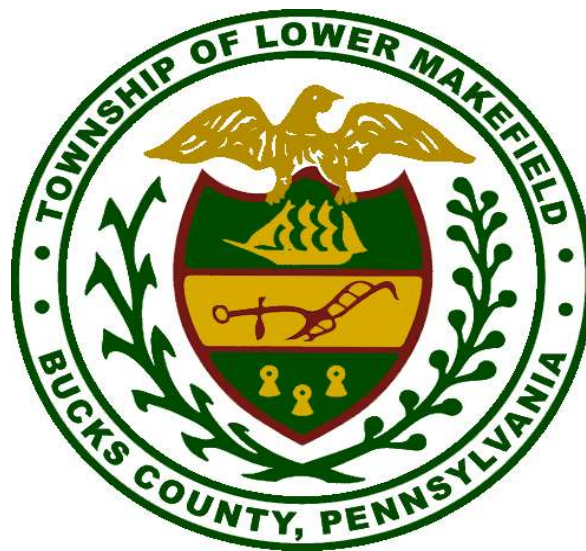


Lower Makefield Township

Schedule of Fees and Charges



*Lower Makefield Township
Bucks County, Pennsylvania*

Adopted August 4, 2021

Lower Makefield Township Fee Schedule Index

Title

Part 1 §A205-1. Code Fees

§ 70	Alarms
§ 116	Grading and Excavating
§ 121	Traffic Impact Fees
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§A205-2. Other Fees

Part 2 **Miscellaneous Fees**

Part 3 **Construction Permit Fees**

Part 4 **Subdivision and Land Development**

Part 5 **Zoning**

Part 6 **Park and Rec Fees**

§A205-1. Code Fees		
Chapter 70, Alarms		
§ 70-3.B	Application	\$150.00
§ 70-7	Identification Cards	\$10.00
§ 70-11.B	Fee in lieu of penalty	\$25.00
Chapter 79, Animals		
Article I, Dogs	Police Transportation	\$60.00
Chapter 116, Grading and Excavating		
§ 116-5	Permit fee per volume of material in cubic yards	
	Less than 50	\$50.00
	More than 50 and less than 250	\$75.00
	More than 250 and less than 500	\$100.00
	More than 500 and less than 1,000	\$125.00
	More than 1,000	\$125, plus \$25 for each additional 1,000 cubic yards or portion thereof
Chapter 121, Impact Fees		
§ 121-14	Per afternoon peak-hour trip	
	Service Area 1	\$2,182.00
	Service Area 2	\$2,995.00
	Service Area 3	\$1,077.00
Chapter 130, Short Term Lodging Facilities		
§ 130-4	Annual license and inspection fee	\$100.00
Chapter 147, Peddling and Soliciting		
§ 147-5	Solicitation Permit	
	Monthly permit	\$25.00
	Annual permit	\$100.00
Chapter 152, Neighborhood Blight Reclamation and Revitalization		
§ 152-15	Housing Inspection Fee	\$100.00
Chapter 166, Sewers		
Article II, Connection to Lower Makefield Sewer System	Tapping fee (per equivalent dwelling unit)	\$2,750.00
Article III, Sewers Rents and Charges § 166-17	Rentals Each private dwelling Minimum charge (per quarter)	\$160.48
	Plus:	
	First 10,000 gallons (per 1,000 gallons)	\$4.37
	Second 10,000 gallons (per 1,000 gallons)	\$4.60
	Third 10,000 gallons (per 1,000 gallons)	\$4.81
	Fourth 10,000 gallons (per 1,000 gallons)	\$5.29
	Fifth 10,000 gallons (per 1,000 gallons)	\$5.90
	Over 50,000 gallons (per 1,000 gallons)	\$6.77

	For a building with 1 meter and no more than 2 dwelling units (per quarter)	\$269.22, plus consumption for the entire building
	For a dwelling unit with no water meter (per quarter)	\$269.22
	Apartment Complexes - Per dwelling unit (minimum charge per quarter) (plus the total water consumption for the entire apartment building divided by the number of dwelling units therein to arrive at a water gallonage per dwelling unit)	\$160.48
	Commercial and industrial establishments	
	Minimum fee per quarter	\$297.65
	Per 1,000 gallons	\$22.93
	All public, parochial and private schools (per 1,000 gallons per quarter, same as the Commercial rate)	As recorded on water meters or portable well heads
	Penalty and interest	Penalty of 10% if not paid within 30 days from billing date; if not paid within 60 days from billing date, additional penalty of 1% per month; if not paid within 150 days from billing date, Township may cut off service
	Sanitary sewer certification	\$50.00

