

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter A167, Fees, To Provide For The Creation Of Certain Fees And The Increase In Certain Fees Relating To The Following: Administrative Code, Alarm Systems, Garbage and Refuse, Historic District, Health And Sanitation, Housing-Property Maintenance, Plumbing, Real Estate Registry, Stormwater Management and Erosion Control, Subdivision and Land Development, Uniform Construction Code, Watercourses, And Zoning; And To Amend Chapter 145, Vehicles And Traffic To Increase Fines Pertaining To The Violation Thereof, And To Establish A Flat Fine Of \$25 For A Parking, Standing Or Stopping Violation.

The Board of Commissioners of the Township of Lower Merion hereby ordains:

Section 1. The Code of the Township of Lower Merion, Chapter A167, Fees, §A167-1, Schedule of Fees, as such fees pertain to Chapter 5, Administrative Code, Chapter 51, Alarm Systems, Chapter 82, Garbage and Refuse, Chapter 88, Historic Districts, Chapter 90, Health and Sanitation, Chapter 92, Housing-Property Maintenance, Chapter 115, Plumbing, Chapter 119, Real Estate Registry, Chapter 121, Stormwater Management and Erosion Control, Chapter 135, Subdivision and Land Development, Chapter 143, Uniform Construction Code, Chapter 149, Watercourses, and Chapter 155, Zoning, shall be amended to provide as follows:

Chapter A167, Fees

§ A167-1. Schedule of fees.

The following schedule consists of a compilation and consolidation of provisions pertaining to fees for the various applications, licenses and permits required or provided for under Township ordinances, rules and regulations as included in this Code. This schedule was approved and adopted by the Board of Commissioners at the time of adoption of this Code (9-21-1977 by Ord. No. 1802) and continues in effect the fee provisions existing at that time in the various ordinances of the Township. Specific regulations, application procedures and requirements, conditions and approval provisions with respect to which each fee is required may be found in the pertinent chapter of this Code referred to below.

TOWNSHIP SCHEDULE OF FEES

Fees

Chapter 5, Administrative Code

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Hearing Officer/Appeals Board	\$ 300
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Liquor license transfer hearing fee	\$ 300
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Chapter 51, Alarm Systems

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Annual security alarm registration fee	
Residential	\$ 70
Commercial	\$ 110

Annual fire alarm registration fee	
Residential	\$ 70
Commercial	\$ 110

Annual combination fire and security alarm registration fee	
Residential	\$ 70
Commercial	\$ 110

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Chapter 82, Garbage and Refuse

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Annual solid waste fee for a container up to 21 gallons	\$ 237
Annual solid waste fee for a container of 21 to 45 gallons	\$ 338
Fee for each additional container up to 45 gallons	\$ 67
Surcharge for each 45-gallon increment or portion thereof above the base container size	\$ 67
Rear yard collection (if elected)	\$ 231

Chapter 88, Historic District

Application for a certificate of appropriateness for new construction, additions, and façade alterations disturbing more than 25% of the exterior (collected at time of building permit application)	\$ 100
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Demolition application (collected at time of application)		\$ 150

Chapter 90, Health & Sanitation

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Tattooing & body piercing		
The annual license fee for a tattooing or body piercing		\$ 350
Establishment, which shall include the cost of the		
inspection certificate		

Chapter 92, Housing-Property Maintenance

Annual license to operate a residential rental unit or a multiple dwelling		
Residential or a 2-family rental unit (non-student)	\$ 85	
Student unit, up to 2 units	\$ 135	
Student unit, each additional unit (after 2)	\$ 25	
Multiple dwelling, 3 to 5 rental units, per unit (nonstudent)	\$ 100	
Multiple dwellings, over 5 rental units		
First 5 units	\$ 100	
Each additional unit	\$ 10	
Annual license to operate a rooming house		
Per rental room within a rooming house	\$ 25	
Late fee per room or rental unit if rental license is not paid within 4 months of the expiration date	\$ 50	

Chapter 115, Plumbing

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Plumbing permits		
New construction, including 7 fixtures	\$ 110	
Each additional fixture	\$ 25	
Alterations, including 5 fixtures	\$ 75	
Each additional fixture	\$ 25	

Chapter 119, Real Estate Registry

Application for resale certification

Application prior to 20 days before settlement \$ 100

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Chapter 121, Stormwater Management and Erosion Control

Permit applications

Runoff and erosion control

For each site of up to 3 acres in size, base fee \$ 2,135
includes up to 2 engineer's plan reviews

For each additional acre or increment thereof \$ 415

For each additional plan review \$ 415

Plus the actual cost of any Township Engineer inspections,
per each hour or portion thereof a Township
inspector is engaged for the work

Minor grading permit; base fee includes up to 2 engineer \$ 1,135
plan reviews

For each additional engineering review \$ 305

Plus the actual cost of any Township Engineer
inspections, per each hour or portion thereof a
Township inspector is engaged for the work

