

EAST COCALICO TOWNSHIP

100 Hill Road Denver, PA 17517

(717) 336-1710

2024 FEE SCHEDULE

- All fees and other charges listed on Exhibit A are due at the time a permit application, or other application, is submitted to the Township. Payment of all fees listed on Exhibit A are payable to **EAST COCALICO TOWNSHIP**.
- All building permit applications, sewage permit applications, and a few other permit applications require additional approval from the Building Inspector or Sewage Enforcement Officer. These fees are listed on Exhibit B and Exhibit C, and are payable to **TECHNICON ENTERPRISES INC. II**. Fees for a specific project are calculated when the permit application is reviewed. The fee amount will be provided when the permit is ready for approval.

**Work may not begin until all fees are paid in full
and the permit is issued.**

**Fees paid to EAST COCALICO TOWNSHIP
may be paid by check or cash.**

Fees paid to TECHNICON must be paid by check.

**Questions? Contact Arlene Crouse at the Township Building
at (717) 336-1720, or by e-mail at za@ect.town.**

EXHIBIT A

TOWNSHIP FEES, ESCROWS & OTHER CHARGES

RESIDENTIAL BUILDING PERMITS				
I	new dwelling	\$	72.50	see Exhibit B
I	building additions & renovations	\$	52.50	see Exhibit B
I	decks, 30" or more above grade only	\$	45.00	see Exhibit B
I	fire suppression or detection system, stand pipes & hose cabinets	\$	35.00	see Exhibit B
I	accessory structures, up to 399 sf only, and no utilities only	\$	52.50	
I	accessory structures, 400 sf and greater and/or with utilities	\$	52.50	see Exhibit B
I	driveway gates (does not include electrical permit fee)	\$	52.50	
I	use & occupancy permit, temporary or permanent, new construction	\$	-	
I	use & occupancy permit, temporary or permanent, not new construction	\$	72.50	
I	miscellaneous construction <i>(by escrow agreement)</i>	\$		
NON-RESIDENTIAL BUILDING				
II	new buildings	\$	115.00	see Exhibit B
II	building additions & renovations	\$	80.00	see Exhibit B
II	driveway gates	\$	52.50	
II	accessory structures	\$	97.50	see Exhibit B
II	fire suppression or detection system, stand pipes & hose cabinets	\$	35.00	see Exhibit B
II	construction trailers (does not include electrical & mechanical permit fees, if needed)	\$	45.00	see Exhibit B
II	use & occupancy permit, temporary or permanent, new construction	\$	-	
II	use & occupancy permit, temporary or permanent, not new construction	\$	115.00	
II	miscellaneous construction <i>(by escrow agreement)</i>	\$		
MECHANICAL, ELECTRICAL & PLUMBING PERMITS				
III	mechanical, residential or non-residential, only	\$	35.00	see Exhibit B
III	generator, residential or non-residential, only	\$	35.00	see Exhibit B
III	gas, residential or non-residential, only	\$	35.00	see Exhibit B
III	electrical, residential or non-residential, only	\$	35.00	see Exhibit B
III	plumbing, residential or non-residential, only	\$	35.00	see Exhibit B
III	one or more: mechanical, generator, gas, electrical, plumbing, residential or non-residential	\$	45.00	see Exhibit B
III	miscellaneous construction <i>(by escrow agreement)</i>	\$		
OTHER BUILDING PERMIT & REVIEW FEES				
IV	retaining walls 4' or greater in height	\$	45.00	see Exhibit B
IV	fences 6' or greater in height	\$	45.00	
IV	pools & spas, above-ground and in-ground	\$	57.50	see Exhibit B
IV	solar panels (does not include electrical permit)	\$	45.00	see Exhibit B
IV	signs, with building inspector and zoning officer review	\$	45.00	see Exhibit B
IV	signs, with zoning officer review only	\$	45.00	
IV	flagpoles	\$	45.00	
IV	radio antennas and non-Small Wireless Facilities	\$	117.50	see Exhibit B
IV	Small Wireless Facility antenna/array, up to 5 antenna/arrays	\$	500.00	see Exhibit B
IV	Small Wireless Facility antenna/array, each additional array	\$	100.00	see Exhibit B
IV	Small Wireless Facility pole	\$	1,000.00	see Exhibit B
IV	Small Wireless Facility Right-of-Way use fee, per facility, per year	\$	270.00	see Exhibit B
IV	demolition permit, per structure, residential or non-residential	\$	35.00	see Exhibit B
IV	above and below ground tank, installation or removal (non-propane)	\$	40.00	see Exhibit B
IV	stucco replacement, non-structural fixes	\$	32.00	
IV	stucco replacement, structural fixes	\$	32.00	see Exhibit B
IV	review fees for previously-approved or previously-reviewed plans	\$	-	see Exhibit B
IV	plan review fee	\$	-	see Exhibit B
IV	permit extension fee	\$	22.00	see Exhibit B