Chapter 175, Streets and Sidewalks		
§ 175-6.C	These fees apply to any road openings and excavations in the Township roadway, right-of-way, curb, sidewalk, bikepath having an improved or unimproved surface (fee to apply to each opening). All fees may be doubled if the project is started without applicable permits and/or approval.	
	Road openings and excavations - Up to 20 linear feet	\$85.00
	Road openings and excavations - Over 20 linear feet	\$85 + \$1.00 per additional linear foot
	Utility pole replacements (per pole)	\$50.00
	New Utility poles (per pole)	\$75.00
	Other above ground facilities/pedestals (per unit)	\$20.00
	Driveways/curb aprons (located within right-of-way)	\$75.00
	Sidewalk and/or curb (per linear foot)	\$1.00 per linear foot (\$75.00 minimum)
An additional \$250 Township Engineer inspection fee may be required, where deemed necessary.		

Chapter 178, Subdivision and Land Development		
178-85.H.(4)(d)[2]	Contribution to the tree bank per replacement tree	\$347.00
§ 178-92	Fee in lieu of dedication of recreation land (per proposed dwelling unit)	

	Core Recreation Land (per dwelling unit)	\$2,361.00
	Passive Recreation Land (per dwelling unit)	\$2,175.00
§ 178-94.B.(4)	Detention basin maintenance fee	\$3,500 per acre (\$7,000 minimum)

Chapter 196, Wreckers		
§ 196-8	Annual License Fee	\$50.00

Ordinance 417, Discharge of Fats, Oil, Grease (FOG)		
(e)	Annual Permit Application Fee	\$100.00

Ordinance 421, Sanitary Sewer Lateral Inspection Program		
Article IV.	Private sanitary sewer lateral permit and inspection:	
	1 lateral	\$100.00
	2 to 5 laterals	\$150.00
	6 to 10 laterals	\$250.00
	11 to 25 laterals	\$500.00
	26 to 50 laterals	\$750.00
	51 to 100 laterals	\$1,500.00
	101 laterals plus	\$1,500.00 plus \$15.00 per additional lateral

§A205-2. Other Fees

Miscellaneous Fees

General Administration

Public Records - Pennsylvania's Right-to-Know Law (RTKL)	Fees shall be in accordance with Section 1307 of the Right-To-Know Law (RTKL), which requires the Office of Open Records (OOR) to establish a fee schedule for Commonwealth agencies and local agencies. The RTKL requires the OOR to review the fee schedule biannually.
Reimbursement for Non-Police Staff Use	Blended overtime rate + payroll match + pension contribution

Tax Certifications

For up to 3 years of certifications	\$35.00
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Fire Protection Program

<u>Certificates of registration</u>	
Building structures or rental space up to 10,000 square feet	\$70.00
Building structures or rental space from 10,001 to 50,000 square feet	\$135.00
Building structures or rental space from 50,001 to 200,000 square feet	\$400.00
Additional fee for each 50,000 square feet above 200,000 square feet	\$30.00

Police Services

Accident reports (as per PennDot, Vehicle Code Section 3751.b)	\$15.00
Photographs of accidents, etc. (each)	\$25.00
Police reports	Cost of reports (per sheet) as per Right-to-Know Law (RTKL) fee schedule
Impound fee (vehicles) (per day)	\$15.00

