TOWNSHIP OF NORTH FAYETTE
RESOLUTION NO. 1-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NORTH FAYETTE, A SECOND CLASS TOWNSHIP, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANNIA UPDATING FEES FOR THE TOWNSHIP OF NORTH FAYETTE.

WHEREAS, it is the desire of the Board of Supervisors of North Fayette to set forth all fees, permit fees and license fees and enact them by resolution.

NOW, THEREFORE, be it resolved and it is hereby resolved by the Board of Supervisors of the Township of North Fayette that all fees are hereby fixed as follows:

FIRST: BUILDING AND ZONING PERMITS

RESIDENTIAL	**FEES**
- Single Family, Additions & Garages (Gross Living Area)	$ 0.25 Sq. Ft.
- Zoning Permits	$ 30.00
- Occupancy Permit	$ 30.00
- Minimum Residential Permit	$ 40.00

- Charges for Return Inspections – The second time/return for an inspection is free. However, starting on the 3rd visit for the same inspection, a $25 fee will be charged per return visit until the item passes.

COMMERCIAL	
- New, Renovation, Remodel, Addition	$ 0.30 Sq. Ft.
- "Building Shell Only" Permit	$ 0.15 Sq. Ft.
- Permit for Utility Uses	$ 0.15 Sq. Ft.
- Fire Prevention Building Permit (sprinkler, fire alarm, kitchen hood suppression systems)	$250.00
- Minimum Non-area Building Permit	$100.00
- Occupancy Permit	$100.00

- With any Commercial and/or Fire Prevention Permit over 3000 Sq. Ft. it is the responsibility of the applicant to have the UCC review completed.
- A permit that is less than 3000 Sq. Ft., the Building Code Official will determine if an outside review is needed. If the Township Building Code Official performs an "in-house" review, the charge is an extra $0.15 per square foot for the commercial building permit review and an extra $0.10 per square foot for the fire prevention permit review.

- Charges for Return Inspections – The second time/return for the same inspection (if failed the first time) is free. However, starting on the 3rd visit for the same inspection, a $25 fee will be charged per return visit until the item passes.

INDUSTRIAL

- New, Renovation, Remodel, Addition	$ 0.30 Sq. Ft.
- Industrial Warehouse Build Out, Total Square Foot (After initial building permit for entire spec building has been issued)	$ 0.15 Sq. Ft.
- Fire Prevention Building Permit (sprinkler, fire alarm, kitchen hood suppression systems)	$250.00
- Minimum Non-area Building Permit	$100.00
- Occupancy Permit	$100.00

- With any Commercial and/or Fire Prevention Permit over 3000 Sq. Ft. it is the responsibility of the applicant to have the UCC review completed.
- A permit that is less than 3000 Sq. Ft., the Building Code Official will determine if an outside review is needed. If the Township Building Code Official performs an "in-house" review, the charge is an extra $0.15 per square foot for the commercial building permit review and an extra $0.10 per square foot for the fire prevention permit review.
- Charges for Return Inspections – The second time/return for the same inspection (if failed the first time) is free. However, starting on the 3rd visit for the same inspection, a $25 fee will be charged per return visit until the item passes.

SIGN PERMITS	$ 1.00 sq. ft.
- Minimum Sign Permit	$ 50.00
TEMPORARY EVENT SIGN	$200.00
SPECIAL EVENT PERMIT	$100.00
DEMOLITION PERMIT	$ 60.00
COMMUNICATION SITE	$800.00
COMMERCIAL/INDUSTRIAL OCCUPANCY	$100.00

SECOND: SUBDIVISION AND LAND DEVELOPMENT

1. The applicant shall make payable to the Township of North Fayette an application filing fee. The application filing fee shall cover the administrative costs associated with processing and reviewing an application. Applicant shall also pay all reasonable and necessary charges by the Township's professional consultants, Township Solicitor and/or the Township Engineer

for review and report on the application to the Township. The applicant shall also reimburse the Township for the reasonable and necessary inspection fees for the inspection of all improvements associated with this application. It is understood that the applicant/landowner is not delinquent in any fees owed the Township of North Fayette from prior submissions. Should it be determined that there are any such outstanding obligations, the Township reserves the right to deny approval of this or any other project as submitted by the above named applicant/landowner until all obligations are satisfied.

