

**WEST VINCENT TOWNSHIP FEE SCHEDULE
CHESTER COUNTY, PENNSYLVANIA
RESOLUTION NO. 15-2023**

WHEREAS, the Board of Supervisors of West Vincent Township, Chester County, Pennsylvania, is authorized to impose reasonable fees with respect to the administrative costs involved and pursuant to the grant of powers set forth in the Second-Class Township Code; and

WHEREAS, West Vincent Township desires to amend this resolution as to enact the following new Fee Schedule for the year of 2023.

BE IT HEREBY RESOLVED, that pursuant to the grant of powers set forth in the Second-Class Township Code and/or municipal codes passed by the General Assembly of the Commonwealth of Pennsylvania, for the year 2023, has been set as follows:

SECTION I - FEES AND CHARGES

All fees are due after your application has been received and approved. Once permits are reviewed and approved, fees will be due and a permit will be issued. Should any work requiring a permit begin without an approved permit being issued, permit fees will automatically double.

A. Building Permit- Residential- Review Fees – non-refundable

1. Accessory structure/utility/storage buildings or storage sheds (includes garages, carports, utility buildings, greenhouse accessory to single-family dwelling) - under 1,000 square feet - over 1,000 sq ft	\$100.00 \$100.00
2. Alterations to existing structure, substantial/structural repairs and additions, decks, patios, porches, and pergolas	\$100.00
3. Agricultural buildings as defined under Uniform Construction Code Act 45	\$100.00
4. Electrical work only	\$ 50.00
5. New construction (apartments per building, condominiums per building, motels per building, hotels per building, and townhouses per unit)	\$500.00
6. Swimming pools (above and in-ground), tennis courts, basketball courts, and other recreational uses related to residential use	\$100.00

B. Building Permit – Residential - Issuance Fees

1. Pennsylvania Act 157 of 2006 – required fee for permits issued	\$4.50
2. Accessory structure/utility/storage buildings or storage sheds (includes garages, carports, utility buildings, greenhouse accessory to single-family dwelling) - under 1,000 sq ft - over 1,000 sq ft	n/a \$0.25 per sq ft
3. Alterations to existing structure, substantial/structural repairs and additions, decks, patios, porches, and pergolas	\$60 for the first \$1,000 of cost + \$15.00/ \$1,000 of additional cost or fraction thereof
4. Apartments per unit, condominiums per unit, motels per unit, hotels per unit (fee charged for plumbing, mechanical, electrical, and sprinkler inspections)	\$800.00
5. Certificate of Occupancy (required for new construction)	\$100.00
6. Driveway -permit fee -escrow fee, per driveway	\$100.00 \$1,000.00
7. Electrical Permit Fee	See Electrical Permit Fee Schedule
8. Generator/Mechanical (HVAC) Permit Fee	\$50.00 for the first \$1,000 of cost + \$40/\$1,000 up to \$25,000 of cost + \$30/\$1,000 over \$25,000 of cost
9. New construction and townhouses – per square foot of floor area or fraction thereof – including basement, attached garage, porches, patios, crawl spaces 6 feet or higher, and attics	\$0.35 per square foot
10. Plumbing Permit Fee	\$60.00 + \$15.00 per fixture/stack/vent
11. Professional Services - Township Consultant reviews and inspections - reimbursement fees. Refer to the Reimbursement Agreement for Professional Services included in the Building Permit Application for conditions.	See Professional Services Fee Schedule
12. Re-Inspection – required after any failed inspections	\$100.00 per inspection
13. Solar Energy Permit Fee	\$300.00
14. Stormwater Management review (on-lot)	See Stormwater Management Fee Schedule
15. Swimming pools (above and in-ground), tennis courts, basketball courts and other recreational uses related to residential use	\$50.00 for the first \$1,000 of cost + \$25.00/\$1,000 of cost or fraction thereof

C. Building Permit - Commercial, Industrial, Institutional or other Non-Residential- Review Fees -non-refundable

1. Accessory structures	\$100.00
2. Agricultural buildings as defined under Uniform Construction Code Act 45	\$100.00
3. Alterations to existing structure, substantial/structural repairs	\$500.00
4. Generator or Solar installation	\$200.00
5. New construction	\$1,200.00
6. Television, telephone, wind turbine, or other tower erection	\$1,000.00
7. Signs	\$100.00 flat fee or per sign
8. Swimming pools (above and in-ground), tennis courts, basketball courts, and other recreational uses related to commercial use	\$50 per \$1,000 of cost