Construction Permit Fees		
Zoning Permits		
<u>ICC Use Groups R-3 and R-4 (single-family)</u>	<u>Amount</u>	
New Dwelling Unit	\$100.00	
Additions to existing dwelling unit	\$75.00	
Fences	\$75.00	
Accessory Buildings/Structures	\$75.00	
Patios, driveways, walks	1% construction cost; minimum fee of \$75.00	
NOTE: Accessory Buildings/Structures includes storage sheds, detached garages, uncovered ground level decks, retaining walls that are not over 4 feet in height, barns, silos, swimming pools, hot tubs, etc. Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall and sheds, pole barns and temporary buildings two hundred square feet (200 sf) or less shall require a Zoning Permit only.		
<u>All other ICC Use Groups</u>	<u>Amount</u>	
New Construction	\$200.00	
Additions to existing	\$150.00	
Fences	\$125.00	
Accessory Buildings/Structures	\$150.00	
NOTE: Accessory buildings/structures includes storage sheds, detached garages, uncovered ground level decks and patios, retaining walls, barns, silos, etc. Zoning permit fee does not include all applicable land development and building permit fees.		
<u>Sign Permits</u>	<u>Amount</u>	
Permanent signs - Thirty-two (32) square feet or less	\$100.00	
Permanent signs - Over thirty-two (32) square feet	\$200.00	
Temporary Signs - 30 day maximum or upon end of event or selling season	\$25.00	
<u>Written Zoning Opinions/Zoning Certification - Upon Request</u>		
Portable Outside Storage Units - Residential	\$50.00	per unit
Portable Outside Storage Units - Nonresidential	\$100.00	per unit
Building Permit Fees		
NOTES: All Fees referenced within this section shall be increased by up to one-hundred percent (100%) if the project is started without the applicable Permits and/or Approvals.		
ICC Use Groups - In association with the referenced fees, the Use Group designation is derived from the 2015/IBC-International Building Code. R-3 refers to structures arranged for occupancy as a one or two family dwelling unit where each unit has an independent means of egress and each unit is separated by a two hour fire separation assembly. R-4 refers to all detached one or two family dwellings not more than three stories in height. All other Use Groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.		
Gross Floor Area (GFA) – In association with the referenced fees, the Gross Floor Area shall be defined as the following; the total square feet of all floors within the perimeter of the outside walls, including basements, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6'-0"). Attics and crawl spaces having minimum headroom of less than six feet (6'-0") are not included within the GFA.		
<u>ICC Use Groups R-3 and R-4 (single-family)</u>	<u>Amount</u>	
New Dwelling Unit	\$750.00	plus \$0.55 per sf of GFA
Additions	\$100.00	plus \$0.60 per sf of GFA
Alterations	1.25% construction cost; minimum fee of \$100.00	
Accessory Structures (not associated with agricultural uses)	\$100.00	plus \$0.60 per square foot
Uncovered Decks or Patios	\$200.00	plus \$0.15 per square foot
Note: Individual applications for covered decks and covered patios shall be classified as an addition. Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall shall require a Zoning Permit only.		
Sheds, Pole Barns and Temporary Buildings less than two hundred square feet (200 sf) shall require a Zoning Permit only.		

<u>All other use groups</u>	<u>Amount</u>	
New construction and Additions	\$600.00	plus \$0.80 per sf of GFA
Alterations, tenant fit outs	2.5% of construction cost up to \$1,000,000, plus 0.8% of construction cost over \$1,000,000; minimum fee of \$250.00	
Accessory Structures (not associated with agricultural uses)	\$100.00	plus \$0.60 per square foot
Uncovered Decks or Patios	\$200.00	plus \$0.15 per square foot
<u>Demolition</u>		
	<u>Amount</u>	
Use Groups R-3 and R-4	\$150.00	
Residential Accessory Structure	\$75.00	
All other Use Groups (w/ Mech/Elec/Plumbing)	\$500.00	
All other Use Groups (w/ NO Mech/Elec/Plumbing)	\$150.00	
<u>Use and Occupancy Certificate (New construction and changes in existing Use and Occupancy)</u>		
	<u>Amount</u>	
Use Groups R-3 and R-4 and Multi-Family Dwellings (New Structure)	\$100.00	per dwelling unit
All other Use Groups (New Structure)	\$200.00	per unit
Temporary Use and Occupancy Certificate for New Construction	\$50.00	
Note: Each individual unit requires a Use and Occupancy Certificate (ex. residential units, multiple family dwelling units, condominium units and similar facilities that have separate and distinct individual units.)		
<u>Miscellaneous Renovations for use groups other than R-3</u>		
	<u>Amount</u>	
Multifamily/Nonresidential	\$200.00	
Note: Includes roofing, doors, windows etc., requiring no structural changes to building or structure. Renovations requiring structural changes shall be considered Alterations.		
<u>Swimming Pools (Pool fencing is included within permit cost)</u>		
	<u>Amount</u>	
Aboveground (water depth in excess of 24")	\$200.00	
In-ground	\$450.00	
Inflatable (water depth in excess of 24")	\$75.00	
<u>Fireplaces</u>		
	<u>Amount</u>	
Masonry Fireplaces	\$75.00	
Pre-manufactured fireplace inserts/Wood Stoves/Room Heaters	\$50.00	
<u>Elevators</u>		
	<u>Amount</u>	
Certificate of approval from PA Department Labor and Industry shall be provided to the Township	\$100.00	
<u>Manufactured Housing Unit Installation</u>		
	<u>Amount</u>	
Residential New Installation	\$500.00	
Residential Installation on Existing Pad	\$250.00	
<u>UCC Appeals Board Hearing Application Escrow</u>		
	\$750.00	
<u>Accessibility Review (If Required)</u>	\$100.00	
<u>Moving of Existing Structure</u>	\$150.00	
<u>UCC Fee</u>	\$4.50	or as established by PA Department of L&I
<u>Re-Inspections</u> - as a result of previous disapprovals or as a result of the applicant scheduling inspections that are not ready at the time of the scheduled time.	\$50.00	
Permits are not required for single-family residential roof, siding, window, door replacements provided there are no structural changes or changes in framing		

