



Exhibit A
Resolution 2026-18: Fee Schedule
Adopted 3/11/2026

ADMINISTRATIVE

1) General Provisions

- a. All fees shall be **doubled** if the project is started without the applicable permits and/or approvals.
- b. A \$200 fee shall be required for all failed inspections and inspections not ready at the scheduled inspection time, except as noted otherwise below. Re-inspections will NOT be performed until the re-inspection fee is paid.

2) Policy of Refund of Fees and Deposits of Monies

- a. The final fee for building and/or zoning permits shall not be refundable to the applicant unless the building and/or zoning officer is notified in writing of the withdrawal of the permit application before the review process begins.
- b. Fees identified as non-refundable application fees shall not be refundable unless the township treasurer is notified in writing of the withdrawal of such a fee or appeal before the application is submitted to a reviewing agency, such as the township zoning official, township planning commission, Chester County Planning Commission, zoning hearing board, or township engineer, or before the matter is advertised for a public hearing in a newspaper of general circulation.
- c. All unused portions of minimum deposits for review fees shall be refunded to the depositor within 30 days of the Township Treasurer's determination of the total fees due and owing. If the costs exceed the minimum deposit, the applicant shall reimburse the Township within 30 days of receiving the Treasurer's notification of the excess amount.
- d. Outstanding balances greater than 60 calendar days shall be charged an administrative fee at the rate of 2.5% of the unpaid balance per month.
- e. If any person fails to pay the fees, charges, costs, and/or judgment that the Township has against them for fees prescribed in this Resolution within the specified time, the Township shall refuse to accept any further applications for zoning, building, land disturbance, plumbing, electrical, mechanical, subdivision, land development, or other permits requiring approval until all delinquent fees, charges, costs, and judgments are paid in full.



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3) Printed Material and Duplication

- a. Zoning Ordinance – \$40
- b. Subdivision and Land Development – \$15
- c. Zoning Map - 11x17 – \$5
- d. Black and white photocopies - \$0.25 per copied side of an 8½ x 11 page
- e. Colored photocopies - \$0.50 per copied side of an 8½ x 11 page
- f. Open Records Fee Structure in accordance with Section 1307 of the Right-to-Know Law: Black and white photocopies - \$0.25 per copied side of an 8½ x 11 page; Colored photocopies - \$0.50 per copied side of an 8½ x 11 page.
- g. Specialized Documents – actual cost (non-standard sized copies and blueprints)
- h. The Township does not charge for time spent redacting, or blacking out, nonpublic information in a public document, but the Township will charge for making all copies needed to produce redacted material for viewing by the requester.
- i. Postage - actual cost

4) Notary

- a. Notary fees are set by the Secretary of the Commonwealth and shall be provided to any person utilizing notary services upon request; the notary public may waive the right to charge a fee.

5) Professional Service Agreement

- a. Individuals improving or developing a single lot, or a single lot after subdivision has taken place, shall execute a Professional Services Agreement (PSA) with the Township to cover costs incurred with the project, including but not limited to reviews by Solicitor, Engineers, and Landscape Architect.
- b. Review of Building Permit Plan or Stormwater Management Controls is for conformance with the approved subdivision plan and the Township Ordinances. Review includes evaluation of grading, stormwater management, and erosion and sediment control provisions for proposed construction. The fee is calculated on a time-and-services basis.
- c. Escrow accounts shall be established on a case-by-case basis for advisory services in reviewing applications.