D. Building Permit - Commercial, Industrial, Institutional or other Non-Residential- Issuance Fees

1. Pennsylvania Act 157 of 2006 – required fee for permits issued	\$4.50
2. Accessory structures - up to 100 sq ft of floor area - over 100 sq ft – 500 sq ft floor area - over 500 sq ft of floor area	\$100.00 \$200.00 \$400.00
3. Administration fee	\$50.00
4. Alterations and substantial repairs	\$150.000 on first \$1,000 of cost + \$15.00/ \$1,000 of additional cost
5. Certificate of Occupancy (required for new construction, change of owners/tenants, sale, change of use, alterations or additions, renovations)	\$200.00
6. Driveway -fee -escrow fee, per driveway	\$200.00 \$2,500.00
7. Electrical Permit Fee	See Electrical Permit Fee Schedule
8. New construction and additions	\$250.00 on first 1,000 sq ft + \$0.40 per additional sq ft over 1,000 sq ft
9. Plumbing Permit Fee	\$100 + \$25.00 per fixture/stack/vent
10. Professional Services - Township Consultant reviews and inspections - reimbursement fees. Refer to the Reimbursement Agreement for Professional Services included in the Building Permit Application for conditions.	See Professional Services Fee Schedule
11. Re-Inspection – required after any failed inspections	\$100.00 per inspection
12. Stormwater management review	See Stormwater Management Ordinance Fee Schedule

E.1. Electrical Permit Fee Schedule – Power Supply

Plan review fees are included within all charges listed. Minimum charge for any electrical work is \$200.00 for any work

AC, Central Heating, Duct Heaters, Electric Furnaces, Generators, Motors, and Welders Less than ¼ hp, kw or kva (first unit) ¼ - 30 hp, kw or kva 30 – 50 hp, kw or kva Over 50 hp, kw or kva Over 600 volts	\$12.00 per unit \$18.00 per unit \$35.00 per unit \$40.00 per unit \$50.00 per category
Equipment and Appliances Outlet for single unit of 15 kw or less Each additional outlet of 15 kw or less	\$19.00 \$5.00
Feeders or Sub-Panels Up to 200 amps 201-400 amps 401-1200 amps Over 1200 amps	\$15.00 per unit \$20.00 per unit \$25.00 per unit \$40.00 per unit
Finish Wiring Inspection 1-25 outlets (or fraction thereof) Each additional 10 outlets (or fraction thereof)	Flat fee \$25.00 Flat fee \$5.00
Lightning Rods System	\$40.00
Mobile Homes – service including feeder or receptacle Single visit only Each additional meter Feeder or power cord only (single visit only)	\$40.00 \$3.00 \$40.00
Modular Homes – minor alterations/additions Service and 1-25 outlets (single visit only)	\$50.00
Primary Transformers, Vaults, Enclosures and Substations – fees apply to each bank of transformers Up to 200 kva 201-500 kva 501-1,000 kva Over 1,000 kva	\$70.00 \$150.00 \$200.00 Minimum fee \$45.00 + consultation fee \$300.00
Rough Wiring Inspection – all switches, lighting and receptacles are to be counted as outlets 1-25 outlets (or fraction thereof) Each additional 10 outlets (or fraction thereof)	Flat fee \$25.00 Flat fee \$5.00
Satellite Dish(es)	\$35.00
Septic Systems (feeder)	\$40.00
Service Meter Equipment Up to 225 amps 226-400 amps 401-800 amps Over 1,000 amps and including control center Over 600 volts	\$45.00 \$60.00 \$75.00 \$150.00 \$40.00 per category
Signaling Systems First 15 devices (or fraction thereof) Additional 5 devices (or fraction thereof)	\$45.00 \$3.00
Swimming Pool – State Inspection	\$100.00