Chapter 135, Subdivision and Land Development

Improvement construction permit

1% of the estimated cost of the improvements
with a minimum charge of: \$ 1,995

and a maximum charge of: \$ 2,505

Plus the actual cost of any Township Engineer
inspections, per each hour or portion thereof a
Township inspector is engaged for the work

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Land subdivision/development agreements

Preparation, each \$ 590

Plus initial consultants review fee escrow \$ 1,300

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Escrow agreements, letters of credit and bonds, Each processing	\$ 165
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Filing of Plans

Tentative sketch*	
Lot line change	\$ 1,990
Plus initial consultants review fee escrow deposit	\$ 1,300

Subdivisions	\$ 2,075
Plus initial consultants review fee escrow deposit:	
Per lot 5 acres or less	\$ 1,300
Per lot, more than 5 acres	\$ 2,200

Land development	\$ 2,075
Plus initial consultants review fee escrow deposit:	
Disturbed area of one acre or less	\$ 3,775
Plus for each additional acre or increment thereof	\$ 650

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Preliminary subdivision plan*

Number of lots	
2	\$ 3,565
3	\$ 5,605
4	\$ 8,190
5	\$10,745
Each additional, up to and including 15	\$ 1,220
Each additional, over 15	\$ 660

Plus initial consultants review fee escrow deposit:	
Per lot 5 acres or less	\$ 1,300
Per lot, more than 5 acres	\$ 2,200

Preliminary lot line change plans

where no additional building lots are being proposed*	\$ 1,990
*Plus initial consultants review fee escrow deposit	\$ 1,300

Commercial or manufacturing developments *	\$ 4,050
*Plus initial consultants review fee escrow deposit	\$ 1,300

Preliminary land development plan*+

Residential, commercial, manufacturing or institutional Number of acres	
0 to 5	\$ 3,275

Over 5 to 10	\$ 5,575
Over 10	\$10,920

*Plus initial consultants review fee escrow deposit	
Disturbed area of one acre or less	\$ 4,400
Where waiver of tentative sketch has been requested	\$ 5,975
Plus for each additional acre or increment thereof	\$ 650

Multi-family escrow

Initial consultants review fee escrow deposit	
For the first 5 units	\$ 3,775
Plus for each additional 5 units or increment thereof	\$ 555

+Land Development subject to Architectural Design standards in addition to Preliminary Land Development fees	\$ 965
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Note: When a preliminary subdivision or lot line change plan and a preliminary land development plan are both required, the fee required shall be the greater of the two fees.

Amendments to:

Conditions of approval	\$ 765
Approved or recorded plans*	\$ 1,900
*Plus initial consultant's review fee	\$ 2,725

Request for waiver from the Provision of Chapter 135, Subdivision and Land Development

For 1 acre or less	\$ 1,970
*Plus for each additional acre or increment thereof	\$ 595
*Plus initial consultant's review fee	\$ 2,725

Second stage plan, initial consultants' review fee	\$ 1,100
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Covenant Fee	\$ 325
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Chapter 143, Uniform Construction Code

Application to UCC Appeals Board where hearing is requested \$ 500

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Permits for new buildings*

*When a permit fee is based on the cost of the improvement the valuation of the subject work shall be the fair market value of all of the work. In an effort to substantiate the cost, a contract that has been signed by both parties shall accompany the permit application.

Single- and two-family dwellings	\$ 0.55 per square foot or \$950, whichever is greater; includes basement, garage and attic (attic with fixed stairs) square feet
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All other renovations, additions, interior demolitions to one-or Two family dwellings

First \$2000	\$ 100
Construction costs between \$2,000 and \$50,000	
First \$2000	\$ 100
Each additional \$1,000 up to \$50,000	\$ 20
Construction value above \$50,000	
First \$50,000	\$ 900
Each additional \$1,000 up to \$300,000	\$ 12
Each additional \$1,000 above \$300,000	\$ 5

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Commercial and other	
Up to 15,000 square feet	\$ 0.60 per square foot or \$1,100, whichever is greater

Above 15,000 square feet	\$ 0.45 for each additional square foot above 15,000 square feet
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Parking structure, including a principal or accessory use parking area	\$ 0.25 per square foot
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Nonstructural reroofing and siding and windows in historic district or Historic Resource Inventory

Construction costs up to \$5,000	\$ 100
Construction costs between \$5,000 and \$10,000	\$ 120
Constructions costs above \$10,000	
First \$10,000	\$ 120
Each additional \$1,000 up to \$50,000	\$ 15
Each additional \$1,000 above \$50,000	\$ 5

Non residential, multiple dwelling, addition, alteration, repair, interior demolition and installation of permanent equipment

