FAWN GROVE BOROUGH
YORK COUNTY, PENNSYLVANIA

RESOLUTION NO. 2023-02

A RESOLUTION OF FAWN GROVE BOROUGH ESTABLISHING A FEE SCHEDULE FOR CHARGES COLLECTED BY THE BOROUGH FOR VARIOUS MATERIALS AND SERVICES

NOW THEREFORE, BE IT RESOLVED, that Fawn Grove Borough sets forth the following fee schedule:

Tax Collector Fees

Tax Certification	$20.00 per certification
Tax Certification/Express (required within 24 hours of request)	$20.00 additional for each express request
Duplicate Real Estate Bill or Receipt	$5.00

Sewage Enforcement Officer Fees

Fees for Administration of Pennsylvania Sewage Facilities Act

Soil Probes (Minimum 2 per lot)	$120.00
Percolation Test	$160.00 per test
Application Fee	$25.00
Permit	$50.00
Inspections (Assuming 2 per installation)	$80.00
Minor Repair Permit (application/permit only)	$75.00
Sewage Planning Module Review (Comp ½)	$100.00
Module Review Non building waiver/site visit	$85.00
Hourly rate for malfunction, inspection/complaint, etc.	$45.00
Site Visit/Additional Site Visit	$50.00

Verification of prior testing	$65.00
Well Permit	$50.00

Zoning and Building Code Official Fees

		Residential	Commercial
Zoning Permits	Flat Rate for Decks, Sheds, Accessory Structures, Solar Panels, Wells, Driveways, Windmills, Ag Buildings, Swimming Pools, Hot Tubs, Fences for Residential Lots, etc.	$100.00	$200.00
	And/Or		
	Residential New Home Construction/ Additions/Habitat Accessory Structures $75.00+$.40 Per Sq.Ft. Excludes Unfinished Spaces, Garages , Unfinished Basements, etc. +Any UCC Inspection Fees (See Building Inspectors Fee Schedule)	$75.00+ $.40xsq.ft. + UCC Fees if applicable (See Building Inspectors Fees)	
	And/OR		
	Commercial Construction or New Additions $150.00+Total Sq. Ft. Sq. Ft. x$.40 (No exceptions, No exclusions) +All UCC Fees Charged by Building Inspection Agency and L&I		$150.00+ $.40 x Sq. Ft. +UCC Fees Apply (SEE Building Inspectors Fees)
	All permits require 2 inspections. 1 Stakeout inspection and 1 Final inspection		
Use and Occupancy Certificate for Zoning and/or	All permits require a Final Use Certificate and Fee	$75.00	$150.00

UCC Permits

DCED Fee	All UCC Permits(Fee goes to State for Training)	$4.00	$4.00
Zoning Officer Fee Per Hour	For Attendance at Meetings, Plan Review, Research, Complaint Investigation, Phone Consultation, etc.	$45.00 per hour	$45.00 per hour
Extra Inspection Fee	For Any Extra Inspection Over Two with Permit Issuance or Inspections by Request	$75.00	$75.00
Stormwater BMP Inspections	Two Inspections for BMP's Required per Borough Stormwater Ordinance	$150.00	$150.00
Letters of Determination or Requests for Clarification	Billed Hourly for Work Plus Any Additional Costs Required by the Borough Solicitor	$45.00	$45.00

Uniform Construction Code Fees

Residential Inspection Prices

Residential inspection prices are for dwellings 0 to 2500 square feet. Dwellings over 2500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee. Fees are for a maximum of one inspection per category; additional inspections shall be billed at the minimum rate.

Footings.....	$60.00	
Foundations.....	$60.00	
Framing rough.....	$60.00	
Plumbing rough.....	$60.00	
Mechanical rough.....	$60.00	
Electrical rough/service.....	$60.00	
Energy rough	$60.00	
Sprinkler rough.....	$60.00	
Drywall.....	$60.00	
Final	$60.00	Including sprinkler if applicable
	$600.00	Inspection Fees with Sprinkler
	$540.00	Inspection Fees without Sprinkler

Application/Processing Fee: $15

Additional inspection fees may be assessed at not less than $60.00 per visit as required due to the complexity, the number of visits, or the execution of the work being done. Additional required inspections will be charged at the per-inspection category rate. Small-scale projects will be priced depending on the complexity of the project, the length of the project, and the number of inspections required. Some examples are:

