EAST COCALICO TOWNSHIP

100 HILL ROAD, DENVER, PA 17517 (717) 336-1720

2026 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. **Payments of all fees listed on Exhibit A are payable to EAST COCALICO TOWNSHIP (cash or check only).**

- All building permit applications, sewage permit applications, and a few other applications listed on **Exhibit B** and **Exhibit C** require additional approval from the Building Inspector or Sewage Enforcement Officer. These fees are calculated when the application is reviewed. You will be contacted when the permit is ready for pick-up, and the fee will be provided to you at that time. **Payment of all fees listed on Exhibit B and Exhibit C are payable to TECHNICON ENTERPRISES INC., II (check only).**

Work may <u>not</u> begin until all fees are paid in full and the permit is issued.

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

Fees paid to TECHNICON must be paid by check.

Questions? Contact the Township Zoning Officer, Codes & Planning Director:

Steve Dobson 717-336-1717 codes@ect.town

EXHIBIT A

All residential buildings, structures 400sf and greater, and addition(s) to any principal building, requires a building permit (see Section A below). A state mandated fee of $4.50 is charged to the applicant for issuance of building permit. All building permits are reviewed for compliance with Act 45 Uniform Construction Code.

RESIDENTIAL BUILDING PERMITS		
new dwelling	$72.50	see Exhibit B
building additions & renovations	$60.00	see Exhibit B
decks 30" or more - above grade only	$60.00	see Exhibit B
fire suppression/detection system, stand pipes, hose cabinets	$42.50	see Exhibit B
accessory structures, up to 399 sf only, and no utilities only	$95.00	
accessory structures, 400sf and greater and/or with utilities	$60.00	see Exhibit B
driveway gates (does not include electrical permit fee)	$60.00	
use & occupancy permit, temporary/permanent, new construction		
use & occupancy permit, temporary/permanent, *not* new construction	$72.50	
miscellaneous construction (by escrow agreement)		
NON-RESIDENTIAL BUILDING PERMITS		
new buildings	$115.00	see Exhibit B
building additions & renovations	$100.00	see Exhibit B
driveway gates	$70.00	
accessory structures	$100.00	see Exhibit B
fire suppression/detection system, stand pipes, hose cabinets	$50.00	see Exhibit B
construction trailers (does *not* include electrical & mechanical permit fees, if needed)	$50.00	see Exhibit B
use & occupancy permit, temporary/permanent, new construction		
use & occupancy permit, temporary/permanent, *not* new construction	$165.00	
miscellaneous construction (by escrow agreement)		
MECHANICAL, ELECTRICAL, PLUMBING PERMITS		
mechanical, residential, non-residential, only	$55.00	see Exhibit B
generator, residential, non-residential, only	$65.00	see Exhibit B
gas, residential, non-residential, only	$55.00	see Exhibit B
electrical, residential, non-residential, only	$55.00	see Exhibit B
plumbing, residential, non-residential, only	$55.00	see Exhibit B
two or more: mechanical, generator, gas, electrical, plumbing, residential, non-residential	$72.50	see Exhibit B
miscellaneous construction *(by escrow agreement)*		
OTHER BUILDING PERMITS & REVIEW FEES		
retaining walls 4' or greater in height	$65.00	see Exhibit B
fences greater than 6' in height	$95.00	
pools & spas, above-ground and in-ground	$80.00	see Exhibit B
solar panels (does not include electrical permit)	$80.00	see Exhibit B
signs: with building insp. & zoning officer review	$80.00	see Exhibit B

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OTHER BUILDING PERMITS & REVIEW FEES *(continued)*		
signs: with zoning officer review only	$110.00	
flagpoles	$45.00	
radio antennas & non-Small Wireless Facilities	$165.00	see Exhibit B
Small Wireless Facility antenna/array, up to 5 antenna/arrays	$500.00	see Exhibit B
Small Wireless Facility antenna/array, each additional array	$100.00	see Exhibit B
Small Wireless Facility pole	$1,000.00	see Exhibit B
Small Wireless Facility Right-of-Way use, per facility, per year	$270.00	see Exhibit B
demolition permit, per structure, residential or non-residential	$95.00	see Exhibit B
above/below ground tank, installation or removal (non-propane)	$95.00	see Exhibit B
stucco replacement, non-structural fixes	$52.50	
stucco replacement, structural fixes	$65.00	see Exhibit B
review fees for previously-approved/previously-reviewed plans	-	see Exhibit B
plan review fee	-	see Exhibit B
permit extension fee	$35.00	see Exhibit B
ZONING PERMITS		
Act 45 agricultural buildings, without utilities	$160.00	
timber harvest permit	$225.00	
retaining walls up to 4' in height	$95.00	
fences	$77.50	
decks up to 30" above grade and patios	$77.50	
moving/relocating existing accessory structures	$57.50	
campground temporary use & occupancy	$95.00	
general zoning permit (includes shed)	$95.00	
solication permit, per individual	$25.00	
stormwater management, waiver request, application	$90.00	
stormwater management, waiver request, escrow	$1,500.00	
stormwater management, small project (1,000sf - 2,000sf) appl.	$250.00	
stormwater management, small project (1,000sf - 2,000sf) escrow	$3,000.00	
stormwater management (over 2,000sf) appl.	$350.00	
stormwater management (over 2,000sf) escrow	$5,000.00	
miscellaneous grading, excavation, and stormwater management *(by escrow agreement)*	$3,000.00	
PERMIT & INSPECTION PENALTIES		
failure to provide 24 hrs notice to cancel inspection cancellation		
not ready for inspection, per occurance		
failure to correct deficiencies found after 2 inspections (per occurance)		

