

AN ORDINANCE

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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, Health And Sanitation, Plumbing, Real Estate Registry, Stormwater Management and Erosion Control, Streets And Sidewalks, Subdivision and Land Development, Telecommunications Facilities, Uniform Construction Code, Watercourses, And Zoning.

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 90, Health and Sanitation, Chapter 115, Plumbing, Chapter 119, Real Estate Registry, Chapter 121, Stormwater Management and Erosion Control, Chapter 133, Streets and Sidewalks, Chapter 135, Subdivision and Land Development, Chapter 140, Telecommunications Facilities, 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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Liquor license transfer hearing fee

\$ 270

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Tax Collector Fees

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NOTE: Remove ~~this language~~ and add this language.

Dishonored check <u>debit</u> fee (<u>check or electronic</u>)	\$ 50
Tax certification fee (four year certification)	\$ 40
<u>Fed wire fee</u>	<u>\$ 25</u>

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Chapter 90, Health and Sanitation

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Late fee	\$ 40
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Tattooing & body piercing	
Annual license fee for a tattooing or body piercing establishment to include the cost of the inspection certification	\$ 325

Chapter 115, Plumbing

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Plumbing permits

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Small flow sewer treatment plant	\$ 250
Plus initial consultant's review fee escrow deposit	\$ 2,000
Plus reimbursement for the Township Engineer's charges to review engineering calculations and agreements	

Chapter 119, Real Estate Registry

Application for resale certification

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Application within 20 days of settlement \$ 150

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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 includes up to 2 engineer's plan reviews	\$ 2,050
For each additional acre or increment thereof	\$ 400
For each additional plan review	\$ 400

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 plan reviews	\$ 1,090
For each additional engineering review	\$ 290

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

Chapter 133, Streets and Sidewalks

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NOTE: Add this language.

Administrative fee for permits issued through Traisor	\$ 2
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Chapter 135, Subdivision and Land Development

Improvement construction permit

1% of the estimated cost of the improvements with a minimum charge of:	\$ 1,920
and a maximum charge of:	\$ 2,410

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	\$ 405
Plus initial consultants review fee escrow	\$ 1,250

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Escrow agreements, letters of credit and bonds,	
Each processing	\$ 155
Filing of Plans	

Tentative sketch*	
Lot line change	\$ 1,380
Plus initial consultants review fee escrow deposit	\$ 1,300
Subdivisions	\$ 1,440
Plus initial consultants review fee escrow deposit:	
Per lot 5 acres or less	\$ 1,250
Per lot, more than 5 acres	\$ 2,100

Land development	\$ 1,440
Plus initial consultants review fee escrow deposit:	
Disturbed area of one acre or less	\$ 3,600
Plus for each additional acre or increment thereof	\$ 625

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Preliminary subdivision plan*	
Number of lots	
2	\$ 2,470
3	\$ 3,890
4	\$ 5,685
5	\$ 7,460
Each additional, up to and including 15	\$ 845
Each additional, over 15	\$ 455

Plus initial consultants review fee escrow deposit:	
Per lot 5 acres or less	\$ 1,250
Per lot, more than 5 acres	\$ 2,100

Preliminary lot line change plans	
where no additional building lots are being proposed*	\$ 1,380
*Plus initial consultants review fee escrow deposit	\$ 1,250

Commercial or manufacturing developments *	\$ 2,810
*Plus initial consultants review fee escrow deposit	\$ 1,250
Preliminary land development plan*+	
Residential, commercial, manufacturing or institutional	
Number of acres	
0 to 5	\$ 2,275
Over 5 to 10	\$ 3,870
Over 10	\$ 7,580
*Plus initial consultants review fee escrow deposit	
Disturbed area of one acre or less	\$ 4,200
Where waiver of tentative sketch has been requested	\$ 5,700
Plus for each additional acre or increment thereof	\$ 625
Multi-family escrow	
Initial consultants review fee escrow deposit	
For the first 5 units	\$ 3,600
Plus for each additional 5 units or increment thereof	\$ 525

+Land Development subject to Architectural Design standards in addition to Preliminary Land Development fees	\$ 670
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	\$ 530
Approved or recorded plans*	\$ 1,320
*Plus initial consultant's review fee	\$ 2,600
Request for waiver from the Provision of Chapter 135, Subdivision and Land Development	
For 1 acre or less	\$ 1,365
*Plus for each additional acre or increment thereof	\$ 410
*Plus initial consultant's review fee	\$ 2,600
Second stage plan, initial consultants' review fee	\$ 1,050

Covenant Fee	\$ 210

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Chapter 140, Telecommunications Facilities

Wireless Communication Facilities

Application fee:

Per each micro facility attached to an existing structure \$ 400

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Chapter 143, Uniform Construction Code

NOTE: Add this language.

Administrative fee for permits issued through Traistr \$ 2.50

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Pennsylvania State training fee \$ 4.50

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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 \$ 0.50per square foot or \$950, whichever is greater; includes basement, garage and attic (attic with fixed stairs) square feet

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Commercial and other		
Up to 15,000 square feet	\$ 0.55 per square foot or \$1,100, whichever is greater	
Above 15,000 square feet	\$ 0.40 for each additional square foot above 15,000 square feet	
Parking structure, including a principal or accessory use parking area	\$0.20 per square foot	
Demolition		
One and two family dwellings	\$ 325	

All other structures	\$ 475	

Display signs, installation		

Above 40 square feet	\$ 140	

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	\$ 200	
Construction costs between \$10,000 and \$25,000	\$ 330	
Construction costs between \$25,000 and \$50,000	\$ 650	
Construction costs over \$50,000	\$ 1,250	

Tennis courts and other hard-surfaced recreation courts	\$ 275	
Tent permits		

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Tents for single-family dwellings with floor system \$ 130

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Tents for institutional or commercial use with floor system \$ 180

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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. \$ 1,090

Chapter 155, Zoning

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Conditional use/rezoning applications
Residential \$ 1,045
Apartments, commercial and other uses \$ 1,545

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Statement of zoning district classification

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Statement of use/change of occupancy \$ 85
Request for a certificate of occupancy \$ 85
Request for a certificate of compliance with Township Code \$ 85

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Section 2. 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 3. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force on and after January 1, 2018.

Approved by the Board this day of , 2017.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Daniel S. Bernheim, President

ATTEST:

Jody L. Kelley, Secretary