

**RESOLUTION NO. 5 OF 2022
EAST BRANDYWINE TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE TOWNSHIP OF EAST BRANDYWINE, PENNSYLVANIA,
ADOPTING A MASTER FEE SCHEDULE FOR VARIOUS PERMIT AND
APPLICATION FEES**

I. SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS.

1. Small Subdivisions

0 – 5 lots, No Public Roads.....	\$500.00
5 – 10 lots, No Public Roads.....	\$750.00
0 – 10 lots, Public Roads	\$1,500.00

2. Large Subdivisions

10 – 25 lots, Public Roads, Storm and Erosion Plans	\$3,500.00
25 – 50 lots, Public Roads, Storm and Erosion Plans	\$6,000.00
50 – 100 lots, Public Roads, Storm and Erosion Plans	\$8,000.00
100+ lots, Public Roads, Storm and Erosion Plans	\$10,000.00

The escrows required per §350-64(B) and §350-64(C) shall have minimum balances of \$5,000 unless otherwise specified in the Escrow Agreement.

II. ZONING HEARINGS BEFORE BOARD OF SUPERVISORS AND ZONING HEARING BOARD.

1. Variances and Special Exceptions

\$500 escrow for Single Resident uses, plus ½ of the stenographer's fee, plus engineering review reimbursement.

\$1,000 escrow for Commercial/Industrial/Subdivision Uses, plus ½ of the stenographer's fee, plus engineering review reimbursement.

2. Hearing for Planned Residential Development or Modification of Planned Residential Development

\$500 escrow for Single Resident uses, plus ½ of the stenographer's fee, plus engineering review reimbursement.

3. Conditional Use Hearings

\$2,500, plus \$500 for each additional hearing, plus ½ of the stenographer's fee, plus engineering review reimbursement.

4. Appeals from the Zoning Officer' s Decisions

\$1,500, plus ½ of the stenographer's fee for Single Residential uses, plus \$500 for each subsequent hearing.

\$2,500, plus ½ of stenographer's fee for Commercial/ Industrial/ Subdivision Uses, plus \$500 for each subsequent hearing.

5. Validity Challenges. Curative Amendments, and Miscellaneous Appeals

\$2,500, plus ½ of the stenographer's fee, plus \$500 for each subsequent hearing.

6. Demolition Permit Hearings for Historic Resources

\$2,500, plus ½ of the stenographer's fee, plus engineering review reimbursement.

7. Hearing Postponement

\$500 for each postponement requested by the applicant, plus out-of-pocket Township costs (i.e., advertisement, mailing, administrative costs, etc.)

III. BUILDING & ZONING PERMITS

CV= Construction Value: Construction Values will be determined by the Building Code Official and shall be based on the most recent edition of "Building Valuation Data" as published by the International Code Council in the Building Safety Journal.

All permit fees are non-refundable

A Pennsylvania Department of Labor & Industry fee of \$4.00 is required for each construction or building permit.

All application fees are payable when application is made

1. Building - Agricultural Zoning Permit

- 1.1. Application Fee..... \$200.00 (Flat Fee)
- 1.2. Permit Fee..... \$2.00 / \$1000 CV

2. Building - Commercial Permit

2.1. New Construction/Additions:

- 2.1.1. Application Fee \$250.00 (Flat Fee)
- 2.1.2. Plan Review Fee Minimum \$250.00, See #30
- 2.1.3. Permit Fee \$10.00/\$1000 CV

2.2. Alterations/Tenant Fit out:

- 2.2.1. Application/Permit Fee \$150.00 (Flat Fee)
- 2.2.2. Plan Review Fee (Base-1.5 hours)..... \$100.00
- 2.2.3. Additional Review @ BCO Rate..... \$110.00 hr.
- 2.2.4. Permit Fee 10.00/\$1000 CV

3. Building - Residential Permit

3.1. A. New Construction/Additions/Modular Buildings:

- 3.1.1. Application Fee. \$150.00 (Flat Fee)
- 3.1.2. Plan Review Fee. Minimum \$250.00, See #30
- 3.1.3. Permit Fee (Adjusted)\$6.00/\$1000 CV