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PERMIT & INSPECTION PENALTIES *(continued)*			
enforcement notices & actions, site inspections, other pre-permit application costs	actual		
penalty fee for failure to obtain a permit, in addition to permit fee	2x permit fee		
ZONING APPEAL HEARING & UCC APPEAL BOARD FEES			
Appl. to ZHB, UCC Board Appeals, or Zoning Officer decision appeal	$1,100.00		
fee continue hearing	$325.00		
fee to postpone hearing	$350.00		
transcript copy	actual		
Zoning Officer determination letter	$195.00		
BOARD OF SUPERVISORS FEES			
conditional use hearing, application fee	$1,100.00		
conditional use hearing, fee to continue hearing	$200.00		
conditional use hearing, fee to postpone hearing	$250.00		
zoning map amendment, application fee	$1,300.00		
zoning map amendment, fee to continue hearing	$400.00		
zoning map amendment, fee to postpone hearing	$450.00		
zoning map amendment, escrow	$5,000.00		
zoning ordinance amendment, application fee	$1,350.00		
zoning ordinance amendment, fee to continue hearing	$210.00		
zoning ordinance amendment, fee to postpone hearing	$255.00		
zoning ordinance amendment, escrow	$5,000.00		
validity challenge to zoning ordinance or zoning map, appl. fee	$1,200.00		
validity challenge to zoning ordinance or zoning map (continue hearing)	$210.00		
validity challenge to zoning ordinance or zoning map (postpone hearing)	$260.00		
SUBDIVISION & LAND DEVELOPMENT FEES			
subdivision & land development, sketch plan: appl. fee	$425.00		
subdivision & land development, sketch plan: escrow	$2,500.00		
subdivision & land development, lot line change: appl. fee	$625.00		
subdivision & land development, lot line change: escrow	$3,500.00		
subdivision, up to 3 lots/units: application fee	$850.00		
subdivision, up to 3 lots/units: escrow	$5,000.00		
subdivision, 4 or more lots/units: base appl. fee	$1,100.00		
subdivision, 4 or more lots/units: per unit appl. fee (at 4th lot/unit+)	$20.00		
subdivision, 4 to 20 lots/units: escrow	$10,000.00		
subdivision, 21 to 50 lots/units: escrow	$15,000.00		

EXHIBIT A

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SUBDIVISION & LAND DEVELOPMENT FEES *(continued)*		
subdivision, 51 or more lots/units: escrow	$20,000.00	
land development: application fee	$1,250.00	
land development: escrow	$15,000.00	
Act 209 Traffic Impact Fee, Eastern TSA, per new peak PM trip	$1,512.00	
Act 209 Traffic Impact Fee, Western TSA, per new peak PM trip	$1,507.00	
Act 209 Traffic Impact Fee, Southern TSA, per new peak PM trip	$1,510.00	
HIGHWAY & ROAD FEES		
highway/road occupancy permit, includes new/existing driveways	$160.00	
highway/road occupancy non-Public Works Dir. inspections (escrow)	$2,000.00	
FALSE ALARM PENALTIES		
first offense in a twelve-month period *(no fine, warning only)*		
second offense in a twelve-month period	$100.00	
third offense in a twelve-month period	$200.00	
fourth and each additional offense in a twelve-month period	$300.00	
OLD HOMESTEAD PARK FIELD RENTAL FEES		
field rental fee, single use, Township resident, business and organization (up to 4 hours)	$25.00	
field rental, single use, Twp. resident, business & org. (each add'l hr)	$2.50	
field rental fee, single use, non-Township folks (up to 4 hours)	$50.00	
field rental fee, single use, non-Township folks (each add'l hour)	$5.00	
security deposit	2x permit fee	
ON-LOT SEPTIC & SEWAGE ENFORCEMENT FEES		
repair	-	see Exhibit C
modification	-	see Exhibit C
inground systems	-	see Exhibit C
sandmounds or at-grade systems	-	see Exhibit C
individual residential spray irrigation systems	-	see Exhibit C
other alternative disposal systems	-	see Exhibit C
holding tanks and privies	-	see Exhibit C
renew/transfer permit with prior test verification	-	see Exhibit C
renew/transfer permit without prior test verification	-	see Exhibit C
inspect existing system for proposed flow changes	-	see Exhibit C
re-inspection fee	-	see Exhibit C
soil testing	-	see Exhibit C
percolation tests	-	see Exhibit C
SEO hourly rate	-	see Exhibit C

