

**RICHLAND TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

**RESOLUTION #16-04**

**A RESOLUTION ESTABLISHING FEES FOR THE FILING OF  
APPLICATIONS, PERMITS AND LICENSES AND FOR THE  
USE OF FACILITIES AND OTHER SERVICES FOR THE  
TOWNSHIP OF RICHLAND**

WHEREAS, the Board of Supervisors of the Township of Richland has adopted a codification, consolidation and revision of the ordinances of the Township of Richland; and

WHEREAS, it is the desire of the Board of Supervisors of the Township of Richland to eliminate all filing fees, permit fees and license fees from the Code of Ordinances and enact them instead by resolution; and

NOW, THEREFORE BE IT RESOLVED THAT and it is hereby resolved by the Board of Supervisors of the Township of Richland that all fees are hereby fixed as follows:

<b>Subject</b>	<b>Fees</b>	
<b>SUBDIVISION AND LAND DEVELOPMENTS</b>	<b>Fee</b>	<b>Escrow</b>
Lot Line Change (per plan submission)	\$500	\$2,500
Sketch Plan	\$500	\$3,000*
Minor Subdivision (1-2 lots)	\$800	\$3,000
Major Residential Subdivision (3 or more lots)		
Preliminary	\$2000 + \$50/lot or unit	\$6,000 for 3 to 10 lots/units \$8,000 for 11 to 25 lots/units Add \$50 for each lot/unit above 25
Revised and Amended plans		**
Final	\$1000 + \$30/lot or unit	**
Major Commercial, Industrial, Institutional or Recreational Land Development/Subdivision		
Preliminary	\$2000+ \$50/ 1,000 s.f.	\$8,000
Revised & Amended plans		**
Final	\$1200 + \$30/ 1,000 s.f.	**
Act 537 Planning Module Reviews		

<b>Subject</b>	<b>Fees</b>	
1 or 2 lots	\$250	\$500
3 to 6 lots	\$500	\$1,000
7 or more lots	\$1,000	\$1,500
* Deposit only required if reviews requested		
** Must replenish escrow to full amount		
<b>EARTH DISTURBANCE GRADING PERMIT</b>	\$500	
<b>Each Revised Submission</b>	\$100	
<b>STORMWATER</b>		
Stormwater Detention Basin Maintenance Fund	\$5,000/acre or portion thereof or \$10,000 minimum	
Stormwater Ordinance Waiver Fee		
One single family home on a lot of 10acres or more	\$250	
All others	\$500	
<b>APPLICATION FOR HEARINGS TO THE ZONING HEARING BOARD OR BOARD OF SUPERVISORS</b>		
	<b>Fees</b>	<b>Escrow</b>
Residential/Agricultural	\$600	
Residential Subdivisions (3 or more Lots)	\$1,250+\$10 per unit	
Institutional/Recreational	\$1,750	
Commercial/Industrial	\$1,750	
Challenge to Validity of Zoning Ordinance	\$10,000	\$3,000
Conditional Use		
Residential/Agricultural	\$850	\$3,000
Commercial/Industrial/Institutional/Recreational	\$1,500	\$3,000
Curative Amendment	\$10,000	\$3,000
Petition for Rezoning	\$2,000	\$3,000
Appeal of Zoning Violation	\$800	
Appeal of Floodplain Management Ordinance	\$800	
<b>ZONING PERMIT FEE SCHEDULE</b>		
New Residential (Including Mobile Homes)	\$100	
Residential Additions/Alterations	\$50	
Non-Residential with no change in Use (New Construction, additions, alterations)	\$150	

<b>Subject</b>	<b>Fees</b>
Non-Residential with Change in Use (New construction, additions, alterations)	\$300
Sign Permit	\$100 Plus \$1/s.f. over 50 s.f.
Temporary Sign Permit	\$25 (\$50 Escrow fee refundable upon removal of temporary sign within the authorized period)
Temporary Accessory Use Tent or Trailer	\$25
Temporary Event	\$25
Forestry/Timber Harvest	\$50      \$5,000 Bond
Accessory Buildings, Structures and Uses	
Decks, Concrete and Paver Patios under 200 s.f.	No Fee
Sheds, Gazebos, and Greenhouses under 160 s.f.	No Fee
Fences	No Fee
Accessory Buildings, Structures and Uses	
Deck, Concrete and Paver Patios over 200 s.f.	\$40
Accessory Building and Structure over 160 s.f.	\$40
Above Ground Pools (depth over 24" in)	\$40
Inground Pools	\$50
Alternative Energy (Solar/Wind Energy Equipment)	\$50
Accessory Home Occupation	\$25
Written Zoning Opinions – Upon Request	\$50
If applicant has begun or completed construction of the improvement prior to applying for a permit, the fee shall be doubled. Where no fee is required for an improvement there shall be a \$10 fee.	
<b>BUILDING PERMIT FEES</b>	
New Residential Construction (includes single family dwellings and multiple unit construction)	
Per Unit:	
First 1000 sq. ft. per dwelling unit	\$350