6) Law Enforcement Fees

- a. Solicitation Permit \$100
- b. Special Event Permit \$100
- c. Incident Report \$15
- d. Accident Reports \$25 (*CarFax charge to Applicant*)
- e. Fingerprinting No Charge for Residents only

7) Public Sewer Fees

- a. Tapping Fee \$8,000 / unit
- b. Quarterly User Fee \$115 Quarterly; \$460 annually
- c. 'Cedarcroft' User Fee \$210 Quarterly; \$840 annually
- d. Certification \$25 per account



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8) Road Opening Fees

- | | |
|--|-------|
| a. Any work performed in/under the paved area of a road | \$125 |
| b. Any work performed in the right-of-way, not in the pavement | \$100 |
| c. Any work performed in the pavement and right-of-way | \$125 |

9) Excavation Fees (*each includes an additional general fee*)

- | | |
|------------------------------------|-----------------------------------|
| a. Open cutting/digging a road | \$2/per sq. ft. of excavation |
| i. Escrow \$2,000 must be posted | |
| b. Boring/drilling under a road | \$2/per ft. of boring/drilling |
| c. Boring/drilling in the shoulder | \$2/per 100 sq. ft. of excavation |
| d. Digging in the right-of-way | \$5 per 100 sq. ft. of excavation |



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BUILDING – ELECTRICAL – MECHANICAL – PLUMBING

STRUCTURE CLASSIFICATION

Class I: RESIDENTIAL

Single-unit dwellings (including garages) and swimming pools.

Class II: NON-RESIDENTIAL

Multi-unit dwellings (including attached garages), buildings, and radio towers 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: ACCESSORY STRUCTURES

Detached buildings, for non-residential purposes, auxiliary to dwellings. Examples: Separate garages and outbuildings, tennis courts, and sheds, excluding buildings for agricultural purposes and stables.

CALCULATING MEASURABLE FLOOR SPACE

Classes I and II: Square footage (sq. ft.) for all levels, as measured by the external dimensions, except that garages, attics, unfinished storage areas, and basements shall be measured at one-half actual size.

Class III: Square footage (sq. ft.) as measured by the external dimensions. Consideration given to all levels with maximum dimensions.

NOTE: An inspection fee of \$200 will be charged for each visit that does not pass inspection due to improperly prepared or incomplete footings, framing, foundation walls, or any other component of an incomplete final inspection that is structurally unsound or damaged. The fee must be paid prior to the next inspection or the issuance of the Certificate of Occupancy.

All permits issued will be subject to a Use and Occupancy Fee. The State UCC fee of \$4.50 applies to all building permits issued in Pennsylvania and can be revised at any time, according to PA Labor & Industry and PA Act 36.

Demolition Permit

Class I & II: \$200 per structure; all work must be completed within 90 days.
\$350 Removal of underground storage tanks.

Class III: \$250 per structure, up to 15,000 sq. ft.; all work must be completed within 90 days.



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1) **Fees for construction and alterations that increase the measurable floor space.**

****Fees for electrical, mechanical, plumbing, and plan reviews are not included in this section.**

Class I: RESIDENTIAL

New Construction

\$35 for each 100 sq. ft. of measurable floor space, or fraction thereof.

\$350 minimum fee.

Additions and Special Alterations

3% of the alteration costs that are not specified in the “Accessories, Alterations, and Additions” section.

Class II: NON-RESIDENTIAL

\$600 for the first 1,000 sq. ft. of measurable floor space or portion thereof.

\$200 for each additional 1,000 sq. ft. of measurable floor space or portion thereof, up to 5,000 square feet.

\$115 for each additional 1,000 sq. ft. of measurable floor space, or portion thereof, over 5,000 square feet.

Class III: ACCESSORY STRUCTURES

\$400 for the first 1,000 sq. ft. of measurable floor space, or portion thereof.

\$35 for each additional 100 sq. ft. of measurable floor space, or portion thereof.

2) **Fees for alterations that do not increase the measurable floor space.**

****Fees for electrical, mechanical, plumbing, and plan reviews are not included in this section.**

Class I & III: \$10 for each \$1,000 of cost to owner; cost to be either proven by contract, or estimated at \$100.00 per sq. ft.

Minimum Fee: \$ 350

Class II: \$115 per one hundred (100) sq. ft. in area involved or based on cost proven by submission of contract.

\$65 for the first \$1,000 of total cost to owner, or portion thereof: to a total of \$5,000.

\$45 for each additional \$1,000 of total cost to owner, or portion thereof, to a total of \$10,000.

