

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF NORTH COVENTRY TOWNSHIP**

**A RESOLUTION AMENDING THE SCHEDULE OF FEES FOR TOWNSHIP BUILDING PERMITS, TOWNSHIP PLUMBING AND ELECTRICAL PERMITS, TOWNSHIP USE AND OCCUPANCY CERTIFICATES, TOWNSHIP AUTOMATIC FIRE EXTINGUISHING SYSTEMS, FIRE ALARM AND DETECTION SYSTEMS, TOWNSHIP ZONING PERMITS AND OTHER PERMITS AND ESTABLISHING A FEE SCHEDULE FOR SUBDIVISION AND LAND DEVELOPMENT MATTERS**

**WHEREAS, on April 27, 1992, the Board of Supervisors enacted a Resolution establishing a Schedule of Fees for Township building permits, Township plumbing permits, Township Use and Occupancy certificates, and other permits; thereafter amended and;**

**WHEREAS, it is the desire of the Board of Supervisors to amend that schedule to read as follows and;**

**WHEREAS, The Zoning, and Subdivision and Land Development Ordinances allow for the Board of Supervisors to proscribe fees and amend them from time to time, now therefore:**

**WHEREAS, The Board of Supervisors on September 10, 2007 by ordinance No. 135 did Codify the Ordinances of the Township, Pursuant to Section 1601(d) [53 P.S. § 66601(d)] of the Second Class Township Code:**

**BE IT RESOLVED AND ENACTED by the Board of Supervisors of North Coventry Township, Chester County, Pennsylvania, hereby establishes the following Schedule of Fees to be paid the Township upon submission of an application for any permit or certificates required by the applicable Code of the Township of North Coventry and any Amendment thereto:**

**SCHEDULE OF FEES**

**GRADING PERMIT**

**\$275.00 Possible escrow**

**BUILDING PERMITS**

**New Construction (Including Additions)**

**Residential**

**Under 500 square feet**

**Base fee \$75 plus \$.75 per sq. ft.**

**500 to 1,000 square feet**

**Base fee \$100 plus \$.50 per sq. ft.**

**Over 1,000 square feet**

**Base fee \$175 plus \$.35 per sq. ft.  
(includes basements, open porches,  
decks)**

**Non-Residential**

**Under 500 square feet**

**Base fee \$200 plus \$1.25 per sq. ft.**

**500 to 1,000 square feet**

**Base fee \$250 plus \$.75 per sq. ft.**

**Over 1,000 square feet**

**Base fee \$350 plus \$.50 per sq. ft.**

**ALTERATIONS AND RENOVATIONS (No new square footage added)**

**Residential**

**Base fee \$100 plus \$1.50 per \$100  
Of estimated cost, Or fraction  
thereof over \$3,000.**

**Non-Residential**

**Base fee \$400 plus \$3.00 per \$100  
of estimated cost, Or fraction  
thereof over and above \$15,000  
up to \$500,000 of estimated cost.**

**\$1.50 per \$100 for the next  
\$1,000,000 of estimated cost.**

**\$1.00 per \$100 for any additional  
estimated cost.**

**Building Permits**

**Re-inspection fee**

**Residential \$100.00**

**Commercial \$150.00**

**FIRE SYSTEM PERMITS**

**New Construction (Including Additions)**

**Non-Residential**

**Under 500 square feet**

**Base fee \$175 plus \$.75 per sq. ft.**

**500 to 1,000 square feet**

**Base fee \$175 plus \$.50 per sq. ft.**

**Over 1,000 square feet**

**Base fee \$175 plus \$.25 per sq. ft.**

**FIREWORK DISPLAYS**

**\$250 plus bond.**

**EXPLOSIVES**

**\$175 fee**

<b><u>LP-GAS</u></b>	<b>\$175 fee</b>
<b><u>FLAMMABLE &amp; COMBUSTIBLE LIQUIDS</u></b>	<b>\$175 fee</b>
<b><u>MISCELLANEOUS COMBUSTIBLE STORAGE</u></b>	<b>\$175 fee</b>
<b><u>PYROTECHNIC SPECIAL EFFECTS MATERIAL</u></b>	<b>\$175 fee</b>
<b><u>STORAGE OF SCRAP TIRES AND TIRE BYPRODUCTS</u></b>	<b>\$175 fee</b>
<b><u>TEMPORARY MEMBRANE STRUCTURES, TENTS &amp; CANOPIES</u></b>	<b>\$175 fee</b>
<b><u>CUTTING &amp; WELDING</u></b>	<b>\$175 fee</b>
<b><u>HAZARDOUS MATERIALS</u></b>	<b>\$175 fee</b>
<b><u>STANDPIPE SYSTEMS</u></b>	<b>\$175 fee</b>
<b><u>SPRAYING &amp; DIPPING</u></b>	<b>\$175 fee</b>
<b><u>DEMOLITIONS</u></b>	<b>\$2.25 per \$100 of estimated cost, or fraction thereof.</b>
<b><u>TEMPORARY BUILDINGS</u></b>	<b>\$.75 per sq. ft.</b>
<b><u>SIGNS</u></b>	<b>\$150 plus \$3.00 per sq. ft. of total sign area.</b>
<b><u>SWIMMING POOLS</u></b>	<b>\$2.00 per \$100 of estimated cost, or fraction thereof.</b>
<b><u>TENNIS COURTS</u></b>	<b>\$2.00 per \$100 of estimated cost, or fraction thereof.</b>
<b><u>BURN PERMITS</u></b>	<b>\$10.00</b>
<b><u>SALE OF PRODUCT PERMIT</u></b>	<b>\$50.00</b>
<b><u>USE AND OCCUPANCY CERTIFICATE</u></b>	
<b>Residential</b>	<b>\$75 per unit.</b>
<b>Non-Residential</b>	<b>\$200 per unit.</b>