3.2. Alterations:

- 3.2.1. Application Fee. \$150.00 (Flat Fee)
- 3.2.2. Plan Review Fee. Minimum \$250.00, See #30
- 3.2.3. Permit Fee (Adjusted).\$6.00/\$1000 CV

4. Mechanical - Commercial Permit

4.1. New Construction:

- 4.1.1. Application Fee \$75.00 (Flat Fee)
- 4.1.2. Plan Review Fee Minimum \$250.00, See #30
- 4.1.3. Permit Fee (Adjusted) \$10.00/\$1000 CV (\$250.00 Minimum)

5. Mechanical - Residential Permit

5.1. New Construction (Includes Outdoor Wood Furnaces):

- 5.1.1. Application Fee. \$75.00 (Flat Fee)
- 5.1.2. Plan Review Fee Minimum of \$250.00, See #30
- 5.1.3. Permit Fee (Adjusted). \$10.00/\$1000 CV (\$150.00 minimum)

5.2. Conversion of HVAC System:

- 5.2.1. Application Fee. \$35.00 (Flat Fee)
- 5.2.2. Plan Review (if required). \$100.00 (Flat Fee)
- 5.2.3. Permit Fee..... \$225.00

5.3. Appliance Replacement - HVAC or Hot Water Heater (one (1) appliance; no ductwork involved):

- 5.3.1. Application/Permit Fee. \$125.00 (Flat Fee)

6. Electrical - Commercial Permit

6.1. New Construction (includes Emergency Generators):

- 6.1.1. Application Fee \$75.00 (Flat Fee)
- 6.1.2. Plan Review Fee \$250.00 minimum, See #30
- 6.1.3. Permit Fee (Adjusted) \$10.00/\$1000 CV (\$250.00 minimum)

7. Electrical - Residential Permit

7.1. New Construction:

- 7.1.1. Application Fee \$75.00 (Flat Fee)
- 7.1.2. Plan Review Fee..... \$250.00 minimum, See #30
- 7.1.3. Permit Fee (adjusted)..... \$10.00/\$1000 CV (\$150.00 minimum)

- 7.2. Service Upgrade or Replacement (Service/ Wiring/ Panel board):
 - 7.2.1. Application Fee. \$35.00 (Flat Fee)
 - 7.2.2. Permit Fee..... \$225.00
- 7.3. Extend wiring system (Detached Garage or Shed):
 - 7.3.1. Application/Permit Fee \$100.00 (Flat Fee)
- 7.4. Finished basements or additions..... \$225.00 (Flat Fee)
- 7.5. Emergency generator installations:
 - 7.5.1. Permit Fee. \$225.00 (Flat Fee)
 - 7.5.2. Install generator transfer switch..... \$100.00 (Flat Fee)

8. Plumbing - Commercial Permit

- 8.1. New Construction:
 - 8.1.1. Application Fee. \$75.00 (Flat Fee)
 - 8.1.2. Plan Review Fee See Calculation #30
 - 8.1.3. Permit Fee (adjusted).... \$10.00 / \$1 000 CV (\$250.00 minimum)

9. Plumbing - Residential Permit

- 9.1. New Construction:
 - 9.1.1. Application Fee \$75.00 (Flat Fee)
 - 9.1.2. Plan Review Fee See Calculation #30
 - 9.1.3. Permit Fee (adjusted).... \$10.00 / \$1000 CV (\$150.00 minimum)
- 9.2. System Replacement or Extension: (Water Service/ DWV)
 - 9.2.1. Application Fee. \$35.00 (Flat Fee)
 - 9.2.2. Permit Fee..... \$225.00
- 9.3. Fixture Relocation (one [1] fixture, supply piping, drain and vent):
 - 9.3.1. Application/Permit Fee \$80.00(Flat Fee)
- 9.4. Water/ Sewer Service Line Replacement:
 - 9.4.1. Application/ Permit Fee \$150.00 (Flat Fee)
- 9.5. Water/ Sewer Service Line Repair:
 - 9.5.1. Application/ Permit Fee. \$75.00 (Flat Fee)
- 9.6. Tap-in Fee to Existing Public Sewer Service Line -Refer to East Brandywine Township Municipal Authority Fee Schedule

Note: Road Opening Permit Fees may apply to Plumbing Permits - See #42

10. Fire Protection Permits

- 10.1. Sprinkler - Commercial Permit..... \$750.00
Includes 1-1/2 hour of plan review (must meet base requirements)
Additional required review at \$110.00/hr.