\$8 for each additional \$1,000 of total cost to owner, or portion thereof, over \$10,000.

Minimum fee: \$600



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SUBDIVISION AND LAND DEVELOPMENT

The fees below are separate from and in addition to consultants' fees, which are reimbursed at cost. Invoices unpaid after 60 days shall be assessed an additional fee of 2.5% per month.

- 1) **Sketch Plan Application** – \$100 (filing fee)
 - a. If township consultants are engaged, the applicant shall be notified and held responsible for any reimbursement at the actual billed hours.
- 2) **Preliminary Plan Application**
 - a. Per residential unit – \$250
 - b. Per non-residential unit – \$75 per 1,000 square feet of lot coverage
 - c. Minimum fee for non-residential – \$1,000
- 3) **Final Plan Application**
 - a. Per residential unit – \$200
 - b. Per non-residential unit – \$60 per 1,000 square feet of lot coverage
 - c. Minimum fee for non-residential – \$750

IMPACT FEES FOR LAND DEVELOPMENT

- | | |
|------------------------------|--|
| 1) Open Space | \$1,000 / per lot or unit |
| 2) Traffic | \$600 / per lot or unit |
| 3) Emergency Services | Residential – \$100 / per lot or unit
Non-Residential – \$100 / per 1,000 sq. ft. of aggregate floor area |



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ZONING

1) **Zoning Officer Determination** – \$100

2) **Zoning Hearing Board** (i.e., Variance, Special Exception, Appeal of Zoning Officer)
Applicant shall deposit with the Township the appropriate filing fee and fees for the purposes of conducting a hearing as set forth in the Township Code.

<u>Applicant</u>	<u>Initial Fee</u>	<u>Continuance</u>
Residential	\$1,000	\$500
Non-Residential	\$1,500	\$750

3) **Conditional Use Application** – Board of Supervisors

<u>Applicant</u>	<u>Initial Fee</u>	<u>Continuance</u>
Residential	\$2,000	\$500
Non-Residential (under 2,00 sq. ft.)	\$2,500	\$750
Non-Residential (at & over 2,000 sq. ft.)	\$4,500	\$1,000

4) **Validity Challenges**

Initial Fee	\$3,000
Continuance	\$500/hour

5) **Petition to Amend the Zoning Ordinance**

- a. Filing Fee \$3,000 – *Plus reimbursement of consultants' fees*

6) **Curative Amendments**

- a. Filing fee \$3,500
b. Continuance \$300 per hour

7) **No-Impact Home Occupation Permit** - \$300 minimum if no inspections are required.

8) **Use & Occupancy Permit**

Residential	\$200
Non-Residential	\$500

9) **Residential – Zoning Permit Fee**

a. Single and multi-family new units	\$350
b. Additions which increase the footprint	\$200
c. Additions which do not increase the footprint	\$200
d. In-ground pools	\$200
e. Sheds and Above-ground pools	\$50
f. Fences (not for pools)	\$50



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10) **Non-Residential – Zoning Permit Fee**

- | | |
|--|---------|
| b. New Construction, additions, alterations, up to 1,000 sq. ft. | \$500 |
| c. New Construction, additions, alterations over 1,000 sq. ft. | \$1,000 |
| d. Signs (each) | \$200 |

11) **Timber Harvest Permit** – \$300 initial fee, plus an executed Professional Service Agreement, at the discretion of the Zoning Officer.

12) **Grading Permit** – \$200 initial fee, in addition to possible township engineer review fees, at the discretion of the Zoning Officer.

- a. A grading permit is required prior to disturbance of the topography and vegetation of the land in connection with the conduct of activities regulated by the Township Code.

13) **Stormwater Management Permit**

- a. **Simplified Approach** (under 1,000 square feet) – \$650
- b. **Engineered Approach** (over 1,000 square feet) – At the accrued costs of the township engineer's time to review the application.