2. Subdivision & Land Development

A. Application Fee – Preliminary, Preliminary/Final, or Final

1. Application fee for Preliminary, Preliminary/Final, or Final of a two, three or four lot subdivision shall be $300.00.
2. Application fee for Preliminary, Preliminary/Final, or Final – Initial fee for five (5) – ten (10) lots or dwelling units, whichever is greater - $1,250.00; Plus for each additional lot/dwelling unit above ten (10) as follows:
   - $25.00 per lot/dwelling unit
3. Revised Subdivision Plan - $1,200.00
4. Lot line relocation between two (2) lots or consolidation of lots - $200.00
5. Non Residential Land Development fee for building area less than 5000 sq. ft. $1,500.00.
6. Non Residential Land Development fee for building area between 5000 and 25000 sq ft. is $2,500.00.
7. Non Residential Land Development fee for building area greater than 25000 sq ft. is $4000.00.

B. Township Consultant Fees for Subdivision applications: Actual cost to the Township of plan reviews, report preparation, and other services performed by consultants and/or the Township Solicitor as billed to the Township at the normal rate charged.

Method of Payment – Application Deposit:

Upon initial submission of a Subdivision or revised subdivision application, in addition to the application fee, the applicant shall deposit the following sums:

1. 0-4 lot/dwelling units	$ 750.00
2. 5-10 lot/dwelling units	$ 2,000
3. 10-50 lot/dwelling units	$ 4,000
4. 51-100 lot/dwelling units	$ 8,000
5. Greater than 100 lot/dwelling units	$11,000.00
6. Non Residential Land Development Less than 5,000 sq. ft.	$ 2,000.00
7. Non Residential Land Development	

between 5000 and 25000 sq ft. $ 4,000.00

8. Non Residential Land Development greater than 25000 sq ft. $ 8,000.00

From this amount shall be deducted any fees accruing from the Township Consultants and/or Solicitor reviews. If, at any time during the progression of an application, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an additional deposit is required equal to the first deposit. At the completion of the subdivision application process, any of the remaining developer deposit funds on deposit with the Township at completion of the final project and after all fees are deducted may be returned to the applicant upon written request.

C. Construction Inspection Deposit

The applicant shall submit a construction inspection deposit calculated at 2.5% of the estimated construction costs of all site improvements as defined in the Pennsylvania Municipalities Planning Code. The construction deposit shall be submitted prior to receiving any development permits. If, at any time during the progression of the development, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated costs the applicant will be notified that an additional deposit is required.

D. Bond Release Requests

$250.00 flat fee to cover the cost of the Township's and Engineer's inspections. A formal request for the bond release or reduction must be submitted in writing along with the $250 fee.

THIRD: ENGINEERING SERVICES, LEGAL SERVICES AND PROFESSIONAL CONSULTANT SERVICES FOR APPLIATION REVIEWS, INSPECTIONS AND OTHER LIKE SERVICES

In the event that it is determined by the Township that engineering services, legal services or professional consultant services are required in processing any application of any type or nature whatsoever, and/or the inspection of any type of work or improvements being made, the cost and expense of the engineering service, legal service or planning consultant services shall be borne by the Applicant. Such costs shall be based upon the following schedule:

A.	Review of Subdivision Plans	$125.00 per hour
B.	Review of Development & Site Plans	$125.00 per hour
C.	Review of Grading Permits & Plans	$125.00 per hour