ZONING PERMITS		
V	Act 45 agricultural buildings, without utilities	\$ 80.00
V	retaining walls up to 4' in height	\$ 54.00
V	fences	\$ 54.00
V	decks up to 30" above grade and patios	\$ 62.50
V	moving or relocating existing accessory structures	\$ 40.00
V	campground temporary use & occupancy permit	\$ 95.00
V	general zoning permit	\$ 70.00
V	solicitation permit, per individual	\$ 25.00
V	stormwater management, waiver request, application	\$ 72.50
V	stormwater management, waiver request, escrow	\$ 1,500.00
V	stormwater management, small project, 1000sf to 2,000sf, application	\$ 160.00
V	stormwater management, small project, 1000sf to 2,000sf, escrow	\$ 3,000.00
V	stormwater management, over 2,000sf, application	\$ 205.00
V	stormwater management, over 2,000sf, escrow	\$ 5,000.00
V	miscellaneous grading, excavation, and stormwater management (by escrow agreement)	\$ 3,000.00
PERMIT & INSPECTION PENALTIES		
VI	failure to provide 24 hours notice to cancel inspection cancellation	\$ -
VI	not ready for inspection, per occurrence	\$ -
VI	failure to correct deficiencies found after two inspections, per occurrence	\$ -
VI	enforcement notices & actions, site inspections, other pre-permit application costs	actual
VI	penalty fee for failure to obtain a permit, in addition to permit fee	2X permit fee
ZONING APPEAL HEARING & UCC APPEAL BOARD FEES		
VII	application to the ZHB, UCC Board of Appeals, or Zoning Officer decision appeal	\$ 850.00
VII	fee continue hearing	\$ 310.00
VII	fee to postpone hearing	\$ 340.00
VII	transcript copy	actual
VII	Zoning Officer determination letter	\$ 175.00
BOARD OF SUPERVISORS FEES		
VIII	conditional use hearing, application fee	\$ 950.00
VIII	conditional use hearing, fee to continue hearing	\$ 175.00
VIII	conditional use hearing, fee to postpone hearing	\$ 225.00
VIII	zoning map amendment, application fee	\$ 1,150.00
VIII	zoning map amendment, fee to continue hearing	\$ 375.00
VIII	zoning map amendment, fee to postpone hearing	\$ 425.00
VIII	zoning map amendment, escrow	\$ 5,000.00
VIII	zoning ordinance amendment, application fee	\$ 950.00
VIII	zoning ordinance amendment, fee to continue hearing	\$ 175.00
VIII	zoning ordinance amendment, fee to postpone hearing	\$ 225.00
VIII	zoning ordinance amendment, escrow	\$ 5,000.00
VIII	validity challenge to the zoning ordinance or zoning map, application fee	\$ 1,200.00
VIII	validity challenge to the zoning ordinance or zoning map, fee to continue hearing	\$ 175.00
VIII	validity challenge to the zoning ordinance or zoning map, fee to postpone hearing	\$ 225.00
SUBDIVISION & LAND DEVELOPMENT FEES		
IX	subdivision & land development, sketch plan, application fee	\$ 275.00
IX	subdivision & land development, sketch plan, escrow	\$ 2,500.00
IX	subdivision & land development, lot line change, application fee	\$ 375.00
IX	subdivision & land development, lot line change, escrow	\$ 3,500.00
IX	subdivision, up to 3 lots/units, application fee	\$ 700.00
IX	subdivision, up to 3 lots/units, escrow	\$ 5,000.00
IX	subdivision, 4 or more lots/units, base application fee	\$ 850.00
IX	subdivision, 4 or more lots/units, per unit application fee, at 4th lot/unit+	\$ 13.00
IX	subdivision, 4 to 20 lots/units, escrow	\$ 10,000.00
IX	subdivision, 21 to 50 lots/units, escrow	\$ 15,000.00
IX	subdivision, 51 or more lots/units, escrow	\$ 20,000.00
IX	land development, application fee	\$ 950.00
IX	land development, escrow	\$ 15,000.00
IX	Act 209 Traffic Impact Fee, Eastern TSA, per new peak PM trip	\$ 1,512.00
IX	Act 209 Traffic Impact Fee, Western TSA, per new peak PM trip	\$ 1,507.00
IX	Act 209 Traffic Impact Fee, Southern TSA, per new peak PM trip	\$ 1,510.00