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ACCESSORIES, ALTERATIONS & ADDITIONS PERMITS

The following permit fees are the minimum amounts to cover the initial submission review and pre-determined inspections. Additional fees may apply after the initial submission review. The applicant will be notified of any additional fees prior to the issuance of any permit.

- 1) **Deck** – \$500
 - a. An additional \$225, with a roof or enclosed.
 - b. \$230 to add a stairway to the existing deck.
- 2) **In-Ground Swimming Pool** – \$850
- 3) **Above-Ground Swimming Pool** – \$250. *Does not include any decking.*
- 4) **Finished Basement** – \$750
 - a. Adding a bath or any other plumbing is an additional \$120.
 - b. A bath, powder room, or wet bar is an additional \$230.
 - c. For installing fire protection inside is an additional \$230.
 - d. Additional special inspections are an additional \$150.
 - e. Adding an egress window is an additional \$350.
- 5) **Stand-by Generator Up To 26 kW** – \$350
- 6) **Electric Vehicle (EV) Charing Station** – \$250
- 7) **Addition** – \$800
Does not include electrical, mechanical, or plumbing.
- 8) **Attached Garage** – \$800
Does not include electrical, mechanical, or plumbing.
- 9) **Detached Garage** – \$700
Does not include electrical, mechanical, or plumbing.
- 10) **Adding a Bath, Powder Room, or Wet Bar** – \$600

**EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION 2026-18

ESTABLISHMENT OF A SCHEDULE OF FEES AND FINES FOR SERVICES

The Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, shall consolidate all fees and fines under a single resolution for ease of updating.

WHEREAS the Supervisors of East Marlborough Township are authorized by the Second-Class Township Code and by the Pennsylvania Municipalities Planning Code to prescribe reasonable fees with respect to the administration of the Township's Building Code, Zoning Ordinances, Stormwater Management Ordinance, and Subdivision and Land Development Ordinances; and

WHEREAS the Supervisors of East Marlborough Township, on March 11, 2026, incorporated in one Resolution all fees for permits, applications, and fees and fines under the abovementioned Ordinances, as well as providing for the reimbursement to East Marlborough Township for expenses incurred in the administration of said Ordinances.

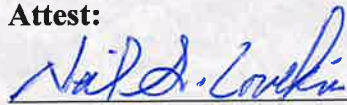
NOW THEREFORE BE RESOLVED that the Supervisors of East Marlborough Township hereby present the Schedule of Fees as shown in "Exhibit A" attached.

BE FURTHER RESOLVED that any fee not covered by this Fee Schedule or previously established by Resolution or Ordinance of East Marlborough Township shall be determined on a case-by-case basis by the appointed Official for East Marlborough Township.

BE FURTHER RESOLVED that all other fees established by Resolution or Ordinance of East Marlborough Township that are not in conflict with this Resolution shall remain as previously adopted. All Resolutions, or parts of Resolutions, conflicting with any provisions of this Resolution are hereby repealed and of no force or effect from this date.

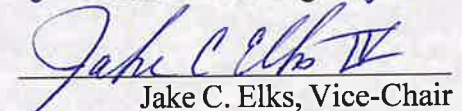
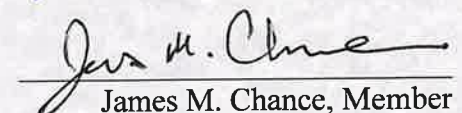
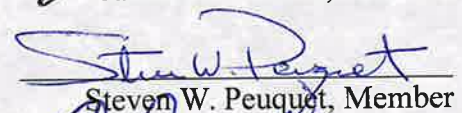
ENACTED AND RESOLVED on this 11th day of March 2026, by the Board of Supervisors of East Marlborough Township in a duly held public meeting. This resolution shall take effect immediately.

Attest:



Neil G. Lovekin, Secretary / Manager

BOARD OF SUPERVISORS


Ellen L. Sosangelis, Chair
Jake C. Elks, Vice-Chair
James M. Chance, Member
Steven W. Peuquet, Member
Chris Manning, Member