
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

1 - 10	Fee - Engineering / Legal
11 - 25	No Escrow Required
over 25	\$1,500.00/\$1,000.00 plus \$500.00 per lot over 11
Maximum required escrow	\$5,000.00/\$2,500.00 plus \$750.00 per lot over 11
	\$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.*