E.2. Electrical Permit Fee Schedule – Fees - System

A/C -central -window	\$15.00 /\$10.00 per additional \$15.00 / \$5.00 per additional
Carbon dioxide detector	Flat fee \$25.00 for 1-25 count/ \$5.00 per additional
Ceiling fan	Flat fee \$25.00 for 1-25 count \$5.00 per additional increment (10)
Central vacuum	\$10.00 / \$10.00 per additional
Disconnects	\$10.00 / \$5.00 per additional
Dishwasher	\$15.00 / \$5.00 per additional
Dryer – electric	\$10.00 / \$5.00 per additional
Elevators – up to 30 hp	\$10.00 / \$1,000 per additional
Emergency light	Flat fee \$25.00 for 1-25 count \$5.00 per additional increment (10)
Exhaust fan	\$10.00 / \$10.00 per additional
Exit sign	Flat fee \$25.00 for 1-25 count \$5.00 per additional increment (10)
Garbage disposal	\$10.00 / \$10.00 per additional
Generator – per generator Less than ¼ kva Up to 30 kva Up to 50 kva Over 50 kva	\$10.00 \$15.00 \$20.00 \$25.00
Heat – electric	\$5.00 for 1-4ft section / \$5.00 per additional section
Heating equipment	\$15.00 /\$10.00 per additional
Hot tub -Up to 30 hp	\$10.00/ \$10 per additional
Laundry (Washer)	\$15.00 / \$5.00 per additional
Lightning rods – one system	\$25.00 / \$15.00 per additional
Microwave	\$15.00/\$5.00 per additional
Motors – per motor Less than ¼ hp Up to 30 hp Up to 50 hp Over 50 hp	\$10.00 \$15.00 \$20.00 \$25.00
Pool – above ground (1) standard install included (1) GFCI circuit, convenience rec and RW and final	\$30.00
Pool – in-ground *(1) standard install included (1) GFCI feeder light, pump, up to 25 rec/fix. RW and final and (1) pool filter and (1) pool light *sub-panels additional motors/pump *pool filter *pool light	\$75.00 \$25.00 - 200 amp pump/\$25.00 - motor \$10.00 per additional \$10.00 per additional
Pumps – per pump Less than ¼ hp Up to 30 hp	\$10.00 \$15.00

Up to 50 hp	\$20.00
Over 50 hp	\$25.00
Range, oven, and cook top	\$15.00 / \$10.00 per additional
Refrigerator units up to 30 hp	\$10.00 / \$10.00 per additional
Satellite dish – one system	\$25.00 / \$10.00 per additional
Septic feeder	\$25.00 / \$15.00 per additional
Smoke detector	Flat fee of \$25 for 1-25 count/ \$5.00 per additional increment (10)
Switches, dimmers, fluorescent fixtures, future volts, GFCI devices, HID fixtures, Med. base fixtures, receptacles, track lighting – any combination of these items	Flat fee \$25.00 for 1-25 count/ \$5.00 per additional increment (10)
Service Equipment - Sub-Panels – per sub-panel	
Up to 200 amp	\$15.00
201-400 amp	\$20.00
401-1,200 amp	\$25.00
Over 1,201 amp	\$40.00
Service & Meter Equipment	
Residential	
Up to 225 amps	\$30.00
226-400 amps	\$35.00
401-800 amps	\$40.00
Commercial	
401-800 amps	\$30.00
Over 800 amps and one control center	\$75.00
Each additional control center	\$100.00
Steam unit (kw) up to 30 hp	\$10.00 / \$10.00 per additional
Timers	Flat fee \$15.00 for 1-25 count/ \$5.00 per additional increment (10)
Transformers – per unit	
Less than ¼ kva	\$10.00
Up to 30 kva	\$15.00
31-50 kva	\$20.00
51-200 kva	\$50.00
201-500 kva	\$100.00
501-1,000 kva	\$150.00
Over 1,000 kva	\$200.00
Water heater (electric)	\$15.00 / \$10.00 per additional
Whirlpool tub (HP)	\$15.00 / \$10.00 per additional

F. Fire Suppression Systems

1. Residential sprinkler	\$150.00
2. Commercial, industrial, institutional (non-residential) sprinkler	\$150.00 for plan review fee + \$200 permit fee
3. Hydrostatic test 4 hour minimum (required for new systems and alterations involving 20 or more sprinkler heads)	\$500.00
4. Wet/dry/carbon dioxide	\$250.00
5. Commercial cooking system (hood, duct, and suppression)	\$250.00

G. General Permit – Fees are paid at issuance, except for Zoning Permit fee, which is due at application

1. Bridge Weight Limit Permit	\$110.00
2. Demolition Permit–cost of demolition and rehabilitation of site or fraction thereof	\$25.00/\$1,000 of estimated cost
3. Inspection – fees for any inspection in addition to the standard inspections required during construction (see Inspections section of all Building Permit applications) or for any inspection required to determine compliance/applicability of zoning ordinance or building code	\$100.00 per inspection
4. Moving a building or structure from or within the Township –cost of moving, new foundation, setting, and other costs to complete building reconstruction or fraction thereof	\$20.00/\$1,000 of estimated cost
5. Permit re-instatement/renewal fee	\$100.00
6. Road Occupancy Permit	\$200.00
7. Signs – requires a Zoning Permit	Refer to Zoning Permit Application
8. Solicitation Permit	\$100.00
9. Temporary signs or banners	\$50.00 refundable deposit + \$1.00 per sq ft of sign
10. Temporary tents and canopies (Commercial/Industrial/Institutional -non-Residential ONLY)	\$50.00 per use/unit
11. Temporary Use and Occupancy Permit	\$50.00
12. Zoning Permit	\$300.00