Plumbing Inspection Fees		
	Residential	All Other Uses
New Construction - First 7 fixtures	\$95.00	\$100.00
New Construction - Each additional fixture	\$20.00	\$30.00
Existing buildings, each fixture	\$25.00	\$30.00
Hot-water generators (gas, electric and oil)	\$20.00	\$50.00
Domestic water heater or coil, new or replacement	\$20.00	\$50.00
Boiler and potable water tie-in	\$25.00	\$50.00
Fire sprinkler potable water tie-in	\$25.00	\$50.00
Lawn sprinkler system tie-in	\$25.00	\$50.00
Plus back flow preventer	\$25.00	\$50.00
New Sewer service (per occupancy/dwelling unit)	\$100.00	\$125.00
Sewer Service Repair or replacement	\$125.00	\$150.00
New Water service (per occupancy/dwelling unit)	\$75.00	\$85.00
Water Service Repair or replacement	\$75.00	\$85.00
Solar Installation	1.25% construction cost; minimum fee of \$200.00	
Pumps under 2 horsepower	N/A	\$10.00
Pumps 2 horsepower to 60 horsepower	N/A	\$25.00
Pumps 60 horsepower or over	N/A	\$50.00
Back-flow preventers (each)	\$25.00	\$35.00
Minimum Fee	\$50.00	\$50.00
<u>UCC Fee</u>	\$4.50	or as established by PA Department of L&I
<u>Re-Inspections</u> - as a result of previous disapprovals or as a result of the applicant scheduling inspections that are not ready at the time of the scheduled time.	\$50.00	\$50.00

<u>Annual Plumber Registration</u>	<u>Amount</u>
Master Plumber	\$75.00
Journeyman	\$35.00
Apprentice	\$25.00
One-time Permit	\$50.00

Mechanical Inspection Fees		
<u>New Construction</u> - Mechanical plan review and inspection fees for all projects based on cost of construction.	<u>Amount</u>	
First \$1,000 of construction cost (all projects)	\$75.00	
Each additional \$1,000 of construction cost	\$25.00	

<u>Replacement of Existing Equipment (In kind)</u>	<u>Amount</u>	
Existing Heater/Flue (Use Groups R-3 and R-4)	\$50.00	
Existing Air Conditioning Unit/Condenser (Use Groups R-3 and R-4)	\$50.00	per unit or zone
Existing Heater/Flue or Air Conditioning Unit/Condenser All other Use Groups	\$100.00	per unit or zone

NOTE: Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.

<u>Alterations to Existing HVAC Systems</u>	<u>Amount</u>
Use Groups R-3 and R-4	\$100.00
All other Use Groups	\$200.00

<u>Commercial Kitchen Exhaust System</u>	\$200.00
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NOTE: Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.

<u>Outside Woodburning Furnace</u>	\$200.00
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<u>Geothermal Heating Systems</u>	<u>Amount</u>
Use Groups R-3 and R-4	\$100.00
All other Use Groups	\$300.00

<u>Ventilation Fans for Nonresidential Installations</u>	<u>Amount</u>
1 to 10,000 cfm	\$25.00
>10,000 cfm	\$50.00

<u>Exhaust Systems</u>	<u>Amount</u>	
H1, H2, H3 or H4 Use	\$500.00	per system
All other Nonresidential Uses	\$200.00	

<u>Commercial Paint/Spray Booth</u>	\$500.00
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<u>UCC Fee</u>	\$4.50	or as established by PA Department of L&I
<u>Re-Inspections</u> - as a result of previous disapprovals or as a result of the applicant scheduling inspections that are not ready at the time of the scheduled time.	\$50.00	each