- 10.2. Fire Alarm (detection) - Commercial Permit..... \$750.00
Includes 1-1/2 hour of plan review (must meet base requirements)
Additional required review at \$110.00/hr.
- 10.3. Sprinkler - Residential Permit. \$400.00
Includes 1-1/2 hour of plan review (must meet base requirements)
Additional required review at \$110.00/hr.
- 10.4. Fire Inspections
Commercial Buildings: Hotels, Motels, Assembly, Institutional, Business, Factory, Industrial High Hazard, Mercantile, Storage, Utility and any miscellaneous or similar buildings. Fire Inspections required shall be charged at the Building Code Official's current hourly rate.
11. Blasting/Fireworks Permit \$35.00 application fee plus reimbursement of the Building Code Official's hourly rate for all time spent reviewing plans, location of blasting/display, insurance certificates and specifications for the protection of the public/public display of fireworks pursuant to the Township Fire Code. All fees shall be paid prior to the issuance of the permit.
- 11.1. Fireworks Display Permit Fee \$125.00 (+ T & M)
- 11.2. Blasting Permit Fee \$75.00 (+ T & M)
12. Alternate Energy Permits
- 12.1. Solar Panels or Arrays, Windmills \$225.00
Includes 1 hour of plan review (must meet base requirements).
Additional required review at \$72.00/hr.
- 12.2. Wood Stove & Pellet Stove installations \$75.00
13. Decks - Residential Permit
Includes 1 hour of plan review (must meet base requirements)
Additional required review at \$72.00/hr.
- 13.1. Decks (with U & 0 Fee) \$350.00
- 13.2. Decks with roof/ pergola (with U & 0 Fee) \$425.00
- 13.3. Decks with Screened-in Porch (with U & 0 Fee) \$425.00
- 13.4. Deck repairs - replacing decking/flooring, hand rails or adding/changing stairs \$207.00 (Flat Fee)

14. Pool Permits

14.1. Above Ground Swimming Pool, Hot Tub, Spa:

- 14.1.1. Application Fee.....\$50.00 (Flat Fee)
- 14.1.2. Permit Fee.....\$150.00 (Flat Fee)

Note: Electrical permit fee added to base fee – No U & O fee charged

14.2. In-Ground Swimming Pool:

- 14.2.1. Application Fee.....\$50.00 (Flat Fee)
- 14.2.2. Plan Review Fee.....\$250.00 minimum. See #30
- 14.2.3. Permit Fee.....\$5.00 / \$1000 CV (\$150.00 minimum)

Note: Electrical permit & U & O fees added to base fee

14.3. Extend wiring system:

- 14.3.1. Application/Permit Fee\$80.00 (Flat Fee)

15. Manufactured Housing Permit.....\$250.00 (Flat Fee)

16. Demolition Permits

- 16.1. Residential Dwelling (on-site utilities).\$80.00 (Flat Fee)
- 16.2. Residential Dwelling (public utilities).....\$175.00 (Flat Fee)
- 16.3. Accessory Structures.....\$25.00 (Flat Fee)
- 16.4. In-ground Swimming Pools.....\$75.00 (Flat Fee)
- 16.5. Commercial Structures\$350.00 (Flat Fee)

17. Demolition of Historic Resource Permits (Class I or Class II)

- 17.1. Application Fee.....\$600.00 (Flat Fee)
- 17.2. Consultant Fees (T & M)