H. Board of Appeals (Building Code)

UCC Hearing (Code Challenge)	\$1,000.00
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I. Zoning Hearing Board Appeals – fees apply for the first hearing

1. Residential Hearing	\$1,500
2. Commercial/Industrial/Institutional (Non-Residential) Zoning Hearing	\$3,000 \$3,000
3. Non-Profit Corporation/Organizations defined as tax exempt under Section 501(c) of Internal Revenue Code	\$1,000
4. Appeal under Ordinance No. 153-2011 relating to Vacant Properties	\$1,500
5.Continuanace fee (for each continued hearing)	50% of original fee

J. Board of Supervisors – fees apply for the first hearing

1. Conditional Use – Residential	\$1,000 for first hearing + Reimbursement of Township Consultant and Solicitor Fees + escrow, if applicable, pursuant to Ordinance 128-2005 (amount to be set by the Township)
2. Conditional Use – Non-Residential	\$4,000 for first hearing + Reimbursement of Township Consultant and Solicitor Fees + escrow, if applicable, pursuant to Ordinance 128-2005 (\$10,000)
3. Curative Amendment Constitutional Challenge Continuance Fee for each hearing continued for additional applicant testimony	\$4,000 for first hearing \$4,000 for first hearing 50% of original fee
4. Conditional Use – Non-Profit Corporation/Organizations	\$1,000 for first hearing + Reimbursement of Township Consultant and Solicitor Fees + Escrow, if applicable, pursuant to Ordinance 128-2005 (amount to be set by the Township)

K. Subdivision/Land Development – review fees due at application

1. Residential Subdivision or Land Development*	\$250.00 per plan + \$25.00 per lot or unit
2. Commercial/Industrial/Institutional Subdivision or Land Development*	\$250.00 per plan + \$0.10 per sq ft of gross floor area
3. Chester County Planning Commission	See County Act 247 Form
4. Chester County Health Department	See Chester County Health Department fee schedule
5. Chester County Conservation District (NPDES permits only)	See Chester County Conservation District fee schedule

***Note:**

Consultant fees will be billed separately, when applicable, or an escrow account will be established per Section 504(b), 512 and 1202 of the Township Subdivision and Land Development Ordinance of 1998.

For subdivisions or land developments of regional impact, as defined in the Phoenixville Regional Comprehensive Plan (PRCP), the applicant shall reimburse the Township for the cost of the PRCP review of application.

L. Stormwater Management Fee Schedule

1. Simplified Stormwater Management Plan Submission for small projects (property has 1,000 to 2000 ft² of Impervious Surface)- application fee	\$1,000.00
2. Non-Simplified Stormwater Management Plan Submission (property has greater than 2,000 ft² of Impervious Surface) - application fee	\$3,500.00
3. Chester County Recorder of Deeds Fees	Reimbursed at cost
4. Professional Consultant Review Fees Applicants are responsible for remitting payment for Township Professional Consultant fees associated with the review and inspection of storm water management systems, pursuant to the consultant rates set forth in the Subdivision and Land Development Fees above. Any challenge or contest to the fees shall be processed by the applicant pursuant to Section 510(g) of the Pennsylvania Municipalities Planning Code. Any professional consultant fees associated with the enforcement of the Ordinance are likewise the responsibility of the landowner.	Fee calculated upon approval
5. Stormwater Operation and Maintenance Fund Fee With respect to non-Simplified Stormwater Management Plan submissions and facilities that are to be privately owned and maintained, the applicant shall deposit a payment to the Stormwater Operation and Maintenance Fund to financially secure the maintenance and inspection of the facilities for a period of eighteen (18) months after completion of construction. No fee shall be required for Simplified Stormwater Management Plan Submissions for Small Projects that are to be privately owned and maintained.	\$250.00

M. Professional Services – Engineering, Legal, and Planning

Other consultants may be retained at the discretion of the Township, pending on the type and scale of development, proposed improvements, development impacts, etc.

