, enclosed porch, deck, patio, garden and/or tool sheds, gazebos, and detached garages (excepting residential accessory buildings or structures with a building footprint of 350 square feet or less).

Per Square Foot of Floor Space \$0.40
Minimum Building Permit Fee \$60.00

3. Residential accessory buildings or structures with a building footprint of 350 square feet or less No permit/no fee

4. Additions or remodeling to residential buildings and residential accessory buildings.
Per Square Foot of Floor Space \$0.40

5. Farm Building, barns, animal sheds, equipment buildings in conjunction with farming, however, not including intensive agricultural buildings and structures.

Per Square Foot for the first 1,000 sq. ft \$0.25
Any square footage over 1,000 sq. ft \$0.18

6. Swimming Pools (inclusive of electrical permit)

Above-Ground Pools \$250.00
In-Ground Pools \$850.00

7. Demolition Permit \$60.00

8. Electrical Permits \$110.00
 a. Fee per required inspection \$100.00

9. Grinder Pump Electrical Inspection Permit (per grinder pump) \$60.00

10. Plumbing Permit

 a. Manufactured dwelling with crawlspace \$50.00 per unit
 (includes mobile home on foundation)

 b. Single family dwelling (not over 3 full or partial baths) \$135.00

 Each additional full or partial bath..... \$65.00

- c. Two family dwelling (not over 2 full or partial baths per unit)..\$230.00
 - Each additional full or partial bath per unit \$65.00
- d. Additional or re-inspections (per inspection) \$75.00
- e. Sewer Lateral \$75.00
- f. Water Lateral..... \$75.00
- g. Sewer and Water Lateral at Same Time..... \$90.00
- h. Permit for any Plumbing Work not otherwise specified \$75.00

11. Act 167 Ordinance (Stormwater) Fees

- a. Stormwater Management Plan Application Fee*
 - i. Simplified.....\$100.00
 - ii. Non-Simplified..... \$200.00
- b. Stormwater Management Plan – Financial Security
 - i. Simplified..... None
 - ii. Non-Simplified..... Amount established
by Township Engineer

Engineering and legal fees for plan review and construction inspection will be billed to the applicant on a time and materials basis in accordance with the professional consultant fee schedule.

*A fee is not required if a project involves less than 5,000 square feet of earth disturbance and less than 1,000 square feet of impervious cover.

B. COMMERCIAL - INDUSTRIAL - INTENSIVE AGRICULTURAL BUILDINGS AND STRUCTURES - INSTITUTIONAL (NON-RESIDENTIAL)

1. A non-refundable application fee of \$500.00 will be collected upon submittal of each building permit application for all commercial new construction

- 2. Commercial — Industrial — Institutional Buildings, New
 - Per Square Foot for the first 5,000 sq. ft \$ 0.45
 - Per Square Foot for 5,001 to 15,000 sq. ft \$ 0.40
 - Per Square Foot over 15,000 sq. ft \$ 0.35
 - Minimum Building Permit Fee \$350.00

3. Renovations, additions and/or remodeling which includes interior construction, walls, partitions, floor

- Per Square Foot for the first 5,000 sq. ft \$ 0.45
- Per Square Foot for 5,001 to 15,000 sq. ft \$ 0.40

Per Square Foot over 15,000 sq. ft \$ 0.35
 Minimum Building Permit Fee \$250.00

4. Non-Residential Accessory Buildings exceeding 500 square feet
 Per Square Foot of Floor Space \$ 0.45
 Minimum Building Permit Fee \$110.00

5. Special Structures such as, but not limited to towers, storage tanks, etc.
 Permit Fee \$350.00
 Plus necessary Legal and Engineering Review fees required to review special structures.
 Applicant must show a valid license and State approval to install and/or remove tanks.

6. Demolition Permit \$110.00

7. Electrical Permits (Per Inspection) \$100.00

8. Plumbing Permits

- a. General Permit \$ 100.00
- d. Additional or re-inspections (per inspection) \$ 75.00
- e. Sewer Lateral \$ 90.00
- f. Water Lateral..... \$ 90.00
- g. Sewer and Water Lateral at Same Time..... \$ 90.00
- h. Permit for any Plumbing Work not otherwise specified \$ 100.00

9. Act 167 Ordinance (Stormwater) Fees

a. Stormwater Management Plan Application Fee*

- i. Simplified..... \$100.00
- ii. Non-Simplified..... \$200.00

b. Stormwater Management Plan – Financial Security

- i. Simplified..... None
- ii. Non-Simplified..... Amount established
by Township Engineer

Engineering and legal fees for plan review and construction inspection will be billed to the applicant on a time and materials basis in accordance with the professional consultant fee schedule.

*A fee is not required if a project involves less than 5,000 square feet of earth disturbance and less than 1,000 square feet of impervious cover.

C. RESIDENTIAL & COMMERCIAL/NON-RESIDENTIAL

1. Driveway Permit (Township Roads) \$70.00

D. ALARM SYSTEM INSTALLATIONS \$25.00*
*See Alarm Ordinance, Ordinance No. 142 of 2011 for additional fees

E. PERMIT RENEWAL/EXTENSION (per year, beyond initial year from issuance, until U&O issuance).....\$75.00

F. OCCUPANCY PERMIT FOR CHANGE OF USE OF EXISTING BUILDINGS, STRUCTURES OR PARCELS \$150.00

G. PARK AND RECREATION FEE ON PERMITS FOR ANY NEW DWELLING UNIT (PER DWELLING UNIT) \$500.00

H. SOLICITATION LICENSE (per licensee) \$40.00*
*See Solicitation Ordinance, No. 82, 9/3/97.

I. TIMBER HARVESTING PERMIT

- 1) Forest Stewardship Program Model Application (ZO § 1217(c)(1)(a)) \$50.00
- 2) Timber Harvesting Plan Model Application (ZO § 1217(c)(1)(b)) \$250.00

J. FENCE PERMIT (with respect to residential fences, a permit is only required for fences within 3 feet of property, right of way line, per Zoning Ordinance Section 1205) \$25.00

K. STATE REQUIRED EDUCATIONAL FUND FEE PER PERMIT \$4.50

L. INSPECTIONS AND REINSPECTIONS: When scheduling inspections, the applicant/contractor must ensure they have completed all items necessary for the inspection. Should the Building Inspector/Zoning Officer be required to make additional inspections, a fee of \$75.00 will be due to defray the cost of the inspection.

