

**TOWNSHIP OF UPPER SALFORD
MONTGOMERY COUNTY, PENNSYLVANIA
Resolution #2023-1**

AMENDING UPPER SALFORD TOWNSHIP'S FEE SCHEDULE

WHEREAS, the Township is authorized under the Second Class Township Code, the Pennsylvania Municipalities Planning Code, the Pennsylvania Uniform Construction Code, the Pennsylvania Sewage Facilities Act, and other enabling legislation, to adopt ordinances regulating activities within the Township of Upper Salford; and

WHEREAS, the Township has adopted various ordinances pursuant to the enabling legislation as aforesaid; and,

WHEREAS, under the various adopted ordinances the Board of Supervisors is authorized and directed to establish fees and charges in connection with the activities regulated by the ordinance of Upper Salford Township.

NOW, THEREFORE, the Board of Supervisors of Upper Salford Township hereby resolves as follows:

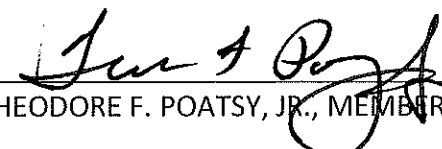
1. The Fee Schedule attached hereto is adopted as the Fee Schedule of Upper Salford Township.
2. The Fee Schedule is effective upon adoption of this Resolution.

RESOLVED this 3rd day of January, 2023.

BOARD OF SUPERVISORS
TOWNSHIP OF UPPER SALFORD



KEVIN O'DONNELL, CHAIRMAN



THEODORE F. POATSY, JR., MEMBER



RICHARD E. SACKS, MEMBER

SUBDIVISION AND LAND DEVELOPMENT

Subdivision and Land Development Applications

** Below are the Township's rates. The Applicant is also responsible for the payment of all fees charged by the Montgomery County Planning Commission based on their fee schedule. Each fee shall be paid by separate check.*

Residential Subdivision

Number of Lots/Units - whichever is greater:

Lot Line Adjustment/Consolidation	\$	100.00	Flat fee
1 - 2	\$	200.00	Flat fee
3 - 10	\$	300.00	Plus \$35.00 per lot
11 - 20	\$	685.00	Plus \$30.00 per lot
over 20	\$	1,015.00	Plus \$25 per lot

Non-Residential Subdivision

Number of Lots/Units - whichever is greater

1-3	\$	750.00	Flat fee
over 3	\$	750.00	Plus \$100.00 per lot

Non-residential Land Development

Fee per 1000 sq. ft. (gross - measured at exterior footprint of structure(s))

1 - 1,500 sq. ft.	\$	250.00	Flat fee
1,501 - 3,000 sq. ft.	\$	250.00	Plus \$35 per 1000 sq. ft.
3,001 - 5,000 sq. ft.	\$	325.00	Plus \$30 per 1000 sq. ft.
5,001 - 10,000 sq. ft.	\$	400.00	Plus \$25 per 1000 sq. ft.
10,001 - 25,000 sq. ft.	\$	550.00	Plus \$20 per 1000 sq. ft.
25,000 + sq. ft.	\$	900.00	Plus \$18 per 1000 sq. ft.

Subdivision and Land Development Professional Services Security Escrow

Residential Subdivision

Number of lots:

Lot Line Adjustment/Consolidation	Fee - Engineering / Legal
1 - 10	No Escrow Required
11 - 25	\$1,500.00/\$1,000.00 plus \$500.00 per lot over 11
over 25	\$5,000.00/\$2,500 plus \$750.00 per lot over 11
Maximum required escrow	\$12,000.00 / \$7,000.00 plus \$800.00 per lot over 26
	\$20,000.00 / \$15,000.00

Non-Residential Subdivision

Number of Lots:

1 - 3	Fee - Engineering / Legal
over 3	\$5,000.00/\$2,500.00
Maximum required escrow	\$6,500.00/\$3,500.00 plus \$1,000 per lot
	\$20,000.00/\$15,000.00

Nonresidential Land Development

Gross square footage (measured at exterior footprint of structure(s))

	Fee - Engineering / Legal
1 - 1,500 sq. ft.	\$2,500.00/\$1,500.00
1,501 - 3,000 sq. ft.	\$3,000.00/\$2,000.00
3,001 - 5,000 sq. ft.	\$3,500.00/\$2,500.00
5,001 - 10,000 sq. ft.	\$4,000.00/\$3,500.00
10,001 - 25,000 sq. ft.	\$5,000.00/\$5,000.00
25,000 + sq. ft.	\$10,500.00/\$7,500.00 plus \$100 per 1,000 sq. ft.
Maximum required escrow	\$20,000.00/\$15,000.00

*** Once established, escrow accounts shall be replenished to the level required when the balance falls below 25% of beginning balance.**