1. Township Engineer (LTL Consultants, Ltd.)	
Engineer 1 – recent college graduate	\$74.75/hour
Engineer 2 – experienced, not licensed	\$90.00/hour
Engineer 3 – licensed prof. engineer	\$106.00/hour
Principal/Department manager	\$118.00/hour
Construction Inspector	\$84.00/hour
GIS/CAD Tech – AutoCAD or GIS work	\$84.00/hour
Wetlands/Forester Consultant	\$84.00/hour
Soil Scientist/Environmental Scientist	\$95.00/hour
Registered Landscape Architect, Professional Planner, PLS	\$106.00/hour
Secretarial (clerical)	\$40.00/hour
Survey Crew	\$125.00/hour
2. Building Code Official (LTL Consultants, Ltd.)	
Residential Building Inspector/Rental & Resale Inspector	\$67.00/hour
Commercial Building Inspector	\$84.00/hour
Commercial Electrical Inspector	\$89.00/hour
Mileage - <i>Federal allowable vehicle reimbursement rate</i>	
Copies - <i>(8 1/2 x 11) at \$0.13 each; larger plan copies at \$0.55 per square foot</i>	

3. Zoning Official (LTL Consultants, Ltd.) Zoning Officer Mileage - <i>Federal allowable vehicle reimbursement rate</i> Copies - <i>(8 1/2 x 11) at \$0.13 each; larger plan copies at \$0.55 per square foot</i>	\$67.00/hour
4. Legal Review (Lamb McErlane P.C.)	\$195.00/hour
5. Land Planner (Natural Lands Trust) LAND PLANNER: Natural Lands Trust Senior Conservation Advisor I Senior Director Landscape Planning Landscape Planning Program Manager Municipal Planning Specialist Art Director Senior Stewardship Planner GIS & Cartography Services Intern Clerical	\$130.00/hour \$95.00/hour \$65.00/hour \$65.00/hour \$75.00/hour \$80.00/hour \$70.00/hour \$25.00/hour \$50.00/hour
6. Planning Consultant (Theurkauf & Associates) Principal/Manager AICP Planner Sub-consultant Landscape Designer/Certified GIS Planner/Land Planner 2 Lighting Sub-consultant Project Administration	\$125.00/hour \$110.00/hour \$85.00/hour \$75.00/hour \$55.00/hour
7. Traffic Engineer (Caruolo Associates) Principal Engineer Associate Engineer Designer/Draftspers Technician/Counter Administrative	\$90.00/hour \$80.00/hour \$60.00/hour \$40.00/hour \$30.00/hour

N. Township Printed Materials

1. Comprehensive Plan	\$50.00
2. Greenway Lands Stewardship Guide	\$55.00
3. Historic Atlas	\$60.00
4. Ludwig's Corner Master Plan	\$35.00
5. Maps	\$3.00 and \$20.00
6. Open Space and Recreation Plan	\$50.00
7. Stormwater Management Ordinance	\$40.00
8. Subdivision/Land Development Ordinance	\$40.00
9. Zoning Ordinance	\$45.00

O. Township Administration and Other Fees

1. Copying of materials (as per Township Open Records Policy) - 8.5 x 11 copy - 11 x 17 copy - Larger than 11 x 17	\$0.25 per pg bw/ \$2.00 per pg color \$1.00 per pg bw/ \$3.00 per pg color \$6.00 per page
2. Sewer Certifications	\$25.00
3. Returned Check	\$30.00 + applicable bank fee
4. Police - Accident Reports	\$15.00
5. Police - Reports other than accident (as per Township Open Records Policy)	\$0.25 per page
6. Police - Traffic Control - # of officers and vehicles to be determined by the Police Chief	\$100.00/hour/officer \$75.00/hour/vehicle
7. Park Reservations -Field Reservation -Gazebo Reservations/Gazebo with electrical power	\$30.00/hour No fee/\$25.00
8. Fellowship Community Garden	\$25/year – 20 x 10 plot \$35/year – 20 x 20 plot

SECTION II - TOWNSHIP CONSULTANT REVIEWS AND INSPECTION FEES

Rebill and reimbursement of Township Consultant reviews and inspection fees as described in the **Reimbursement Agreement for Professional Services** included in the Building Permit and the Zoning Permit applications. Consultant review and inspections fees follow the Professional Services – Engineering, Legal, and Planning fee schedule.

SECTION III - PAST DUE INVOICES/LATE FEES

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 1.50% per month, subject to any limitations imposed by law.

SECTION IV - DISCLAIMER

The failure to list, in this resolution, a fee that is properly listed elsewhere shall not obviate the responsibility to pay that fee.

The West Vincent Township 2023 Fee Schedule is hereby **RESOLVED AND ENACTED** on this ____ day of _____, 2023.

ATTEST:

West Vincent Township, Board of Supervisors

Christina Casey, Assistant Secretary

Bernie Couris, Chair

Sara Shick, Vice Chair

Dana Alan, Member