HIGHWAY & ROAD FEES			
X	highway/road occupancy permit, includes new and existing driveways	\$	135.00
X	highway/road occupancy non-PW Director inspections, by escrow	\$	2,000.00
FALSE ALARM PENALTIES			
XI	first offense in a twelve-month period	\$	-
XI	second offense in a twelve-month period	\$	100.00
XI	third offense in a twelve-month period	\$	200.00
XI	fourth and each additional offense in a twelve-month period	\$	300.00
OLD HOMESTEAD PARK FIELD RENTAL FEES			
XII	field rental fee, single use, Township resident, business & organization, up to 4 hrs.	\$	25.00
XII	field rental fee, single use, Township resident, business & organization, each additional hr.	\$	2.50
XII	field rental fee, single use, non-Township folks, up to 4 hrs.	\$	50.00
XII	field rental fee, single use, non-Township folks, each additional hr.	\$	5.00
XII	security deposit	2X permit fee	
ON-LOT SEPTIC & SEWAGE ENFORCEMENT FEES			
XIII	repair	\$	- see Exhibit C
XIII	modification	\$	- see Exhibit C
XIII	inground systems	\$	- see Exhibit C
XIII	sandmounds or at-grade systems	\$	- see Exhibit C
XIII	individual residential spray irrigation systems	\$	- see Exhibit C
XIII	other alternative disposal systems	\$	- see Exhibit C
XIII	holding tanks and privies	\$	- see Exhibit C
XIII	renew/transfer permit with prior test verification	\$	- see Exhibit C
XIII	renew/transfer permit without prior test verification	\$	- see Exhibit C
XIII	inspect existing system for proposed flow changes	\$	- see Exhibit C
XIII	re-inspection fee	\$	- see Exhibit C
XIII	soil testing	\$	- see Exhibit C
XIII	percolation tests	\$	- see Exhibit C
XIII	SEO hourly rate	\$	- see Exhibit C
OTHER FEES AND CHARGES			
XIV	authorized services by Township consultants, hourly fee	actual	n/a
XIV	authorized services by Township consultants, materials and reimbursables	actual	n/a
XIV	UCC building permit fee, per permit	\$ 4.50	n/a
XIV	mileage reimbursement	IRS rate	n/a
XIV	copies for Right-to-Know requests, in-house copies, per page	\$ 0.25	n/a
XIV	copies for Right-to-Know requests, out of house copies	actual	n/a
XIV	media for Right-to-Know requests (thumb drives, CDs, etc)	actual	n/a
XIV	miscellaneous charges: postage, delivery fees, out-of-house copy charges, etc.	actual	n/a