D.	Review of Storm Water Management Plans	$145.00 per hour
E.	Review of Geo-Technical Plan & Report	$145.00 per hour
F.	On Site Inspections of Infrastructure Work	$ 70.00 per hour
G.	On Site Senior Inspections of Infrastructure Work	$ 80.00 per hour
H.	Professional Engineering - Project Manager Review and Work	$125.00 per hour
I.	Professional Engineering - Senior Engineer Review and Work	$120.00 per hour
J.	Professional Engineering - Project Engineer Review and Work	$105.00 per hour
K.	Professional Engineering - Civil Associate Review and Work	$ 93.00 per hour
L.	Professional Engineering - Designer Review and Work	$ 75.00 per hour
M.	Professional Engineering - CADD Technician Review and Work	$ 65.00 per hour
N.	Professional Engineering – Support, Administration Work	$ 73.00 per hour
O.	GIS Specialist	$ 80.00 per hour
P.	Principal Traffic Engineer Testimony	$150.00 per hour
Q.	Traffic Engineer Review & Work	$150.00 per hour
R.	Senior Professional Traffic Engineer Work	$150.00 per hour
S.	Professional Legal Services	$125.00 - 150.00 per hour

Items with ranges are depending on the nature and complexity of the work required.

FOURTH: APPLICATION OR PETITIONS TO THE ZONING HEARING BOARD FOR VARIANCE, SPECIAL EXCEPTION OR ZONING APPEAL

A.	Filing Fee	$600.00
	Each Additional Variance Request	$ 50.00
B.	Any and all county, state or federal fees or charges back charged to the Township.	

Applicant shall deposit the filling fee including cost of any additional variance with the office of the Zoning Officer. The filling fee covers the cost of advertising, partial cost of stenographic service and administrative expenses. The Township shall have the authority to bill the applicant in such an amount so as to cover the actual costs of item B.

FIFTH: **PETITIONS AND REQUESTS FOR ZONING CHANGES**

A. Filing Fee $1,000.00

B. Township Consultant Fees for Zoning Change applications: Actual cost to the Township of plan reviews, report preparation, and other services performed by consultants and/or the Township Solicitor as billed to the Township at the normal rate charged.

Method of Payment – Application Deposit:

Upon initial submission of a Zoning Change, in addition to the application fee, the applicant shall deposit the following sums:

1. Zoning Change $ 3,500.00

From this amount shall be deducted any fees accruing from the Township Consultants and/or Solicitor reviews. If, at any time during the progression of an application, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an additional deposit is required equal to the first deposit. At the completion of the subdivision application process, any of the remaining developer deposit funds on deposit with the Township at completion of the final project and after all fees are deducted may be returned to the applicant upon written request.

C. Any and all county, state or federal fees or charges back charged to the Township.

SIXTH: **PETITIONS AND REQUESTS FOR PLANNED RESIDENTIAL DEVELOPMENTS (PRD) AND PLANNED NONRESIDENTIAL DEVELOPMENTS (PNRD)**

A.

Filing Fee for PRD with less than 100 dwelling units	$2,000.00
Filing Fee for PRD with 100 dwelling units or more	$4,000.00
Filing Fee for PNRD	$4,000.00

B. Township Consultant Fees for PRD AND PNRD applications: Actual cost to the Township of plan reviews, report preparation, and other services performed by consultants and/or the Township Solicitor as billed to the Township at the normal rate charged.

Method of Payment – Application Deposit:

Upon initial submission of a PRD or PNRD, in addition to the application fee, the applicant shall deposit the following sums:

2.	PRD Less than 100 lot/dwelling units	$ 7,500.00
3.	PRD 100 or more lot/dwelling units	$10,000.00
4.	PNRD	$10,000.00

From this amount shall be deducted any fees accruing from the Township Consultants and/or Solicitor reviews. If, at any time during the progression of an application, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an additional deposit is required equal to the first deposit. At the completion of the subdivision application process, any of the remaining developer deposit funds on deposit with the Township at completion of the final project and after all fees are deducted may be returned to the applicant upon written request.

C. Construction Inspection Deposit

The applicant shall submit a construction inspection deposit calculated at 2.5% of the estimated construction costs of all site improvements as defined in the Pennsylvania Municipalities Planning Code. The construction deposit shall be submitted prior to receiving any development permits. If, at any time during the progression of the development, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated costs the applicant will be notified that an additional deposit is required.