MISCELLANEOUS FEES, PERMITS, AND LICENSES

Fireworks	\$	100.00
Highway Occupancy & Driveway Permits (Township Roads)	\$	100.00
Junk Yard Dealers		
Annual License Fee	\$	100.00
Annual Transfer Fee	\$	100.00
Mobile Homes & Mobile Parks		
Annual License Fee	\$	100.00 Plus \$10.00 per unit
Transient Retail Merchants		
License fee (per person)	\$	30.00
Wastewater Systems (Sewer Plants or Collection System)		
Annual Permit	\$	150.00
Application Fee	\$	300.00
State Annual Permit Fee (UCC)	\$	4.50 (added to Individual Building Permit Fees)

Park Pavilion Rental

Pavilion & Kitchen Rental (Family Rate - under 100 guests)	\$	100.00 – Resident Rate	\$200.00 – Non-Resident Rate
Pavilion & Kitchen Rental (Family Rate - over 100 guests)	\$	200.00 – Resident Rate	\$300.00 – Non-Resident Rate
Pavilion & Kitchen Rental (Corporate/Business Rate)	\$	500.00	

Security Deposit * \$50.00

*Returned within 5 days of rental, provided pavilion and kitchen are left undamaged and without excessive cleaning required for the next rental.

Stormwater Plan Reviews

All properties located within Upper Salford Township.

Small Projects - Stormwater Management Plan Review	\$	750.00
Full Stormwater Management Plan Review	\$	1,500.00

*Fee includes the preparation and recording of an operation and maintenance agreement, as required by Township Ordinance.

HEARINGS/ APPEALS

Uniform Construction Code (UCC) Appeals

Indian Valley Regional Appeals Board	\$	450.00
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NOTE: The appeals process does not apply to appeals from citations for violations of the International Property Maintenance Code.

Township Ordinance Appeals and Variances

Chapter 18 - Part 1 - Stormwater Appeal	\$	750.00
Chapter 18 - Part 2 - Wastewater Disposal Variance	\$	350.00
Chapter 18 - Part 2 - Wastewater Disposal Appeals	\$	750.00
Chapter 27* - Zoning Interpretation, Variance or Special Exception	\$	850.00
Conditional Use Hearing Applications	\$	850.00
Validity Challenges	\$	5,000.00
Curative Amendments	\$	5,000.00

**NOTE: In hearings under Chapter 27 - Zoning, if there is a need for an additional hearing, the applicant shall be obligated to pay an additional fee of \$250.00 per hearing and reimburse the Township for any additional legal advertisement and court reporter charges.*

DOCUMENT PURCHASE FEES

Zoning Ordinance	\$	35.00
SALDO	\$	35.00
Indian Valley Regional Comprehensive Plan	\$	35.00
Open Space Plan	\$	35.00



**PROPOSED RATE SCHEDULE
FOR
UPPER SALFORD TOWNSHIP, MONTGOMERY CO.
MUNICIPAL SERVICES
JANUARY 2023**

<u>CLASSIFICATION</u>	<u>HOURLY RATE</u>
Senior Engineer	\$102.75
Engineer II	\$87.50
Engineer I	\$76.75
Technician III	\$61.42
Zoning Officer	\$68.75
Residential Building Inspector	\$72.00
Commercial Building Inspector	\$87.50
Secretarial/Clerical	\$38.75

NOTES:

- (1) Mileage is billed at the prevailing IRS rate.
- (2) Court appearances or related activities for criminal or civil actions where Technicon is acting as a municipal official will be billed in accordance with the above rate schedule.
- (3) The above rates are subject to revision in January 2024.



**UPPER SALFORD TOWNSHIP
YEAR 2023**

The following construction activities or structures are not regulated under Act 45 (Building Code) however, they shall require a Zoning Permit.

Section A – Zoning Permits

1. The following structures, if the structure has a building area less than 600 square feet, and is accessory to a detached one or two family dwelling, and multi-family dwelling units:
 - a. Detached Carport \$95.00
 - b. Detached private garage less than 600 sq. ft. \$95.00
 - c. Greenhouse \$95.00
 - d. Sheds and gazebos less than 150 sq. ft. \$75.00
Sheds and gazebos between 151 sq. ft. to 600 sq. ft. \$95.00
2. All Agricultural Building(s), irrespective of size, as defined by Act 45 Section 103 \$95.00
3. Uncovered decks and patios, with a floor height of 30" or less above finished grade \$95.00
4. Fences that are no more than 6'0" in height (Agricultural fencing is exempt) \$75.00
5. Issuance of a Use and Occupancy Permit for a change of use of an existing building to a similar type use, with no structural alterations \$140.00
6. Signs
 - a. Residential Home Occupation or Home Related Business \$75.00
 - b. Commercial Non-structural replacement or repair of an existing sign \$95.00

**UPPER SALFORD TOWNSHIP
YEAR 2023**

Building Permits are required for the following, with the fees set as follows:

All residential buildings and structures over 600 sq. ft. and addition(s) to any principal building require a building permit, see Section A. A state mandated fee of \$4.50 is charged to the applicant for issuance of building permit.