EXHIBIT A

All residential buildings, structures 400sf and greater, and addition(s) to any principal building, requires a building permit (see Section A below). A state mandated fee of $4.50 is charged to the applicant for issuance of building permit. All building permits are reviewed for compliance with Act 45 Uniform Construction Code.

OTHER FEES AND CHARGES		
authorized services by Township consultants, hourly fee	actual	n/a
authorized services by Township consultants, materials and reimbursables	actual	n/a
UCC building permit fee, per permit	$4.50	n/a
mileage reimbursement	IRS rate	n/a
copies Right-to-Know requests, in-house copies (per page)	$0.25	n/a
copies Right-to-Know requests, out of house copies (actual)	actual	n/a
media Right-to-Know Media reqests (thumb drives, CDs, etc)	actual	n/a
misc. charges: postage, delivery, out-of-house copy charges, etc.	actual	n/a

EXHIBIT A

NOTES

(1) **Floor area:** Floor Area is measured from outside wall to outside wall.

(2) **New Residential SF Calculation:** For new residential construction and additions to existing residential units, square footage shall include living spaces on all floors, basements, attached garages & attics over six feet in height; excludes crawl spaces.

(3) **Total Cost Calculation:** The total cost of all the construction portions of a project is generally based upon the sum of the construction contract(s) and other direct construction costs; this does not include the compensation paid to the engineer, architect and consultants or the cost of the land. The Township has the final determination in accepting the submitted cost of construction as provided on the permit application and may at its discretion require evidence to support said proposed cost of construction.

(4) **Past Due Invoices:** Invoices that are past due by more than thirty (30) days are subject to interest rate charges as provided by law. Charges for services that involve a late fee as stated in this resolution are not subject to charges for interest.

(5) **Omissions and Errors:** The failure to list, in this Resolution, a fee that is properly listed elsewhere shall not obviate the responsibility to pay that fee.

(6) **By Escrow Agreement:** Permits for miscellaneous construction and highway/road inspections will be paid with funds posted in escrow. From this escrow the Township will deduct actual costs incurred.

EXHIBIT B

All residential buildings, structures 400sf and greater, and addition(s) to any principal building, requires a building permit (see Section A below). A state mandated fee of $4.50 is charged to the applicant for issuance of building permit. All building permits are reviewed for compliance with Act 45 Uniform Construction Code.

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: uncovered decks and patios with a floor height greater than 30" above finished grade.	$100.00 plus $0.29 per sq. ft. of floor area (min. bldg. fee $225.00)
(5)	Swimming Pools and spas: (a) Above ground (pools capable of holding 24-inches or more of water) includes <u>one</u> electrical inspection (b) In-Ground: Includes <u>two</u> electrical inspections	(a) $210.00 (b) $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 • Plan review/re-reviews • Inspections to include electrical, if needed	$100.00 plus review and inspection fees $85.00 per hour $95.00 per inspection as determined by inspector
(7)	Re-inspection	$95.00 per inspection
(8)	Re-review	$85.00 per hour
(9)	Demoliton Permit: Residential and detached accessory structure	$105.00

EXHIBIT B

All residential buildings, structures 400sf and greater, and addition(s) to any principal building, requires a building permit (see Section A below). A state mandated fee of $4.50 is charged to the applicant for issuance of building permit. All building permits are reviewed for compliance with Act 45 Uniform Construction Code.

SECTION B - COMMERCIAL

(1)	Commercial, Industrial, Institutional Buildings: (a) First $1,000.00 of project cost* (b) Each additional $1,000.00 or part thereof up to $3M Each additional $1,000.00 or part thereof over $3M up to $10M Each additional $1,000.00 or part thereof over $10M (c) Plan review and Accessibility plan review fee (d) Accessibility inspections (e) Minimum building permit fee	 (a) $100.00 (b) $8.45 $6.05 $4.95 (c) $84.00 per hour (d) $210.00 (e) $385.00
(2)	Review of revisions to previously approved plans	$85.00 per hour
(3)	Additions, alterations, renovations, or modification of existing buildings or structures: (a) First $1,000.00 of project cost* (b) Each additional $1,000.00 or part thereof (c) Plan review and Accessibility plan review fee (d) Accessibility inspections (e) Minimum building permit fee	 (a) $100.00 (b) $7.05 (c) $85.00 per hour (d) $210.00 (e) $385.00
(4)	Demolition Permit: Commercial, Industrial, Institutional, 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: (a) Plan review (b) Inspection Fee	$100.00 plus review & inspection fees (a) $85.00 per hour (b) $95.00 per inspection as determined by inspector