D. Bond Release Requests

$250.00 flat fee to cover the costs of the Township's and Engineer's inspections. A formal request for the bond release or reduction must be submitted in writing along with the $250 fee.

SEVENTH: PETITIONS AND REQUESTS FOR CONDITIONAL USE

A. Filing Fee $500.00

B. Any and all county, state or federal fees or charges back charged to the Township.

Applicant shall deposit $500.00 with the office of the Zoning Officer. The filling fee covers the cost of advertising, partial cost of stenographic service and administrative expenses. The Township shall have the authority to bill the applicant in such an amount so as to cover the actual costs of item B.

EIGHTH: HIGHWAY OCCUPANCY PERMITS
PERMIT ISSUANCE FEES

These fees are applied to the administrative costs incurred in reviewing the application and plan(s) and issuing and processing the permit, including the preliminary review of the site location identified in the application, whether or not a permit is issued and processed.

Schedule Item No.	Unit Fee
1. Application Fee	
a. Utilities	$50.00
b. Driveways	
i. minimum use (e.g., single family dwellings, apartments with five or fewer units)	$15.00
ii. low volume (e.g., office buildings, car washes)	$30.00
iii. medium volume (e.g., motels, fast food restaurants, service stations, small shopping plazas)	$40.00
iv. high volume (e.g., large shopping centers, multi-building, apartment or office complexes)	$50.00
c. Other (e.g., bank removal, sidewalk and curb)	$20.00
2. Supplement Fee (each six-month time extension) (each submitted change)	$10.00
3. Emergency Permit Card (each card)	$ 5.00
4. Exemption (see below for list of exemptions)	

GENERAL PERMIT INSPECTION FEES

These fees are applied to the costs incurred in the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with North Fayette and PennDOT specifications and permit provisions.

5. Driveways	
a. Each minimum use driveway	$10.00
b. Each low-volume driveway	$20.00
c. Each medium-volume driveway	$35.00
d. Each high-volume driveway	$50.00

6. Underground Facilities (e.g., pipe lines, buried cable with pedestals, conduit, manholes, headwall, inlet and grate). This fee is calculated on the TOTAL linear feet of the facility or facilities being permitted within the right-of-way, regardless of whether the surface is opened.

a. Physically connected facility or facilities (first 50 ft or fraction thereof) each section	$20.00
b. Additional physically connected facilities Each 100 feet or fraction thereof	$ 5.00

7. Surface Openings (These fees are calculated on the total linear feet of the opening being permitted within different areas of the right-of-way.)
   a. Total linear feet of opening each (100 foot increment or fraction thereof)
      i. Opening in pavement $40.00
      ii. Opening in shoulder $20.00
      iii. Opening outside pavement and shoulder $10.00
   b. If a longitudinal opening simultaneously occupies two or more highway areas identified in subparagraph (a), only the higher fee will be charged. Linear distances shall be measured to the nearest foot.

8. Surface Openings of Less Than- 36 Square Feet (e.g., service connections performed independently of underground facility installation, pipe line repairs). (each opening)
   i. Opening in pavement $30.00
   ii. Opening in shoulder $15.00
   iii. Opening outside pavement and shoulder $10.00

   If an opening simultaneously occupies two or more highway areas identified in subparagraphs (i)-(iii), only the higher fee will be charged.

9. Above-Ground Facilities (e.g., poles, guys and/or anchors if installed independently of poles).
   a. Up to 10 physically connected above-ground facilities (each continuous group) $20.00
   b. Additional above-ground physically connected facilities (each pole with appurtenances) $ 2.00

10. Crossings (e.g., "overhead" tipples, conveyors or pedestrian walkways and "undergrade" subways or mines) $80.00

11. Seismograph - Vibroseis Method (e.g., prospecting for oil, gas)
    a. First Mile $50.00
    b. Each additional mile or fraction thereof $ 5.00

12. Non-Emergency Test Holes in Pavement or Shoulder
    Each hole $ 5.00

13. Other (e.g., bank removal, sidewalks and other) $20.00

EXEMPTIONS

Permit issuance fees and general permit inspection fees are not payable by any of the following:

1. The Commonwealth.

2. Political subdivisions of the commonwealth, except when placing a facility

longitudinally within more than 100 total linear feet of pavement. In that case, the application and inspection fees for pavement openings will be charged.