Electrical Inspection Fees		
1. Flat Electrical Permit Fees (Use these flat fees for most jobs)		
a. Residential (i.e. 1 & 2-family dwellings & their accessory buildings)	<u>Amount</u>	
i. Up to 200 devices and a single service/subpanel (2 visits max)	\$250.00	
ii. Up to 100 devices (one inspection max)	\$150.00	
b. Other Uses (including three+ unit multifamily dwellings)	<u>Amount</u>	
i. Up to 200 devices and a single service/subpanel (2 visits max)	\$400.00	
ii. Up to 100 devices (one inspection max)	\$250.00	
2. Flexible Electrical Permit Fees (Use these fees for complex jobs)		
a. Minimum Fees Utilizing Flexible Fee Schedule	<u>Amount</u>	
i. Residential (one- and two-family dwellings)	\$150.00	
ii. Other Uses (including multi-family)	\$250.00	
b. Branch Circuits and Basic Electrical Devices	\$1.00	per device
c. Services (listed rates are for single-phase and 600 volts or less, double rates for three-phase or over 600 volts)	<u>Amount</u>	
i. 200 amps or less	\$150.00	
ii. 201 amps to 400 amps	\$200.00	
iii. 401 amps to 600 amps	\$300.00	
iv. 601 amps to 999 amps	\$400.00	
v. 1000+ amps	\$600.00	
d. Feeders & Subpanels (listed rates are for single-phase and 600 volts or less, double rates for three-phase or over 600 volts)	<u>Amount</u>	
i. 200 amp or less subpanel, including feeders	\$30.00	
ii. 201 amps to 400 amps, including feeders	\$50.00	
iii. 401 amps to 600 amps, including feeders	\$100.00	
iv. 601+ amps, including feeders	\$200.00	
e. Motors, Generators, Transformers, Solar Systems Etc. (any motor under 1/3 hp is considered a basic device)	<u>Amount</u>	

i. 1/3 to 1.0 hp, kW, or kVA	\$15.00	
ii. 1.1 to 5.0 hp, kW or kVA	\$20.00	
iii. 5.1 to 10 hp, kW or kVA	\$25.00	
iv. 10.1 to 30 hp, kW or kVA	\$35.00	
v. 30.1 to 50 hp, kW or kVA	\$50.00	
vi. 50.1 to 100 hp, kW or kVA	\$70.00	
vii. \$1.00 per hp, kW or KVA	\$1.00	per kW, kVA or hp
Swimming pool bonding (aboveground)	\$50.00	
Swimming pool bonding (In-ground)	\$100.00	
Solar Panels (each)	\$15.00	

NOTE: Fees above cover all inspections (rough and final) and plan review.

<u>UCC Fee</u>	\$4.50	or as established by PA Department of L&I
<u>Re-Inspections</u> - as a result of previous disapprovals or as a result of the applicant scheduling inspections that are not ready at the time of the scheduled time.	\$50.00	each

Fire Protection Fees

NOTE: All Fees referenced within this section may be doubled if the project is started without the applicable Permits and/or Approvals.

<u>Fire Supression Systems</u>	<u>Amount</u>
1 to 20 Sprinkler Heads	\$100.00
21 to 100 Sprinkler Heads	\$150.00
101 to 200 Sprinkler Heads	\$250.00
201 to 400 Sprinkler Heads	\$250.00
>401 Sprinkler Heads	\$500.00

<u>Standpipes</u>	<u>Amount</u>	
Standpipes not associated with a Suppression System	\$60.00	per floor
Standpipes associated with a Suppression System	\$30.00	per floor

Outside Plan Review

In addition to the above referenced per head costs if, in the opinion of the township, the application requires additional review by an outside agency the applicant shall pay the Township for the actual costs of the Plan Review for the system proposed, plus a ten percent (10%) administrative fee.

<u>Fire/Smoke Alarm/Detection Systems</u>	<u>Amount</u>	
Use Groups R1 and R2 (Multi-family)	\$50.00	per dwelling unit
Use Groups R3 and R4 (Single Family)	\$50.00	per dwelling unit
All other Use Groups	\$100.00	

<u>Nonresidential Kitchen Hood Suppression (Ansul) System</u>	\$200.00
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<u>Flammable and Combustible Liquid Storage</u>	<u>Fee</u>	<u>Escrow</u>
0 to 275 gallons	\$25.00	\$100.00
276 to 550 gallons	\$50.00	\$100.00
551 to 1,000 gallons	\$75.00	\$100.00
1,001 to 5,000 gallons	\$100.00	\$100.00
>5,000 gallons	\$150.00	\$200.00

<u>Tank Removal All Uses</u>	<u>Fee</u>	<u>Escrow</u>
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1 to 1,000 gallons	\$50.00	\$100.00
1,001 to 3,000 gallons	\$100.00	\$100.00
3,001 to 5,000 gallons	\$150.00	\$100.00
>5,000 gallons	\$200.00	\$200.00
<u>UCC Fee</u>	\$4.50	or as established by PA Department of L&I
<u>Re-Inspections</u> - as a result of previous disapprovals or as a result of the applicant scheduling inspections that are not ready at the time of the scheduled time.	\$50.00	each

Stormwater Mangement Plan Review and Inspection Fees

NOTE: All Fees referenced within this section shall be increased by up to fifty percent (50%) if the project is started without the applicable Permits and/or Approvals.