18. Roofing Permits

- 18.1. Commercial Roofing Alterations\$10.00 / \$1000 CV (Flat Fee)
- 18.2. Residential Roofing Alterations.....\$150.00 (Flat Fee)

19. Retaining Walls

- 19.1. Application Fee.....\$250.00 (Flat Fee)
- 19.2. Plan Review Fee See Calculation #30
- 19.3. Permit Fee.....\$10.00 I \$1000 CV

20. Accessory Structures

- 20.1. Garden sheds (maximum of 250 square feet) \$50.00 (Flat Fee)
(Zoning permit application required)

- 20.2. Detached garages or Post-frame (Pole) Buildings
 - 20.2.1. Up to 250 square feet..... \$50.00 (Flat Fee)
 - 20.2.2. Over 250 square feet
 - 20.2.2.1. Application Fee \$100.00 (Flat Fee)
 - 20.2.2.2. Permit Fee \$2.00 / \$1000 CV (\$80 minimum)

21. Sign Permit (includes temporary signs)

- 21.1. Up to 25 square feet \$50.00 (Flat Fee)

- 21.2. Over 25 square feet \$100.00 (Flat Fee)

- 21.3. Banners (Up to 100 square feet) \$125.00 (Flat Fee)

- 21.4. Billboards
 - 21.4.1. Application Fee \$100.00 (Flat Fee)
 - 21.4.2. Plan Review Fee See Calculation #30
 - 21.4.3. Permit Fee (adjusted)..... \$10.00 / \$1000 CV
(\$150.00 minimum)

22. Tennis/Basketball Courts Permit \$125.00 (Flat Fee)

23. Logging Permit..... \$300.00 (Flat Fee)

24. Fences (height from ground is 6 feet or higher) \$75.00 (Flat Fee)

25. Re-Inspections \$80.00 (Flat Fee)

NOTE: Any time the inspector returns to inspect unfinished work, previously failed inspections, or additional inspections required, this charge applies. Minimum of one (1) hour will be charged unless otherwise agreed upon in writing by the Township. Payable BEFORE re-inspection will be scheduled.

26. Work Begun Without Permit..... Permit Fees are Doubled

NOTE: Any inspection which results in a determination by the Township Building Code Official that any work requiring permits was performed without first securing the necessary permits will be surcharged 100% of the cost of the permit, plus enforcement costs. The surcharge penalty will be in addition to the required permit fees.

27. Certificate of Occupancy

- 27.1. Commercial/Industrial..... \$125.00
- 27.2. Residential..... \$ 75.00

28. Zoning Permits

- 28.1. Zoning Permit\$75.00 (Flat Fee)
- 28.2. No Impact Home Occupation.....\$25.00 (Flat Fee)
- 28.3. Major Home Occupation\$125.00 (Flat Fee)

29. Zoning Determination Letter

The Township will charge the hourly rate of the Zoning Officer for all time spent researching and preparing a zoning determination letter requested by a property owner. All fees must be paid prior to the issuance of the letter.

30. Plan Review

The Plan Review (CV) fee is based on the construction value, as determined above:

- 30.1. CV up to \$3,000,000.....Fee=0.0006 x CV (\$250 min)
- 30.2. CV over \$3,000,000 to \$6,000,000 Fee=\$3,600 + (0.0005 x CV)
- 30.3. CV over \$6,000,000..... Fee=\$5,100 + (0.00035 x CV)

NOTE: Municipal Engineer or other Consultant Fees may apply, at their current hourly rate.

31. Administrative Fee\$40.00 (per hour or portion thereof)

32. Township Manager or Roadmaster Fee\$65.00 (per hour or portion thereof)

33. Township or Municipal Authority Engineer

Hourly rate charged to the Township will be billed to the applicant.

34. Township or Municipal Authority Solicitor and Other Consultants.

Hourly rate charged to the Township will be billed to the applicant.