Subject	Fees
Each additional 200 sq. ft. or fraction thereof per dwelling unit (Calculation to be made using outside dimensions of all living areas per floor, usable storage areas, attics, attached garages, decks, porches and patios, also the basement if more than half exposed)	\$75
Mobile Home Pad and initial installation of mobile home, including in a Mobile Home Park.	\$160
Installation of mobile home on existing pad, including in a Mobile Home Park.	\$80
<b>Residential Additions and Structural Alterations</b>	
Additions:	
Minimum fee	\$60
Plus \$.40 per sq. ft.	
Structural alterations:	
Minimum fee up to \$1,500 in construction costs.	\$50
Plus \$8 per each additional \$1,000 or fraction thereof.	
<b>Residential Garages (including pole structures)</b>	
Minimum fee up to 200 sq. ft.	\$55
Plus \$.16 per sq. ft. or fraction thereof over 200 sq. ft.	
<b>Residential - Decks, Porches, Patios and Accessory Structures (either permanent or temporary, with or without footings).</b>	
Minimum fee	\$75
Plus \$.15 per sq. Ft.	
<b>Swimming Pools</b>	
Above ground pools over 24 inches in depth and less then 200 sq. ft.	\$100
In ground pools and above ground pools in excess of 200 sq. ft.	\$150
<b>Alternative Energy (Solar/Wind Energy Equipment)</b>	

<b>Subject</b>	<b>Fees</b>
Residential	\$75
Commercial	\$150
Non-Residential Construction	
Minimum fee up to \$10,000 \$10,000.01 and over determined by computing estimated construction cost multiplied by .0085 (Example: Est. cost \$100,000 X .0085 = \$850)	\$85
Non-residential Structural Alterations	
Minimum fee Plus \$7.35 per each 1,000 sq. ft. or fraction thereof.	\$105
Miscellaneous Construction	
Installation of Underground Oil or Gas Tank	\$35
Demolition Permit	
Residential Accessory Building	\$35
Residential Dwelling	\$75
Commercial, Industrial, Institutional, Other	\$250
Blasting Permit	\$75
Well Permit	
Residential	\$35
Commercial	\$300
Industrial	\$500
Monitoring Well	\$100
Plan Review Fee Schedule	
New single family dwelling	\$55
Residential additions	\$25
Commercial/Industrial (New)	\$110
Commercial/Industrial (Additions)	\$55
Addition Inspections	
Additional inspections required above the normally planned inspections will cost an additional \$30 per visit/inspection.	
Pennsylvania Act 13 of 2004 fee	

Subject	Fees
An additional fee shall be assessed for each building permit issued, is required by Act 13 of 2004, in the amount of \$4 or such other amount that shall be imposed from time to time by acts of the Pennsylvania General Assembly.	
<b>PLUMBING PERMIT FEES (includes Mobile Homes)</b>	
One to four fixtures*	\$30
Each additional fixture	\$11
*Sink, water closet, tub, shower, laundry tub, dishwasher, clothes washer, garbage disposal, etc.	
<b>MECHANICAL PERMIT FEES</b>	
Richland Township adopts the following fee schedule:	
Residential mechanical & HVAC (new & replacement)	\$100
Non-residential mechanical & HVAC (new & replacement)	\$150
<b>UNIFORM CONSTRUCTION CODE FEES</b>	
Accessibility Inspection Review	\$200
UCC Appeals Board Application	\$700
<b>HIGHWAY OCCUPANCY PERMIT FEES</b>	
Utility	\$50
Driveways	
Residential	\$25 (Plus \$10 If Driveway Pipe is Required)
Non-Residential	\$100
<b>USE AND OCCUPANCY FEES</b>	
Residential	\$75 per unit
Commercial/Industrial/Institutional or Other	\$150 (up to 3,000 sq. ft.) \$200 (3,001 sq. ft. to 5000 sq. ft. Plus \$25 per 1,000 sq. ft. above 5,000 sq. ft.)
<b>FIRE CODE FEES</b>	
Inspections	
R Occupancies (Hotel Motel) Per Building	
Up to 50 sleeping units	\$55
51 to 200 sleeping units	\$105
Greater than 200 sleeping units or 6 or more stories high	\$210