NOTE: Application Fee: Payable at the time of each application.

NOTE: Escrow Funds: In addition to application filing fees, the applicant shall be required to furnish an escrow fund to pay the professional fees and other costs incurred in reviewing the plans, processing the application and site inspections. Upon completion of the project, whether the application is approved or rejected, any monies not expended in the review and inspection process shall be refunded to the applicant. If during the course of the review process additional funds are needed to cover the review expenses of the Township, the applicant will deposit said funds with the Township within five (5) days of written notice.

Separate checks shall be submitted by the applicant to cover the amounts identified.

<u>Delaware River South Watershed and Neshaminy Creek Watershed Ordinances</u>	<u>Application Fee</u>	<u>Escrow</u>
1. <u>Subdivision and Land Development:</u>	Same as and included in fees required for subdivision and land development applications	
2. <u>Earth Disturbance Activity:</u> Alteration of the natural hydrologic regime New or additional impervious or semipervious surfaces Diversion piping or encroachment in stream channels Installation of BMP's and/or stormwater management facilities General earth disturbances greater than 5,000 square feet	\$125.00	\$1,000.00
3. <u>Building or occupancy permits:</u> Construction of new buildings or additions to existing buildings Redevelopment	\$125.00	\$1,000.00

Subdivision and Land Development		
Residential Subdivision and Land Development Fees		
The following costs are applicable to applications for Preliminary and Final Subdivision and/or Land Development that have not been accepted as complete by the Township prior to the adoption of this Fee Schedule.		
A filing fee and escrow deposit are payable at the time of each application (sketch, preliminary and final). Separate checks shall be submitted by the applicant to cover the amounts identified.		
<u>Sketch Plan with Review by Township Professionals (not required)</u>	Application Fee	Escrow
Minor Subdivision/Land Development (1 to 2 Lots)	\$100.00	\$500.00
Major Subdivision/Land Development (3 to 10 Lots)	\$100.00	\$2,000.00
Major Subdivision/Land Development (11 or more)	\$100.00	\$3,000.00

<u>Preliminary Plan (required)</u>	Application Fee	Escrow
Residential Land Development (1 to 2 Lots)	\$1,000	\$3,500
Major Subdivision (3 to 10 Lots)	\$3,250	\$3,850+\$660 per lot/d.u.*
Major Subdivision (11 to 25 Lots)	\$4,000 plus \$50 per lot/d.u.*	\$6,600+\$500 per lot/d.u.*
Major Subdivision (26 to 50 Lots)	\$5,000 plus \$25 per lot/d.u.*	\$13,200+\$350 per lot/d.u.*
Major Subdivision (51 to 100 Lots)	\$6,000 plus \$15 per lot/d.u.*	\$18,700+\$250 per lot/d.u.*
Major Subdivision (101 or more Lots)	\$7,000 plus \$10 per lot/d.u.*	\$29,700+\$150 per lot/d.u.*

<u>Final Plan (required)</u>	Application Fee	Escrow
Minor Subdivision (1 to 2 Lots)	\$1,000	\$3,150
Major Subdivision (3 to 10 Lots)	\$1,500	\$2,500+\$350 per lot/d.u.*
Major Subdivision (11 to 25 Lots)	\$1,750 plus \$25 per lot/d.u.*	\$3,500+\$250 per lot/d.u.*
Major Subdivision (26 to 50 Lots)	\$2,500 plus \$10 per lot/d.u.*	\$6,000+\$150 per lot/d.u.*
Major Subdivision (51 to 100 Lots)	\$3,000 plus \$5 per lot/d.u.*	\$8,500+\$100 per lot/d.u.*
Major Subdivision (101 or more Lots)	\$3,500 plus \$5 per lot/d.u.*	\$13,500+\$50 per lot/d.u.*

* Denotes "dwelling unit"

Nonresidential Subdivision and Land Development Fees		
<u>Sketch Plan with Review by Township Professionals (not required)</u>	Application Fee	Escrow
Subdivision/Land Development	\$250.00	Escrow to be determined by Township at time of submission