3. Governmental authorities organized under the laws of the commonwealth.

4. The federal government.

5. Charitable organizations that are in compliance with Act No. 337, approved August 9, 1963, P.L. 628, as amended (churches, hospitals, schools, charitable institutions, veterans, organizations, non-profit organizations)

6. Utility facility owners for:
   a. The installation of street lights at the request of PennDOT or the political subdivision.
   b. The replacement or renewal of their facilities prior to a township resurfacing project after notice from the township.
   c. The removal of poles and attached appurtenances.
   d. Facilities moved at the request of PennDOT or the political subdivision.
   e. The reconstruction or maintenance of their facilities that occupy other right-of-way under private status.

ADDITIONAL INSPECTION FEES

If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more persons to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permittee shall be charged for additional salary, overhead and expenses incurred by each assigned inspector and the Township.

NINTH: PARKS & RECREATION FEES

		Rental Fee	Deposit
A.	Picnic Shelters		
	1. Resident	$ 75.00	$50.00
	2. Non-Resident	$125.00	$50.00
	3. Business (outside Township)	$150.00	$50.00
B.	Baseball Fields		
	1. Resident		
	Daylight	$ 0.00	$25.00
	Lights (maximum 3 hrs)	$ 35.00	$25.00
	2. Non-Resident		
	Daylight	$ 25.00	$25.00
	Lights (maximum 3 hrs)	$ 60.00	$25.00
C.	Community Center Facility		
	1. Athletic Associations:	$500.00Year	$500.00

- NFAA, W.A. Youth Soccer, W.A. Youth Basketball
- This includes the gymnasium and limited use of the meeting room. (Kitchen not included).

2. Hourly Rentals: Include residents, church groups, athletic associations not included above and any other resident-based organizations or businesses.

a. Gymnasium	$50.00 for the first 2 hours $50.00 and $15.00 an hour for each additional hour.
b. Meeting Room	$50.00 for the first 2 hours $50.00 and $15.00 an hour for each additional hour.
c. Meeting Room/ Kitchen	$10.00 additional charge for use of kitchen.

*Kitchen includes private area with stove, refrigerator, sink and microwave. All utensils and kitchen supplies are to be provided by applicant.

The deposit is required for both residents and nonresidents on all the above facilities. If the facility is left in the same condition as when rented, the deposit is returned. The Township will retain any portion, or the entire deposit, if so warranted by the Director of Parks and Recreation.

D. Recreation Programs

1). Pre-school: Registration Fee $30.00

a. 3 year old program

Monday-Wednesday-Friday (morning)	$90.00 per month
Monday-Wednesday (afternoon)	$80.00 per month
Friday-optional (afternoon)	$90.00 pre month
Tuesday-Thursday (morning)	$80.00 per month
Tuesday-Thursday (afternoon)	$80.00 per month

b. 4 year old program

Monday-Wednesday-Friday (morning)	$90.00 per month
Monday-Tuesday-Wed.-Thur. (afternoon)	$120.00 per month
Tuesday-Thursday (morning)	$80.00 per month

2). After-School Program

a. Daily- $15-first child, $25- 2 children, $30- 3 children
b. Weekly-$50-first child, $100-2 children,$130-3 children
c. In-service Days-$25 full day rate
d. School Breaks-$25.00 full day rate

e. Snow Days-$25.00 full day rate

3). Summer Playground

Full –Time: (4-5 days a week) (Weekly Fees)

a. 1st child-$135- resident $215-non resident
b. 2nd child-$220.00 ($135 + 85)-resident; $375.00($215 + $160)-non-resident
c. 3 or more children rate-$290.00($135 +$85 +$70)-resident $485.00 ($215 + $160 + $110)-non-resident

Part- Time- (2-3 days a week) (Weekly Fees)

a. 1st child-$85.00-resident $140.00-non-resident
b. 2nd child-$145.00($85 + $60)-resident $230.00 ($140 + $90)-non-resident
$25.00 non-refundable deposit required day of registration.

