

**TOWNSHIP OF UNION**  
**WASHINGTON COUNTY, PENNSYLVANIA**

**FEE PROPOSAL**

WHEREAS, Ordinance No. 106 of Union Township, Washington County, Pennsylvania, being the zoning ordinance, required the township supervisors to establish a schedule of fees.

It is proposed to the Board of Supervisors of Union Township, Washington County, Pennsylvania, that the following fees be in effect.

**Building Permits:**

**Single-family (SF) and multi-family (MF) dwelling accessory buildings 201 square feet or larger, and alterations up to \$5,000.00: \$55.00**

SF and MF dwelling accessory buildings & alterations exceeding \$5,000.00:

<u>Estimated Cost</u>	<u>Permit Fee</u>
\$ 5,001.00 - \$15,000.00	\$75.00
\$15,001.00 - \$20,000.00	\$100.00
\$20,001.00 - \$25,000.00	\$125.00
\$25,001.00 - \$30,000.00	\$150.00
\$30,001.00 - \$35,000.00	\$175.00
\$35,001.00 - \$40,000.00	\$200.00
\$40,001.00 - \$45,000.00	\$225.00
\$45,001.00 - \$50,000.00	\$250.00
\$50,001.00 & Over	\$250.00 + \$2.00 per \$1,000.00 per estimated cost

**New Construction of SF and MF Dwellings:**

The permit shall be \$0.25 per square foot.

**For all Commercial or Industrial construction, including additions and alterations:**

The permit fee shall be \$60.00 minimum or \$1.00/\$100.00 of value up to \$1,000.00, plus \$5.25/\$1,000 of value thereafter.

**Special Conditions:**

**Building permit is voided or expires, a new permit and fee is required.**

Building permit is issued and the building is never commenced; only 50% will be refunded.

Building is commenced and not completed within one year; a new fee shall be charged based on the Building Official's estimate of percentage of work to be completed.

If a building permit is issued and substantial changes are made which require the review of revised drawings or plat plans; a new fee shall be charged based on the percentage of the square foot floor area or estimated increased construction value involved in the change.

**Building Inspections:**

Single Family Unit 1,000-1,500 square feet	\$400.00
Single Family Unit 1,501-2,000 square feet	\$600.00
Single Family Unit over 2,000 square feet	\$0.30/square foot
Commercial Buildings	\$0.17 /square foot
Return Inspections @ \$100.00 per occurrence -Single Family Unit	
Return Inspections @ \$200.00 per occurrence- Commercial Buildings	

**Change in Watercourse, Drain, Ditch or Stream Permit:**

When the watershed, to the lowest point of the proposed work, does not require a Pennsylvania Department of Environmental Control Permit; the fee shall be in accordance with the Township Engineer's fee schedule (a copy of which is on file in the Township Office), plus fifty dollars (\$50.00).

**Demolition or Removal Permit:**

\$50.00

**Fence or Wall Permit:**

\$25.00 to erect a fence or non-gravity wall.

\$25.00 **plus** the grading permit fee to erect a gravity wall. This fee shall apply in all commercial, industrial and multi-family districts; and in single-family districts only when the gravity wall is within five (5) feet of the property line.

**Sign Permits:**

Temporary Signs	\$50.00
Ground, pole or building signs (including price-per-gallon signs for gasoline service stations)	
0-30 square feet	\$35.00
31-50 square feet	\$50.00
51-80 square feet	\$65.00
81-100 square feet	\$80.00
> 100 square feet	\$10.00 per 25 square feet over 100 square feet.
+ \$10.00 if sign is illuminated	

There is no additional charge for a double-faced sign with two (2) identical sides

Change copy of existing permitted sign: \$25.00

**Occupancy Permits:**

Residential Occupancy or Home Occupation Permit	\$50.00
New renter in existing building	\$50.00
For the issuance of any Non-residential Occupancy Permit	

**Grading Permit Fees**

The following schedule of fees shall be charged for the issuance of a grading permit, based upon the volume of material, as follows:

<b><u>CUBIC YARDS</u></b>	<b><u>PERMIT FEES</u></b>
Up to 1,000	\$130.00
1,001 to 5,000	\$250.00
5,001 to 10,000	\$400.00
10,001 to 20,000	\$540.00
20,001 to 30,000	\$725.00
30,001 to 40,000	\$885.00
40,001 to 50,000	\$1,070.00
50,001 to 100,000	\$1,565.00
100,001 to 150,000	\$2,035.00
150,001 to 200,000	\$2,510.00
200,001 and over	\$2,510.00 PLUS \$65.00 per 10,000 cubic yards over 200,001 cubic yards

**Application and Hearing Fees:**

<b>Conditional Use Application:</b>	\$1,500.00 This is a minimum cash deposit to be held in escrow against any expense involved. At the Board's discretion, this amount to be a minimum deposit. Applicant is responsible for payment of additional expenses over \$1,500.00
<b>Rezoning and Zoning Ordinance Amendments:</b>	
Curative amendment:	\$1,500.00
Public hearing on a rezoning request:	\$1,000.00
<b>Zoning Board Hearings:</b>	
Residential:	\$ 750.00
Commercial:	\$ 950.00
Continued hearing:	\$ 750.00
<b>Construction Board of Appeals Hearings:</b>	\$ 250.00
Stenographer requested:	\$ 350.00

**Site Plan Review:**

Existing:	\$ 300.00 +\$300.00 SWM Review
New:	\$ 600.00 + \$50.00 for each acre over one acre + \$300.00 SWM Review

**Subdivision and Land Development Ordinance Fees**

**Preliminary Plat Fees**

A minimum fee of three hundred dollars (\$300.00) shall be charged by Union Township for the acceptance and consideration of applications for preliminary plat review of a single-family subdivision for the first ten (10) lots. An additional fee of fifty dollars (\$50.00) per lot shall be charged for each lot over two (2) lots.

For a land development, a minimum flat fee of three hundred dollars (\$300.00) shall be charged; and for each acre over five (5) acres, an additional fifty dollars (\$50.00) per acre will be charged.

An escrow amount will be charged to cover payment of fees charged by the Township Engineer for review and reports on the plan at the rate fifty dollars (\$50.00) per acre. Fees shall be paid from this fund to the Township Engineer in accordance with the current rate schedule accepted by Council, and the procedures established in Act 247, as amended. In the case of a simple subdivision (a resubdivision, a two (2) lot subdivision, or a subdivision of large acreage tracts), this escrow fee shall be three hundred dollars (\$300.00). Any amount billed, which exceeds the escrow, shall be billed to and paid by the developer.

**Final Plat Fees**

A minimum fee of three hundred dollars (\$300.00), plus fifty dollars (\$50.00) for each lot over two (2) lots.

Three hundred dollars (\$300.00) engineering review escrow shall be posted by the developer to cover the cost of engineering reviews. Any balance remaining will be refunded or credited toward the three percent (3%) engineering and inspection escrow if the plan involves installation of public improvements.

**Land Development**

A minimum of two hundred fifty dollars (\$250.00), plus twenty-five dollars (\$25.00) for each acre over one acre.