<u>Preliminary Plan (required)</u>	Application Fee	Escrow
0 to 10,000 gross square feet (gsf)	\$4,000	\$3,450 + \$0.46 per gsf of proposed building
10,001 to 100,000 gross square feet (gsf)	\$4,000 + \$0.02 per gsf of proposed building	\$5,750 + \$0.35 per gsf of proposed building
> 100,000 gross square feet (gsf)	\$4,000 + \$0.02 per gsf of proposed building	\$28,750 + \$0.12 per gsf of proposed building

<u>Final Plan (required)</u>	Application Fee	Escrow
0 to 10,000 gross square feet (gsf)	\$2,000	\$1,500 + \$0.20 per gsf of proposed building
10,001 to 100,000 gross square feet (gsf)	\$2,000 + \$0.01 per gsf of proposed building	\$2,500 + \$0.15 per gsf of proposed building

> 100,000 gross square feet (gsf)	\$2,000 + \$0.01 per gsf of proposed building	\$12,5000 + \$0.05 per gsf of proposed building
<p>The Township shall determine, at the time of the Preliminary Application, what classification a project is considered. All Escrow Fees identified are associated with a Professional Services Agreement that is required to be established between the applicant and the Township for all costs incurred incidental to the review of the application.</p> <p>If the applicant requests a formal withdrawal and/or Plan Substitution of a Preliminary or Final Subdivision/Land Development Application and submits a revised Plan, the applicant shall remit ten percent (10%) of the original Application Fee with the revised Plan.</p>		

<u>Board of Supervisors Conditional Use Application</u>	<u>Application Fee</u>	<u>Escrow*</u>
Residential with subdivision/land development plan	\$2,000	\$2,000
Nonresidential with subdivision/land development plan	\$3,000	\$3,000
Residential without subdivision/land development plan	\$2,500	\$2,500
Nonresidential without subdivision/land development plan	\$3,500	\$3,500

<u>Lot Line Change</u>	<u>Application Fee</u>	<u>Escrow</u>
Residential or Nonresidential	\$400.00	\$2,500.00

<u>Land Development Waiver</u>	<u>Application Fee</u>	<u>Escrow*</u>
Residential	\$300.00	\$2,500.00
Nonresidential	\$500.00	\$2,500.00

*Escrow for this item may be waived if application is associated with a current Subdivision/Land Development Application.

Professional Services Agreement

At the time of submission the applicant shall execute a Professional Services Agreement with the Township. The Agreement includes the establishment of an Escrow Account to cover the expenses of the Township for advisory services incidental to the review of the application. These services may include; engineering, legal, planning, traffic, landscaping and any other consultant necessary, in the opinion of the Township, to properly examine the proposed application. To any fees incurred by the Township, the sum of ten percent (10%) shall be added as reimbursement to the Township to cover administrative, overhead and other costs associated and incurred for the collection of such fees and their distribution. The Escrow Account funds shall be replenished to an amount to be determined by the Township within fifteen (15) days of when the applicant is notified by the Township that the funds are depleted to twenty-five percent (25%) of the original amount.

Escrow amounts shall be established in accordance with the Professional Services Agreement, all unused funds within the Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development or upon written cancellation of the project/development upon approval by the Township of the refund.

In the event the applicant disputes the amount of any such expense in connection with the review of applications and reports, the applicant shall within ten (10) days of the billing date, notify the Township that such expenses are disputed as unreasonable or unnecessary, in which event, the Township shall not delay or disapprove a subdivision/land development application or any approval or permit related to the development due to the applicant's request over disputed fees.

In event that the Township and the applicant cannot agree on the amount of the review fees which are reasonable and necessary, then the applicant and the Township shall follow the procedure for dispute resolution set forth in 53 P.S. §10510(g), as amended; provided that the professionals resolving such dispute shall be of the same profession or discipline as the consultants whose fees are being disputed.

At the time of filing the Township shall verify that the Application, Plans and The Professional Services Agreement are complete and all fees are paid and the escrow is established.

Zoning		
<u>Zoning Hearing Board Application Fees</u>	<u>Non-refundable Filing Fee</u>	<u>Escrow*</u>
Application challenging the validity of the Zoning Ordinance	\$2,000	\$1,500
Residential Appeals from the determination of the Zoning Officer and/or Applications for Special Exceptions or Variances	\$720	N/A
Nonresidential Appeals from the determination of the Zoning Officer and/or Applications for Special Exceptions or Variances	\$750	\$500
<u>Zoning Application Fees</u>	<u>Non-refundable Filing Fee</u>	<u>Escrow*</u>
Application for petition of change of zoning	\$2,500	\$2,000
Application for a Curative Amendment	\$2,500	\$2,000

*Escrow Funds will be utilized to pay costs associated with advertising, mailing, stenographic services and other costs incurred by Lower Makefield Township or by the Lower Makefield Township Zoning Hearing Board in connection with the application. The applicant shall at all times be responsible for their share of the cost and expenses of any proceeding. In the event the costs exceed the total escrowed funds, the applicant shall reimburse the township for actual expenses incurred. In the event the costs are less than the total escrowed funds, the balance will be refunded to the applicant.