Subject	Fees
R Occupancies (Apartments) Per Building	
Up to 25 units	\$55
26 to 100 units	\$105
Greater than 100 units or more than 5 stories high	\$210
Private residential single family homes are exempt from inspection	
A Occupancy (Assembly), E Occupancy (Educational) and I Occupancy (Institutional), which includes Day Care Centers and Group Homes (Inspections will include witnessing a fire drill).	
Up to 3,500 square feet per building	\$55
3,501 to 12,000 square feet per building	\$105
12,001 to 50,000 Square Feet	\$270
Greater than 100,000 Square Feet	\$420
B Occupancy (Business), F Occupancy (Factory), H Occupancy (High Hazard), M Occupancy (Mercantile), S Occupancy (Storage), U Occupancy (Utility) and Special and Mixed Occupancies	
Up to 400 square feet per building	\$20
401 to 3,500 square feet per building	\$40
3,501 to 10,000 square feet per building	\$80
10,001 to 40,000 square feet per building	\$105
40,001 to 100,000 square feet per building	\$210
100,001 to 200,00 square feet per building	\$315
200,001 to 400,00 square feet per building	\$525
Building with greater than 400,000 square feet at \$16 per 10,000 square feet	
Places of worship, historical society buildings and non-profit recreation association refreshment stands	No Fee

Subject	Fees
<p>NOTE: Additional fees: Annual inspection fees are based on the building occupancy and total square footage of the building, or units. In addition to the fees listed above there will be additional inspection fees for alarm system inspections, automatic fire suppression and cooking system inspections, automatic sprinkler inspections, fire pump inspections, standpipe inspections and permit fees for special hazards and operations are also calculated into the final overall inspection and permit fee. All stated additional fees shall be added to the annual inspection fee. Code inspections are limited to witnessing required testing. (Additional fee schedule is attached).</p>	
<p>Miscellaneous fees and charges:</p>	
Fire Incident Report	\$25
Fire Investigation Report (Loss under \$100,000)	\$80
Fire Investigation Report (Loss of \$100,000 or more)	\$160
Acceptance Tests (automatic sprinkler systems, fire alarm systems, fire suppression system, fire pumps, standpipes, underground systems, etc.)	\$80
Open burning	\$40
Water based extinguisher systems	\$20/system
Foam extinguisher systems	\$20/system
Carbon dioxide extinguisher systems	\$20/system
Halogen extinguisher systems	\$20/system
Dry chemical extinguisher systems	\$20/system
Wet chemical extinguisher systems	\$20/system
Fire protection signaling systems	\$20/system
Automatic fire detection systems	\$20/system
Fire pumps (annual performance test)	\$80/hour
Operation of Heliport	\$105/year
Bowling lane resurfacing	\$55
Crop ripening and coloring process	\$80
Dry cleaning plan permit	\$80
Dust explosion hazard	\$80
Application of flammable finishes	
Industrial operations	\$55/station
Automatic body shop	\$55
Incidental touch-up	\$30

<b>Subject</b>	<b>Fees</b>
Hazardous materials, each category	\$105/year
Lumber yards storing more than 100,000 board feet	\$105/year
Matches	\$55
Oil and gas production	\$205
Organic coatings	\$105
Tents and air supported structures	\$160
Material storage	\$11 per 2,500 cu. ft.
Welding or cutting, calcium carbide and acetylene generators	\$40
Aerosol products	\$55
Cellulose nitrate (pyroxylin) plastics	\$55
Combustible fibers	\$55
Corrosive	\$55
Fireworks for permitted fireworks display	\$265
Flammable and combustible liquids for single family properties	\$55
All other flammable and combustible liquids	\$105
Flammable solids	\$55
Toxic solids and liquids	\$55
Irritants, sensitizers and other health hazards	\$55
Organic peroxides	\$55
Liquid and solid oxidizers	\$55
Pyrophoric materials	\$55
Radioactive materials	\$55
Unstable (reactive) materials	\$55
Water reactive materials	\$55
<b>Plan Reviews</b>	
Automatic Fire Suppression Systems	\$45/system
Automatic Sprinkler Systems	\$30 per 1,000 sq. ft. of area
Automatic Fire Alarm Systems,	\$7.50 per 1,000 sq. ft. of area
Fire Pump Installation	\$135/pump

<b>Subject</b>	<b>Fees</b>	
All other Plan Reviews and Meetings	\$80/hr	
Subdivision (minor)	No Fee	
Other subdivisions and land developments	\$80/hr	
Plan reviews are conducted on an accept or reject basis. Rejected plans must be resubmitted at an additional review cost of \$80 per hour. Plan reviews include site meetings and water flow testing.		
<b>Publications</b>	<b>Fees</b>	
Zoning Ordinance (Map Included)	\$50	\$55 By Mail
Zoning Map	\$10	
Subdivision /Land Development Ordinance	\$50	\$55 By Mail
Comprehensive Plan	\$50	\$55 By Mail
Stormwater Management Ordinance	\$20	\$23 By Mail
Grading Ordinance # 210	\$2.25	
Trail System Map	\$10	
Open Space Book	\$50	
Photocopies Per copy, per side	\$0.25	
Pavilion Rental (Municipal Building)	\$30	+ \$10 Escrow (Non-Refundable if Pavilion is not cleaned)
Fee for private or semi-private groups to use the meeting room in the Municipal Building or the Police Building	\$50	

RESOLVED AND APPROVED this 4th day of January, 2016.

RICHLAND TOWNSHIP  
BOARD OF SUPERVISORS

ATTEST:

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Secretary

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