First \$2,000 of construction costs	\$ 130
Each additional \$1,000 up to \$50,000	\$ 25
If construction value is over \$50,000	
First \$50,000	\$ 1,330
Each additional \$1,000 up to \$1,000,000	\$ 18
Each additional \$1,000 over \$1,000,000	\$ 5

Other permits

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Annual permit renewal	\$ 100
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Heating and air-conditioning equipment

First \$2,000 or fraction of estimated cost	\$ 100
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Display signs, installation

From 5 to 40 square feet (including awnings with signage)	\$ 100
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Awnings

Awnings extending to street lines or over public walks with no signage	\$ 100
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Reinspection fees

Each inspection	\$ 75
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Sprinkler systems

First \$5,000 cost of the job	\$ 240
Each additional \$1,000	\$ 18

In addition to the permit fees listed above, the following fees are required when work requiring a permit is performed without first obtaining the required permit:

Construction costs up to \$10,000	\$ 225
Construction costs between \$10,000 and \$25,000	\$ 350
Construction costs between \$25,000 and \$50,000	\$ 700
Construction costs over \$50,000	\$ 1,500

For all permits issued for the construction of a new structure or addition over 100 square feet, the Township will periodically establish an inspector's hourly rate based upon the Township's actual cost for providing inspection service. If actual time required for site inspection to determine compliance with site inspection requirements established in Chapters 62, 101, 121 and 143 of the Code exceeds \$65, the Township shall render a statement therefor to the applicant. Such additional amounts must be paid to the Township prior to final approval of the construction project.

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Swimming pools	\$ 625
Portable swimming pools, flat fee	\$ 100
Pool heater	\$ 100
Filling in Pool	\$ 100

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Tanks

Removal of fuel storage tanks of every description	
Residential	\$ 100
Commercial	\$ 175

Installation of tanks or pumps	
First 2,000 gallon tank	\$ 100
Each additional 1,000 gallons or fraction thereof	\$ 20

Tent permits	
Over 200 square feet	\$ 85

Tents for single-family dwellings	\$ 85
Tents for single-family dwellings with floor system	\$ 130
Tents for institutional or commercial uses	\$ 100
Tents for institutional or commercial use with floor system	\$ 180
Fence permits	\$ 100
Trailer fees (permit expires 6 months after installation)	
Residential trailers	\$ 75
Commercial trailers	\$ 125

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Chapter 149, Watercourses

Application for permit to stop, fill up, confine, pave or otherwise interfere with or change the course of any drain, ditch, stream or watercourse, plus the actual costs of any inspections, per each hour or portion thereof a Township inspector is engaged on the work.	\$ 1,135
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Chapter 155, Zoning

Appeals or applications to the Zoning Hearing Board, or to the Board of Commissioners, generally

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Private educational institution, hospital, religious or philanthropic use, sanatorium, nursing home, convalescent home for the aged or other building or use not enumerated.	\$ 1,200
Each postponement or continued hearing requested by appellant or applicant	\$ 400
Apartment, commercial or industrial building	\$ 1,400
Each postponement or continued hearing requested by appellant or applicant	\$ 700
Conditional use/rezoning applications	
Residential	\$ 1,305
Apartments, commercial and other uses	\$ 1,930
Challenges to the validity of the Zoning Ordinance or Zoning Maps to the Board of Commissioners or to the Zoning Hearing Board	
Each appeal or application	\$ 1,750

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Statement of zoning district classification
One and two family dwellings \$ 100

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Preliminary zoning opinion* \$ 150

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Home occupation fees
Non-traffic home occupation \$ 100
Minor home occupation \$ 140

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Petition to Board of Commissioners requesting change or
amendment to Zoning Maps or Zoning Ordinance
Minimum charge \$ 1,500
Plus for each 2,000 square feet of lot area \$ 50
Maximum charge \$ 3,000

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Elevation certificate \$ 150

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Section 2. The Code of the Township of Lower Merion, Chapter 145 thereof, entitled Vehicles and Traffic, Article II, Administration and Enforcement; Penalties, § 145-9 thereof, Violations and penalties, shall be amended to provide henceforth as follows:

§ 145-9 Violations and penalties

- A. Violations generally. Unless another penalty is expressly provided by the Pennsylvania Vehicle Code or except as hereinafter specified, every person convicted of a violation of a provision of this chapter, or any amendment or supplement thereto, shall be liable to a penalty of not more than \$50 and costs of prosecution.
- B. Parking, standing and stopping violations. Any person violating the provisions of this chapter pertaining to parking, standing or stopping, including time-limit parking, temporary no parking and metered parking regulations, shall, upon conviction, be guilty of a summary offense and be sentenced to pay a fine of \$25 for each such violation, except as provided in Subsection D below.

D. Exceptions.

- Section 3.** Nothing in this ordinance or in Chapter A167 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter A167 prior to the adoption of this amendment.

Section 5. This Ordinance shall take effect and be in force on and after January 1, 2019.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

ATTEST:

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