

EAST MARLBOROUGH TOWNSHIP

RESOLUTION 2007-06

In accordance with Section 2000 of the East Marlborough Township Zoning Ordinance of September 8, 2004, as amended the Board of Supervisors of East Marlborough Township, Chester County, hereby resolves to establish the following fee schedule of building and demolition permit fees, effective immediately.

DEFINITIONS

- Class I Structures: Single unit dwellings (including garages).
- Class II Structures: Multi-unit dwellings (including attached garages), buildings for commercial, light industrial, industrial or professional uses, including above- and below-ground tanks but excluding professional offices which are part of the practitioner's own residence and therefore Class I.
- Class III Structures: Detached buildings, for non-residential purposes, auxiliary to dwellings; i.e. separate garages and outbuildings, but not including buildings for agricultural purposes and stables.
- Class IV Structures: Below-grade swimming pools and tennis courts, wood decks, porches, radio towers, garden tool sheds greater than 120 feet.
- Class V Structures: Above-ground swimming pools. (Garden tool sheds 120 square feet or less are exempt.)

MEASURABLE FLOOR SPACE:

- Classes I and II: Square footage for all levels, as measured by the external dimensions, except that garages, attics, and unfinished basements shall be measured at one-half actual size and crawl spaces and attics with a maximum vertical clearance of less than six feet shall not be measured.
- Class III: Square footage as measured by the external dimensions, consideration given only to the single level with the maximum dimensions.
- Class IV: Not applicable

FEES FOR ORIGINAL CONSTRUCTION AND ALTERATIONS THAT INCREASE THE MEASURABLE FLOOR SPACE

- Class I: \$25 for each 100 square feet of measurable floor space, or fraction thereof. \$175 minimum fee.

Class II: \$370 for the first 1,000 square feet of measurable floor space or portion thereof.

\$150 for each additional 1,000 square feet of measurable floor space or portion thereof, up to 5,000 square feet.

\$90 for each additional 1,000 square feet of measurable floor space, or portion thereof, over 5,000 square feet.

Class III: \$225 for the first 1,000 square feet of measurable floor space, or portion thereof.

\$20 for each additional 100 square feet of measurable floor space, or portion thereof.

Structures with 100 or fewer square feet of floor space are exempt.

Class IV: \$175 irrespective of size.

Class V: \$50

FEES FOR ALTERATIONS THAT DO NOT INCREASE THE MEASURABLE FLOOR SPACE

Class II: \$90 per one hundred (100) square feet in area involved, or based on cost proven by submission of contract:

\$50 for the first \$1000 of total cost to owner, or portion thereof, to a total of \$5,000.

\$35 for each additional \$1,000 of total cost to owner, or portion thereof, to a total of \$10,000.

\$5 for each additional \$1,000 of total cost to owner, or portion thereof, over \$10,000.

Maximum fee for Class II which does not increase measurable floor space is \$1,500.00. Minimum fee is \$350.00

Classes I, III: \$8 for each \$1,000.00 of cost to owner; cost to be either proven by contract, or estimated @ \$50.00 per square foot. Minimum Fee - \$175.

FEES FOR DEMOLITION OF STRUCTURES

Classes I,II: \$150.00 per structure; all work must be completed within 90 days. Removal of underground storage tanks \$150.00.

Class III: \$200 per structure, up to 15,000 square feet; all work must be completed within 90 days.

FEES FOR FITTING OUT:

Classes II, III: \$15.00 for each 100 square feet or fraction thereof. \$350 minimum fee.

NOTE: Inspection fee of \$100.00 will be charged for each visit which does not pass inspection due to improperly prepared or incomplete footings, framing, incomplete or structurally unsound or damaged foundation walls or framing, or any other component of an incomplete final inspection. Fee must be paid prior to next inspection or issuance of Certificate of Occupancy.

USE AND OCCUPANCY PERMITS

Residential \$190.00
Non-Residential \$400.00

All permits issued will be subject to a Use and Occupancy Fee.

Approved by the Board of Supervisors on this 5th day of February, 2007

Attest

**EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PA
RESOLUTION 07-07**

In accordance with Section 2007 of the East Marlborough Township Zoning Ordinance, as revised through September 8, 2004, as amended, the Board of Supervisors of East Marlborough Township hereby resolves to establish the following schedule of fees, effective immediately.

SUBDIVISION AND LAND DEVELOPMENT APPLICATION FEES:

Preliminary Plans – Filing Fee:	
Residential – per dwelling unit	\$200.00
C-1, C-2, WMU, ESI, MU, LMU,	
Per 1000 square feet of lot coverage	\$ 20.00
Minimum Fee (C-1, C-2, L.I., ESI)	\$500.00
Final Plans:	
Residential – per lot	\$ 20.00
Commercial, ESI, LI, per 1000 Square feet of lot coverage	\$ 20.00

The above fees are separate from and in addition to consultants' review fees, which are reimbursable at cost. Invoices unpaid after 30 days shall be assessed an additional fee of 1.5% per month.

CONDITIONAL USE, PLANNED RESIDENTIAL DEVELOPMENT APPLICATION FEES:

Residential:	Filing Fee	\$2,000
	Each additional hearing, after first,	
	Per hour or portion thereof	\$ 125
Commercial, Limited Industrial, ESI:	Filing Fee	\$4,500
	Filing Fee for buildings less than 2,000 Sq. Ft.	\$1,000
	Each Additional hearing, after first, per hour, or	
	Portion thereof	\$ 300

ZONING HEARING BOARD HEARINGS:

Residential: - Initial hearing – flat fee	\$ 450
Continuance, per hour	\$ 125
All other Districts: Initial Hearing – Flat fee	\$ 550
Continuance – per hour	\$ 125

ZONING HEARINGS ON VALIDITY CHALLENGES:

Initial hearing – flat fee	\$3,000
Continuance fee, per hour, after first hearing	\$ 300

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BUILDING FEES: See Resolution 2007-06

ZONING FEES:

Residential:

Single and Multi-family new units	\$200.00
Additions which increase footprint	\$150.00
Additions which do not increase the footprint	\$100.00
In-ground pools	\$175.00
Sheds greater than 120 Sq. Ft.	\$ 40.00
Sheds less than 120 sq. ft., fences, above-ground pools	\$ 20.00
Signs	\$ 30.00

Commercial, ESI, WMU, LI, etc.:

New Construction, additions, alterations, per 1000 sq.ft.	\$ 100.00
Minimum fee for Construction of 1,000 sq. ft. or greater	\$ 800.00
New Construction, additions, alterations which do not exceed 1,000 square feet, minimum fee	\$ 400.00
Signs, per sign	\$125.00

PETITIONS TO AMEND THE ZONING ORDINANCE

Filing Fee	\$3,000
• <i>Plus reimbursement of consultants' fee</i>	

CURATIVE AMENDEMENTS:

Filing fee:	\$3,500
Each additional hearing, after first, per hour or portion thereof	\$ 300

For all hearings, one-half of the appearance fee of the stenographer shall be paid by the applicant, in addition to the filing fees. The cost of the original transcript shall be paid by the Board, if the transcript is ordered by the Board or Hearing Officer, or shall be paid by the person appealing from the decision of the Board, if such appeal is made. In either event, the cost of additional copies shall be paid by the person requesting such copy or copies. In other cases, the party requesting the original transcript shall bear the cost thereof.

Approved by the Board of Supervisors on this 5th day of February, 2007.