SECTION C - ELECTRICAL

(1)	Residential Inspections: (a) Service inspection (b) Rough wiring inspection (c) Final inspection (d) Plan review (e) Re-inspection fee	 (a) $95.00 (b) $95.00 (c) $95.00 (d) $85.00 per hour (e) $95.00
(2)	Commercial Inspections: (a) Plan review and revisions (b) First $1,000.00 of project cost* (c) Each additional $1,000.00 or part thereof (d) Minimum building permit fee (e) Re-inspection fee	 (a) $85.00 per hr. (b) $100.00 (c) $7.05 (d) $260.00 (e) $95.00

EXHIBIT B

All residential buildings, structures 400sf and greater, and addition(s) to any principal building, requires a building permit (see Section A below). A state mandated fee of $4.50 is charged to the applicant for issuance of building permit. All building permits are reviewed for compliance with Act 45 Uniform Construction Code.

SECTION D - PLUMBING, MECHANICAL AND HVAC

(1)	Residential Inspections:	
	(a) Any plumbing, mechanical and/or HVAC work not associated with a building permit and not exempted by the Uniform Constructio Code §403.62 Permit Requirements and Exemptions shall require a permit	(a) $95.00 per insp.
	(b) Plan review	(b) $85.00 per hour
	(c) Re-inspection fee	(e) $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 §403.62 Permit Requirements and Exemptions shall require a permit.	
	(b) First $1,000.00 of project cost*	(b) $100.00
	(c) Each additional $1,000.00 or part thereof	(c) $7.05
	(d) Plan Review	(d) $85.00 per hour
	(e) Minimum building permit fee	(e) $260.00
	(f) Re-inspection fee	(f) $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

All residential buildings, structures 400sf and greater, and addition(s) to any principal building, requires a building permit (see Section A below). A state mandated fee of $4.50 is charged to the applicant for issuance of building permit. All building permits are reviewed for compliance with Act 45 Uniform Construction Code.

(1)	Repair Permit - 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 & one inspection).	$210.00
(2)	Modification Permit - 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 & one inspection).	$150.00
(3)	Inground Permit (Includes Design Review, Issuing Permit and three Installation Inspections). See Note 1	$450.00
(4)	Sandmound Permit and At-Grade Bed Permit (Includes Design Review, Issuing Permit and 4 Installation Inspections). See Note 1	$550.00
(5)	Individual Residential Spray Irrigation System (IRSIS) (Includes design review, issuing permit and 4 installation inspections). See Note 1	$570.00
(6)	All other Alternate Sewage Disposal System Permits (Initial review, application of "Best Technical Guidance" and additional PADEP re- quirements, issuance of permit and 3 installation inspections. Note: It is impossible to assess a fixed "Fee" to these systems due to the sub- jective nature of the design. Applicants shall be assessed an initial fee, assuming a minimum permit standard, and then charged at an hourly rate for work required beyond this permitted activity).	$570.00
(7)	Holding Tank and Privy Permit	$200.00
(8)	Renew/Transfer Permit without verification of prior testing	$85.00
(9)	Renew/Transfer Permit with verification of prior testing	$180.00
(10)	Inspection of existing on-lot system for purposes of any proposed change to sewage flows or use of the property.	$65.50 hour
(11)	Additional Re-inspections (if required)	$90.00
(12)	Other SEO work (hourly rate)	$65.50 hour

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.

EXHIBIT C

All residential buildings, structures 400sf and greater, and addition(s) to any principal building, requires a building permit (see Section A below). A state mandated fee of $4.50 is charged to the applicant for issuance of building permit. All building permits are reviewed for compliance with Act 45 Uniform Construction Code.

FEES FOR SOILS TESTING		
(1)	Initial 2 Probes	$200.00
(2)	Additional probes	$85.00
(3)	Percolation Tests (6 Hole Perc Test)*	$660.00
(4)	Percolation Tests (12 Hole Perc Test on One Lot)*	$780.00
(5)	Other SEO Work (Hourly Rate)	$65.50

*Percolation test fee includes digging, presoak of the percolation holes & conducting percolation test.

The applicant is responsible to provide reasonable access to percolation 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.

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.

The Sewage Enforcement Officer is hereby granted authority to collect and remit fees to the Township according to the above fee schedule.