EXHIBIT B

BUILDING PERMIT FEES

All residential buildings and structures over 1,000 sq. ft. and addition(s) to any principal building require a building permit. All building permits are reviewed for compliance with Act 45 Uniform Construction Code. Building permits are required for the following, with the fees set as follows:

SECTION A – RESIDENTIAL

- | | | |
|----|---|--|
| 1. | New one- and two-family dwelling unit, multiple family dwelling unit, or similar residential structure; fee shall be computed on a square foot basis as measured out-to-out of the structure, and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have a minimum of 6-foot headroom | \$100.00 plus
\$0.29 per sq. ft.
of floor area plus
electrical inspection |
| 2. | Additions, attached and detached structures accessory to a residential dwellings to include roofed porches. | \$100.00 plus
\$0.29 per sq. ft.
of floor area
(min. bldg.
fee \$375.00) |
| 3. | Manufactured Housing Units (inspection of basements, piers, footers and final inspection is required). | \$375.00 plus
electrical insp. |
| 4. | Alterations, renovations, or modifications of existing buildings or structures to include but not limited to:
decks and patios with a floor height greater than 30" above finished grade. | \$100.00 plus
\$0.29 per sq. ft.
uncovered of floor area
(min. bldg. fee \$225) |
| 5. | Swimming Pools and spas: | |
| | a. Above ground (pools capable of holding 24 inches or more of water) includes (1) electrical inspection | \$210.00 |
| | b. In-ground
Includes (2) electrical inspections | \$395.00 |

6.	Miscellaneous Structures Structure to include but not limited to: Communication towers or antennas Retaining walls (over 4' in height) Alternative energy systems	\$100.00 plus review and insp. fees
	Plan review/re-reviews	\$85.00 per hr.
	Inspections to include electrical, if needed	\$95.00 per insp. as determined by inspector
7.	Re-inspection	\$95.00 per insp.
8.	Re-review	\$85.00 per hr.
9.	Demolition Permit:	
	a. Residential and detached accessory structure	\$105.00

SECTION B - COMMERCIAL

1.	Commercial, Industrial & Institutional Buildings	
	a. First \$1,000.00 of project cost*	\$100.00
	b. Each additional \$1,000.00 or part thereof up to \$3M	\$8.45
	Each additional \$1,000.00 or part thereof over \$3M up to \$10M	\$6.05
	Each additional \$1,000.00 or part thereof over \$10M	\$4.95
	c. Plan review and Accessibility plan review fee	\$85.00 per hr.
	d. Accessibility inspections	\$210.00
	e. Minimum building permit fee	\$385.00
2.	Review of revisions to previously approved plans	\$85.00 per hr.

3.	Additions, alterations, renovations, or modification of existing buildings or structures	
	a. First \$1,000.00 of project cost*	\$100.00
	b. Each additional \$1,000.00 or part thereof	\$7.05
	c. Plan review and Accessibility plan review fee	\$85.00 per hr.
	d. Accessibility inspections	\$210.00
	e. Minimum building permit fee	\$385.00
4.	Demolition Permit	
	b. Commercial, Industrial, Institutional and detached accessory structures	\$185.00
5.	Special Structures to include, but not limited to towers, storage tanks, cell tower, retaining walls (over 4' in height) and commercial signs	\$100.00 plus review and inspection fees
	a. Plan review	\$85.00 per hr.
	b. Inspection fee	\$95.00 per insp. as determined by inspector

SECTION C – ELECTRICAL

1.	Residential Inspections:	
	a. Service inspection	\$95.00
	b. Rough wiring inspection	\$95.00
	c. Final inspection	\$95.00
	d. Plan review	\$85.00 per hr.
	e. Re-inspection fee	\$95.00

2. Commercial Inspections:

a. Plan review and revisions	\$85.00 per hr.
b. First \$1,000.00 of project cost*	\$100.00
c. Each additional \$1,000.00 or part thereof	\$7.05
d. Minimum building permit fee	\$260.00
e. Re-inspection fee	\$95.00