4.) Future Stars Programs
Flag Football, Basketball, Hockey
Fees: $45/Cost includes t-shirt.

5). Pavilion Rentals

a. Lion's & Valenti Pavilions

Fee Structure:	Rental Fee:	Deposit:
Resident	$ 75.00	$50.00
Non-Resident	$125.00	$50.00
Businesses	$150.00	$50.00

Donaldson Community Park

Brindle, LaFayette, & Veterans Pavilions

Fee Structure:	Rental Fee:	Deposit:
Resident	$50.00	$50.00
Non-Resident	$100.00	$50.00
Businesses	$125.00	$50.00

TENTH: MECHANICAL DEVICE LICENSES

Juke Box (per year)	$ 50.00
Game Machine, Pool Table, Billiards (per year)	$100.00

Poker, Blackjack or similar video games	Township Will Not License

ELEVENTH: POLICE REPORTS

A.	Police Accident Report	$ 15.00
B.	Police Incident Reports	$ 15.00
C.	Accident Reconstruction Report	Cost determined by Chief of Police

All reports must be obtained from Township Police Department, between the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

TWELFTH: SOLICITING AND PEDDLING

A.	Peddling or Door to Door Soliciting:	
	1. If Township Property Owner:	$ 5.00/Day
		$ 35.00/Week
		$ 50.00/Month
		$200.00/Year
	2. If not a Property Owner:	$ 10.00/Day
		$ 45.00/Week
		$ 75.00/Month
		$300.00/Year

All soliciting and peddling permits must be obtained from Township Police Department, between the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

THIRTEENTH: MISCELLANEOUS FEES

Municipal Lien Letter		$ 30.00
Zoning Certificate Letter		$ 30.00
Non-Conforming Use Letter		$ 30.00
Township Comprehensive Plan		$ 30.00
Township Zoning Ordinance		$ 30.00
Township Zoning Map (11x17)		$ 5.00
Township Subdivision & Land Development Ordinance		$ 20.00
Stormwater Management Ordinance		$ 15.00
Grading Ordinance		$ 5.00
Occupancy Permit:	Residential	$ 30.00
	Commercial/Industrial	$100.00
Photo Copies (per page)		$ 0.25

Transcripts of Hearings	Actual Cost
Copies of Maps, Plot Plans and Subdivision/Site Plan	Actual Cost
Water Termination Fee	$ 35.00
Late Fee	$ 15.00
Return Check Fee	
(including stop payments, NSF's or closed accounts)	$ 25.00
Collection Processing Fee	$ 25.00
Civil Complaint Collection Processing Fee	$ 50.00
Environmental Services Application Fee	$ 30.00
Third Party Final Bill Processing Fee	$ 30.00
Environmental Services Security Deposit Fee	$115.00

FOURTEENTH: NORTH FAYETTE TOWNSHIP PERSONNEL AND SERVICES

In the event that North Fayette Township Personnel are called to an auto accident, chemical spill, commercial or industrial fire, rescue or other event, other than a single family residential fire, the Township may invoice the insurance carrier for the cost of the supplies utilized by the Township Departments in dealing with these accidents or fires and the wages for personnel.

FIFTEENTH: REPEALER

Any resolution or part of any resolution conflicting with this resolution is hereby repealed insofar as it conflicts with the provisions of the resolution herein.

ADOPTED AND ENACTED THIS 5th DAY OF January, 2015.

ATTEST

Township Secretary

TOWNSHIP OF NORTH FAYETTE

Chairman, Board of Supervisors

Board of Supervisors

Board of Supervisors