M. ZONING OFFICER: PRELIMINARY DETERMINATION FEE shall be the hourly rate of the Zoning Officer in addition to the costs of advertising and posting any notices required for the same.

N. TOWNSHIP BUILDING USE FEES. See the Township's Building Use Policy, Resolution 12-11. To the extent that a group seeks to use the meeting room in the Township Building, the group shall be required to submit a nonrefundable application fee of \$20.00, together with a security deposit of \$100.00. If an applicant requests to utilize the meeting room on a recurring basis, he/she/it is required to submit a nonrefundable application fee of \$50.00, together with the above-referenced \$100.00 security deposit. The security deposit shall be applied against any costs that the Township is required to incur in cleaning or making repairs the Township building and/or meeting room as a result of a group's meeting. All remaining portions of the security deposit, if any, will be returned to the applicant by the Township within thirty (30) days after the conclusion of the meeting (or, in the case of recurring meetings, after the last scheduled meeting). In addition to the above, an applicant seeking to use the meeting room outside of regular Township office hours is responsible to pay an additional fee of \$50.00 per hour. The

above-fees and deposit may be waived by the Township in its sole discretion for not-for-profit groups (such as the Boy Scouts and Girl Scouts) that establish that they have provided a minimum of ten (10) hours of community service to the Township in the past calendar year.

O. TOWNSHIP PARK USE FEES. See the Township's Park Use Policy, Ordinance No. 2013-01, as modified herein:

1) Pavilion:

The pavilion in Wagenseller Park may be reserved for use by residents of the Township. The nonrefundable application fee for reserving the Wagenseller Park Pavilion is \$50.00 for the first two (2) hours, together with a refundable security deposit of \$25.00. To the extent that a resident reserves and/or utilizes the park for longer than two (2) hours, an additional nonrefundable fee of \$25.00 per hour is required. The above-fees and deposit may be waived by the Township in its sole discretion when the pavilion is being reserved for not-for-profit groups (such as the Boy Scouts, Girl Scouts and GGS) that establish that they have provided a minimum of ten (10) hours of community service to the Township in the past calendar year.

2) Athletic Fields:

The athletic fields in Wagenseller Park may be reserved in two (2) hour increments for use by residents and associations in which residents are active members/participants. The nonrefundable application fee for reserving the fields is \$100 per two (2) hours (without lighting) and \$200 per two (2) hours (with lighting). A refundable security deposit of \$50.00 is also required. GGS Glenmoore Girls Softball is hereby designated as the Host League for Wallace Township, and shall not be required to submit the above-referenced application fees given the field maintenance services provided by GGS. As Host League, the Township also affords GGS preference in event scheduling, noting that discretion as to scheduling is ultimately left with the Township.

Reservations are subject to denial if they conflict with other events at the Park, use of the fields by other organizations, or, with respect to a request for lit fields, with Township staffing schedules. The above-fees and deposit may be waived by the Township in its sole discretion when the Park is being reserved for not-for-profit groups (such as the Boy Scouts, Girl Scouts and GGS) that establish that they have provided a minimum of 100 hours of community service in the Township, and approved by the Township, in the past calendar year. The rented athletic fields must be cleaned and raked after use, with all trash deposited in receptacles, failing which the deposit shall be forfeited. Any damage to the Township equipment or fields must be immediately reported to the Township.

P. LATE PAYMENTS; RETURN CHECK FEE. Any outstanding balances (i.e., those accounts with a past due amount greater than 30 days) shall be subject to the accrual of interest at the rate of 1 ½ % per month. Any returned checks shall be subject to a fee in the amount of \$50.00.

Q. PROFESSIONAL CONSULTANT REVIEW/INSPECTION FEES: Any and all professional consultant review fees chargeable to an applicant shall be at the rates thereof as set forth in Resolution 22-02.

R. BUILDING PERMIT/PROPERTY FILE REVIEW FEE: The fee for search and retrieval of building permits and/or other documents in a property file shall be \$40.00 per property address.

Notes:

1. The fee is waived for senior citizens (over 65 years) who are residents of the Township and who make application for a permit for an **addition** to their existing single-family dwelling which they must both own and reside in. Fees are payable on all other building permit applications.
2. The Board of Supervisors reserves the right to charge the hourly rate for consultation and inspection by the Township Engineer or Township consultants, when necessary, in addition to the applicable permit fees.
3. For any building that was destroyed by fire or other "Act of God," the fee for **rebuilding on the same foundation** shall be reduced to 75% of the calculated fee for "new construction" as listed.

ENACTED INTO RESOLUTION this 3rd day of January 2022. This Resolution shall take effect immediately.

WALLACE TOWNSHIP

BOARD OF SUPERVISORS:

, Chairperson

, Vice Chairperson

, Member

ATTEST:

Elizabeth Randzin, Manager/Secretary