PARK AND REC FEES		
Facilities Rental		
Security Deposit	\$50	One Time per rental, Returned after event
Pavilion Rental (Memorial Park, Kids Kingdom)	\$15	HR (residents, resident sponsored)
Pavilion Rental (Memorial Park, Kids Kingdom)	\$100	per day during park open hours
All Programs		
Event For Profit Vendor Fee	\$50	Day
Bounced Checks	\$15	
Community Center Rental		
Security Deposit	\$100	One Time per rental, Returned after event
Great Room Both Sides	\$100	HR
Great Room Both Sides	\$250	4 HR Block
Great Room one side	\$75	HR
Great Room one side	\$150	4 HR Block
Class Room Rental (residents or local organizations)	\$25	HR
Class Room Rental (residents or local organizations)	\$50	4 HR block
Kitchen (Following Board of Health Regulation)	\$35	HR
Kitchen (Following Board of Health Regulation)	\$15	Each additional HR
Reduced fees are available for non-profits with regular meetings scheduled by contract.		
Field Reservations		
Field usage security deposit	\$500	One Time per rental, returned after event
Special Event Athletic Field Usage Rental	\$250	per field per day
Special Event Athletic Field Usage Rental	\$20	per field per hour (3 hour minimum)
Volleyball Court Reservation	\$10	HR (resident or resident sponsored)
Use of Lights on Fields	\$16	HR
User Fees		
Resident	\$15	Per season (Spring/Fall) Exception pickleball has one season
Non Resident	\$36	Per season (Spring/Fall) Exception pickleball has one season
LMT Seniors Resident	\$15	Yearly
LMT Seniors Non Resident	\$20	Yearly
Contractor Split for Park and Rec Programs		
To the contractor	75%	of revenue
To the Township	25%	of revenue
Non-resident fee to the township	10%	additional charge
Dog Park Membership Fees		
For one dog resident	\$35	1 year
For one dog non-resident	\$50	1 Year
Each additional dog	\$15	1 year
Replacement Key Fob	\$5	
Summer Camp		
8-Week non resident (register before April 1)	\$1,355	
8-week non-resident (register after April 1)	\$1,455	
8 week pool member (register before April 1)	\$1,310	
8-week pool member (register after April 1)	\$1,360	

8-week resident (register before April 1)	\$1,255	
8-week resident (register after April 1)	\$1,350	
4-Week non resident (register before April 1)	\$729	
4-week non-resident (register after April 1)	\$755	
4 week pool Member (register before April 1)	\$705	
4-week pool member (register after April 1)	\$729	
4-week resident (register before April 1)	\$675	
4-week resident (register after April 1)	\$705	
Sibling Discount	5%	

Pool Membership Fees		
LMT Family Membership (Before March 6)	\$430	
LMT Family (After March 6)	\$475	
LMT Individual Discount (Before March 6)	\$220	
LMT Individual (After March 6)	\$240	
LMT August Family	\$190	
LMT August Individual	\$95	
Non-Resident Individual August	\$118	
Non-Resident Family August	\$237	
LMT Senior Individual	\$108	
LMT Senior Limited	\$32	
Non-Resident Family Membership	\$570	
Non-Resident Individual Membership	\$295	
Caregiver Membership	\$135	
Replacement key fob	\$5	
Service charge	\$25	Account adjustments
Pool Tween Camp - Membership Required		
8 Week	\$709	
8 Week Discount Period	\$650	
6 Week	\$531	
6 week Discount period	\$487	
4 week	\$354	
4 week discount period	\$325	
Pool Fees		
Guest Pass	\$10	Day
Friday Night after 4	\$5	
Guest pass after 4:00PM	\$7	
Seniors Day Pass	\$4	
Guest Pass Book 10 Passes	\$80	
Lessons	\$45	First Child
Lessons	\$35	Each additional Child
Pavilion Rental (Members Only)	\$10	HR
Pavilion Rental Deposit	\$50	One time, returned upon completion of reservation.
Administration		
Reimbursement for Non-Police Staff Use	Blended overtime rate + payroll match + pension contribution	