SECTION D – PLUMBING, MECHANICAL & HVAC

1. Residential Inspection

a. Any plumbing, mechanical and/or HVAC work associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.	\$95.00 per insp.
b. Plan review	\$85.00 per hr.
c. Re-inspection fee	\$95.00

2. Commercial Inspections:

- a. Any plumbing, mechanical, sprinkler system and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.
- b. First \$1,000.00 of project cost* \$100.00
- c. Each additional \$1,000.00 or part thereof \$7.05
- d. Plan Review \$85.00 per hr.
- e. Minimum building permit fee \$260.00
- f. Re-inspection fee \$95.00

SECTION E - MISCELLANEOUS

- 1. Building Permit Renewal Fee \$55.00

Note: In event there is a dispute about the estimated construction cost provided for a commercial building permit, we will utilize the most current International Code Council Building Valuation Tables as a basis to establish our required permit fees.

EXHIBIT C

ON-LOT SEPTIC PERMITS & SEO FEES

SECTION A – PERMITS & REPAIRS

<u>Repair Permit</u> - The installation or replacement of the following components (not requiring soil testing): Examples: tank(s), distribution box, building sewer, delivery and lateral pipes, pump replacement. Includes permit and one inspection.	\$210.00
<u>Modification Permit</u> - The installation or replacement of the following components (not requiring soil testing): Examples: Tank baffle/gas deflector, cracked lid, inspection port, effluent filter, lateral clean-out, floats, tank riser(s). Includes permit and one inspection.	\$150.00
<u>Inground Permit</u> - Includes Design Review, Issuing Permit and 3 Installation Inspections. <i>See Note 1.</i>	\$450.00
<u>Sandmound Permit and At-Grade Bed Permit</u> - Includes Design Review, Issuing Permit and 4 Installation Inspections. <i>See Note 1.</i>	\$550.00
<u>Individual Residential Spray Irrigation System (IRSIS)</u> - Includes design review, issuing permit and 4 installation inspections. <i>See Note 1.</i>	\$570.00
<u>All other Alternate Sewage Disposal System Permits</u> - Initial review, application of "Best Technical Guidance" and additional PADEP requirements, issuance of permit and 3 installation inspections. Note: It is impossible to assess a fixed "Fee" to these systems due to the subjective nature of the design. Applicants assessed an initial fee, assuming a minimum permit standard, and charged at an hourly rate for work required beyond this permitted activity.	\$570.00

- Holding Tank and Privy Permit \$200.00
- Renew/Transfer Permit without verification of prior testing \$85.00
- Renew/Transfer Permit with verification of prior testing \$180.00
- Inspection of existing on-lot system for purposes of any proposed change to sewage flows or use of the property. \$65.50/hr.
- Additional Re-inspections (if required) \$90.00
- Other SEO work (hourly rate) See Note 3. \$65.50

SECTION B - SOILS TESTING

- Initial 2 Probes \$200.00
- Additional Probes \$85.00
- Percolation Tests (6 Hole Perc Test) See Note 2. \$660.00
- Percolation Tests (12 Hole Perc Test on One Lot) See Note 2. \$780.00
- Other SEO Work (Hourly Rate) See Note 3. \$65.50

**All permit related fees are required prior to issuing permit.
If additional fees are applicable, they must be paid prior
to final inspection.**

Note 1 - The applicant shall be charged for any work performed outside the permitted scope of work outlined in this fee schedule at the hourly rate of \$65.50. These charges shall be restricted to plan reviews resulting from the applicant's agent's failure to comply with PADEP regulations.

Note 2 - Percolation test fee includes digging, presoak of the percolation holes and conducting percolation test. Applicant responsible to provide reasonable access to test site as approved by the Sewage Enforcement Officer. Additional charges to the applicant may be assessed if excessive rock is encountered during preparing percolation holes.

Note 3 – Additional SEO work (hourly rate) including, but not limited to, the following: Administrative work, recording soil testing data, site layout of percolation test area, planning module review(s) and Township submittals. The applicant is responsible for all mileage charges incurred for all sewage enforcement activities (including soil testing). Mileage charges will be billed at the prevailing IRS mileage rate.