Section A – Residential

- | | | |
|----|---|--|
| 1. | New one and two family dwelling unit, multiple family dwelling 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 | \$100.00 plus \$0.37 per sq.ft. of floor area |
| 2. | Additions, attached and detached structures accessory to a residential dwellings to include roofed porches. | \$100.00 plus \$0.37 per sq.ft. of floor area (min. bldg. fee \$395.00) |
| 3. | Manufactured Housing Units (inspection of basements, piers, footers and final inspection is required). | \$395.00 plus electrical insp. |
| 4. | Alterations, renovations, or modifications of existing buildings or structures to include but not limited to: uncovered decks and patios with a floor height greater than 30" above finished grade. | \$100.00 plus \$0.37 per sq. ft. of floor area (min. bldg. fee \$235.00) |
| 5. | Miscellaneous Structures <ul style="list-style-type: none"> • Structure to include but not limited to • Communication towers or antennas • Retaining walls (over 4' in height) • Alternative energy systems <ul style="list-style-type: none"> • Plan review/re-reviews • Inspections to include electrical, if needed | \$100.00 plus review and insp. fees

\$72.00 per hr
\$95.00 per insp.
as determined by inspector |
| 6. | Re-inspection | \$95.00/insp. |
| 7. | Re-review | \$72.00/hr. |



UPPER SALFORD TOWNSHIP
YEAR 2023

Section B - Commercial

1. Commercial, Industrial, Institutional Buildings
 - a. First \$1,000.00 of project cost* \$100.00
 - b. Each additional \$1,000.00 or part thereof \$8.90
 - c. Plan review and Accessibility plan review fee \$87.50 per hr.
 - d. Accessibility inspections \$220.00
 - e. Minimum building permit fee \$405.00
2. Review of revisions to previously approved plans \$87.50 per hr.
3. Additions, alterations, renovations, or modification of existing buildings or structures
 - a. First \$1,000.00 of project cost* \$100.00
 - b. Each additional \$1,000.00 or part thereof \$8.90
 - c. Plan review and Accessibility plan review fee \$87.50 per hr.
 - d. Accessibility inspections \$220.00
 - e. Minimum building permit fee \$405.00
4. Special Structures to include, but not limited to towers, storage tanks, cell tower, retaining walls (over 4' in height) and commercial signs \$100.00 plus review and inspection fees
 - a. Plan review \$87.50 per hr.
 - b. Inspection fee \$95.00 per insp. as determined by inspector



UPPER SALFORD TOWNSHIP YEAR 2023

Section C - Electrical

1. Residential Inspections:

a. Service inspection	\$95.00
b. Rough wiring inspection	\$95.00
c. Final inspection	\$95.00
d. Plan review	\$72.00/hr.
e. Re-inspection fee	\$95.00

2. Commercial Inspections:

a. Plan review and revisions	\$87.50 per hr.
b. First \$1,000.00 of project cost*	\$100.00
c. Each additional \$1,000.00 or part thereof	\$8.90
d. Minimum building permit fee	\$275.00
e. Re-inspection fee	\$95.00



UPPER SALFORD TOWNSHIP YEAR 2023

Section D – Plumbing, Mechanical and HVAC

1. Residential Inspection

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|----|---|-------------------|
| a. | Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit. | \$95.00 per insp. |
| b. | Plan review | \$72.00/hr. |
| c. | Re-inspection fee | \$95.00 |

2. Commercial Inspection

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|----|---|-------------|
| a. | Any plumbing, mechanical, sprinkler system and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit. | |
| b. | First \$1,000.00 of project cost* | \$100.00 |
| c. | Each additional \$1,000.00 or part thereof | \$8.90 |
| d. | Plan Review | \$87.50/hr. |
| e. | Minimum building permit fee | \$275.00 |
| f. | Re-inspection fee | \$95.00 |

*The applicant for a permit shall provide an estimated project cost at time of application. Permit valuations shall include total value of work, including excavation for building, materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.



UPPER SALFORD TOWNSHIP YEAR 2023

Section E - Miscellaneous

1. Demolition Permit:
 - a. Residential and detached accessory structure \$90.00
 - b. Commercial, Industrial, Institutional and detached accessory structures \$180.00
2. Swimming Pools and spas:
 - a. Above ground (pools capable of holding 24 inches or more of water) includes (2) inspection \$275.00
 - b. In-ground Includes (3) inspections \$475.00
3. Building permit review and issuance \$35.00
4. Building Permit Renewal Fee \$70.00

Section F – Permit Conditions

When scheduling inspections, the contractor must ensure he has completed all items necessary for the inspection. Should the Building Inspector be required to make additional inspections, a fee of \$95.00 will be due to defray the cost of the inspection. The entire fee must be paid prior to the inspection. The fee is made payable to Technicon Enterprises, Inc. II.