**PLUMBING PERMITS (New Construction, Renovations and Alterations)**

<b>Residential</b>	<b>\$150 plus \$15 per fixture.</b>
<b>Non-Residential</b>	<b>\$400 plus \$25 per fixture.</b>
<b>License</b>	<b>\$100 Master \$50 Journeymen</b>

**ELECTICAL PERMITS (New Construction, Renovations and Alterations)**

<b>Residential</b>	<b>\$150 plus \$15 per fixture.</b>
<b>Non-Residential</b>	<b>\$400 plus \$25 per fixture.</b>
<b>License</b>	<b>\$100 Master</b>

**ZONING FEES**

<b>Zoning Permits</b>	<b>\$50.00</b>
<b>Tree Removal Permit</b>	<b>\$75.00</b>
<b>Tree Harvesting Permit/Review</b>	<b>\$1,000 Plus a \$1,000 escrow for review by the Township Forester</b>
<b>Zoning Hearings</b>	
<b>Residential</b>	<b>\$500.00 Plus actual administrative costs beyond the first hearing</b>
<b>Commercial or Industrial</b>	<b>\$1,000.00 Plus actual administrative costs beyond the first hearing</b>
<b>Conditional Use</b>	<b>\$2,000.00*</b>
<b>Curative Amendment</b>	<b>\$2,500.00*</b>

**\* plus an escrow of that equal to the Subdivision and Land Development Ordinance Escrow for engineering, legal and other professional services used by the Township.**

**DRIVEWAY/ ROAD OPENING**

<b>Permit</b>	<b>\$150 Plus \$400 escrow</b>
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**SUBDIVISION AND LAND DEVELOPMENT FEES**

**A. MINOR SUBDIVISION AND/OR LAND DEVELOPMENT**

- a. **Residential (includes lot line change): General Application Fee of \$400 + \$50 per lot/dwelling unit plus Escrow of \$1,500.**
- b. **Commercial: General Application Fee of \$600 plus Escrow of \$1500.**

**B. MAJOR SUBDIVISION AND/OR LAND DEVELOPMENT**

**a. Residential:**

- i. **3 to 10 Lots/Dwelling Units \$600 + \$50 per Lot/Dwelling Unit plus Escrow of \$5,000**
- ii. **11 to 25 Lots/Dwelling Unit \$1200 + \$50 per Lot/Dwelling Unit plus Escrow of \$5,000**
- iii. **26 to 75 Lots/Dwelling Unit \$1750 + \$55 per Lot/Dwelling Unit plus Escrow of \$7,500**
- iv. **76 Lots/Dwelling Units and \$2250 + \$60 per Lot/Dwelling Unit plus Escrow of \$10,000**

**b. Non-Residential (Commercial, Industrial, Institutional)**

- i. **Subdivision Only: \$1,250 plus Escrow of \$2,500**
- ii. **Land Development: \$2,500 and**
  - 1. **Up to 25,000 Gross sq. ft. of Floor Space: \$25 per thousand sq. ft. plus Escrow of \$7,500**
  - 2. **25,001 to 50,000 Gross sq. Ft. of Floor Space: \$22 per thousand sq. ft. plus Escrow of \$7,500**
  - 3. **50,001 to 100,000 Gross sq. ft. of Floor Space: \$20 per thousand sq. ft. plus Escrow of \$7,500**
  - 4. **100,001 and Over Gross sq. ft. of Floor Space: \$17 per thousand sq. ft. plus Escrow of \$7,500**

**C. REQUEST FOR RELIEF FROM LAND DEVELOPMENT PROCESS:**

- a. **General Application Fee: \$600 plus Escrow of \$1,500**

## PLAN REVIEW ESCROW

In addition to the non-refundable application fees described above, each applicant, owner, subdivider, or developer seeking approval of any zoning change (map or text) amendment, curative amendment, subdivision ordinance amendment, or any plan for subdivision or land development shall place into escrow with the Township, at the time of application, an amount as outlined above to cover all costs of engineering reviews and/or inspections, professional planning review (not to include the Chester County Planning application fee), legal services, and other professional services used by the Township in connection with the application. From this escrow, the Township shall pay invoices of these professionals, as they become due. When the escrow amount drops below 50%, as the escrow deposit for expenses incurred is expended, the applicant shall make further deposits upon notice from the Township to reestablish the escrow fund in the full amount until approval of the Plan. If the applicant fails to timely (45 days after notice) reestablish the escrow account the Township may give an additional notice by Certified Mail and if the applicant fails to reestablish the escrow within 30 days of receipt of said Certified Mail the Township may deny the application for any outstanding noncompliance with Township Ordinances as set forth in the MPC. Thereupon the Applicant will have to re-apply. Upon approval of the Final Plan, the Township shall refund any uncommitted portion of the escrow deposit remaining after expenses incurred by the Township have been paid in full by the applicant. To the engineering and legal fees and other professional fees required to be paid by the Township by this part, there shall be added 2% as reimbursement to the Township of the costs incurred by the Township for the collection of such fees and the disbursement of the same by the Township.

RESOLVED AND ENACTED by the Board of Supervisors of North Coventry Township this 25 Day of January, A.D. 2010.

TOWNSHIP

Attest:

Kevin F. Hennessey  
Kevin F. Hennessey, Secretary

E. Kent High  
E. Kent High

NORTH COVENTRY

BOARD OF SUPERVISORS

Andrew J. Paravis  
Andrew J. Paravis, Chairman

James T. Marks III, Vice  
Chairman

Harvey Greenawalt, Jr.  
Harvey Greenawalt, Jr.

E. Spencer Claypoole  
Spencer Claypoole