35. Act 167 Stormwater Management

- 35.1. Application Fee..... \$100.00
(All Applications Resulting in New Impervious Surfaces)

- 35.2. Stormwater Management Plan Reviews
(All Applications Requiring Stormwater Management)
 - 35.2.1. Engineered Plan Review \$1,650.00
 - 35.2.2. Simplified Plan Review..... \$700.00

- 35.3. Operation and Maintenance Agreement Future Inspections Fee.. \$250.00
(All Approved Stormwater Management Plans)

- 35.4. Chester County Recorder of Deeds Costs.....Paid by Applicant

- 36. Soil and Erosion control or grading plan reviews
\$200 base permit fee, plus reimbursement of engineer's review costs for grading involving movement of 5,000 square feet of earth disturbance or greater, or for any change in a drainage pattern.

- 37. Roadside Stands/ Tent Sales..... \$50.00 (Flat Fee)
Permit must be displayed. Permit is limited to a maximum three (3) month term.

- 38. Fuel Storage Tanks & Related Facilities
For each 1,000 gallons of storage capacity or portion thereof:
 - 38.1. Each Fuel Storage Tank.....\$30.00 (per 1,000 gallons)
 - 38.2. Each Fueling Station \$50.00 (Flat Fee)

- 39. Temporary Construction Trailers or Buildings \$250.00
(per year/building)

- 40. Highway Occupancy Permit. PennDOT application only

- 41. Township Driveway Permit..... \$80.00 (Flat Fee)

- 42. Road Opening Permit (Township-Owned Roadways)
 - 42.1. Openings not larger than 16 square feet \$100.00 (Flat Fee)
 - 42.2. For each additional 16 square feet of opening or portion thereof.... \$25.00

- 43. Permit Extension requests
 - 43.1. Residential Permits..... \$50.00 (Flat Fee)
 - 43.2. Commercial Permits \$100.00 (Flat Fee)

IV. PARKS AND RECREATION FEES

1. Facility use fees. Fees are due within 30 days' receipt of a Township invoice. The Board of Supervisors shall specify fees for facility use in the Fee Schedule adopted annually.
2. Township Park Facilities fees:

Priority Types	Type I	Type II	Type III	Type IV	Type V
Single field use*	N/C	\$50*	\$500 per day per facility	\$100*	\$200*

* Single field use: 2.5-hour increments only

Tennis/Pickleball Courts	\$7.50 per court per hour in one hour increments
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Pavilion Rental	Resident - \$50	Nonresident - \$100
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3. Maintenance fees. Activities requiring additional field preparation may be assessed a maintenance fee. Maintenance fees shall include fees for custodial, maintenance or grounds work outside regular working hours. Any fees incurred as a result of use of the facilities by a reserving organization or individual (e.g., improper cleaning after use) will be itemized and charged to the reserving organization or individual. Any additional fees that are unpaid could result in legal action to collect said fees and will disqualify the reserving organization from any future facility reservations.
4. Maintenance fee schedule.

Type	Fee
Minimum 2 hours per man	\$100
Additional	\$50 per hour per man

All application fees, costs, charges, and other sums referred to in this Resolution shall be paid promptly upon demand by East Brandywine Township.

For all hearings the applicant will reimburse the Township for any costs which exceed the initial escrow amount.

The Township may enforce the provisions of this Resolution by appropriate actions in law or equity.

The provisions of this Resolution shall be severable, and if any provision or provisions shall be held to be unconstitutional, invalid or void, such unconstitutional, invalid or void provisions shall not affect the validity of any of the remaining provisions of this Resolution. It is hereby declared that this Resolution would have been adopted if such unconstitutional, invalid or void provision or provisions had not been included herein.

This Resolution shall supersede Resolution 1 of 1990, Resolution 9 of 2008, Resolution 11 of 2014 and all other resolutions insofar as they are inconsistent herewith.

This Resolution shall be effective upon adoption.

RESOLVED this 7th day of April, 2022.

ATTEST

**BOARD OF SUPERVISORS
EAST BRANDYWINE TOWNSHIP**

Lisa Taraschi, Township Secretary

Kyle Scribner, Chairman

Carl K. Croft, Vice-Chairman

Jason Winters, Member