Mobile homes (or $50 per trip).....	$300.
HUD Foundations……..	$100
Decks (2 trips; over 30").....	$120.
Sheds (Over 1000 Sq. Ft. (1 trip only).....	$60.
Fences (over 6').....	$60.
Daycares (up to six kids)……..	$75
Daycares (over six kids up to 12)…….	$100
Foster Homes ……...	$65
Swimming Pools	
Above Ground ……..	$120
In Ground ……..	$240
Electrical Service	
Not Over 200Amp ……..…	$65
Over 200 Amp - 400 Amp ….....	$75
Over 400 Amp Commercial Fee Applies	
Investigations/On-site consultations……..	$60
Return Trips ……..…	$60
Initial Certificate……	$0
Duplicate Certificates……...	$25
Sewer Laterals……(per inspection)……..	$60
Sewage Pits.....	$60
Grease Traps……..	$60

Residential Plan reviews

Residential R-3 & R-4 plan review fees are calculated as follows:

General residential (R-3 & R-4) housing and additions - $60.

Small alterations (residential decks, fences over 6', porches, sheds, small additions, etc...)-$30.

Sprinkler – NFPA 13D	$30
Sprinkler – IRC	$30

*Telephone/email consultations $0 – On-site consultations charged as an inspection
**BCO services/support $0
***Field Enforcement Services charged as inspection
****Court Enforcement Services $75 per hour with 2-hour minimum (Added as Court Costs)

CONSOLIDATED COMMERCIAL FEE SCHEDULE

Commercial Inspection Fees

The fee schedule for inspections is based upon the latest building valuation data report of square foot construction costs published by the ICC valuation service, with a regional modifier applied. Actual cost submitted to and accepted by the Municipality may also be used. A $50 Application/Processing charge is applied to all projects submitted on this fee schedule.

Large projects that require long-term multiple inspections (progressive inspections) are calculated as follows:

Projects with a total construction cost of $0.00 to $499,999.99*

Total construction cost X .002 = insurance cost
\+ Estimated length of the project in weeks X $50. = labor & travel cost
= Total
or no less than $50. Per trip based on the scope and complexity of the project.

Projects with a total construction cost of $500,000.00 to $2,000,000.00*

Total construction cost X .002 = insurance cost
\+ Estimated length of the project in weeks X $50. = labor & travel cost
= Total
or no less than $50. Per trip based on the scope and complexity of the project.

Projects with a total construction cost of > $2,000,000.00 to $6,000,000.00*

$4000.00 + [(Total construction cost - $2,000,000) X .0009] = insurance cost
\+ Estimated length of the project in weeks X $45. = labor & travel cost
= Total

Projects with a total construction cost of >$6,000,000.00 to $10,000,000.00*

$7600.00 + [(Total construction cost - $6,000,000) X .0008] = insurance cost
\+ Estimated length of the project in weeks X $40. = labor & travel cost
= Total

Projects with a total construction cost of > $10,000,000.00 to $30,000,000.00*

$10800.00 + [(Total construction cost - $10,000,000) X .00075] = insurance cost
\+ Estimated length of the project in weeks X $40. = labor & travel cost
= Total

Projects with a total construction cost of >$30,000,000.00 to $50,000,000.00*

$25800.00 + [(Total construction cost - $30,000,000) X .0007] = insurance cost
\+ Estimated length of the project in weeks X $40. = labor & travel cost
= Total

Projects with a total construction cost of >$50,000,000.00 to $100,000,000.00*

$39800.00 + [(Total construction cost - $50,000,000) X .00065] = insurance cost
\+ Estimated length of the project in weeks X $40. = labor & travel cost
= Total

Projects with a total construction cost of >$100,000,000.00 to $200,000,000.00*

$72300.00 + [(Total construction cost - $100,000,000) X .0006] = insurance cost
\+ Estimated length of the project in weeks X $40. = labor & travel cost
= Total

Projects with a total construction cost of >$200,000,000.00 to $350,000,000.00*

$132000.00 + [(Total construction cost - $200,000,000) X .00055] = insurance cost
\+ Estimated length of the project in weeks X $40. = labor & travel cost
= Total

Projects with a total construction cost of >$350,000,000.00 to $500,000,000.00*

$214500.00 + [(Total construction cost - $350,000,000) X .0005] = insurance cost
\+ Estimated length of the project in weeks X $40. = labor & travel cost
= Total

The inspection fees for Mechanical, Plumbing, Electrical, Energy, Accessibility, and Fire Protection are computed at 25 percent of the building inspection fee for each discipline. Multiple prime contracts will be computed the same as a building inspection fee and combined prime contract fees shall be no less than a single contract fee, distributed on a percentage of the total basis.

Inspection Fee Example:

Type of Construction: 2C — Height: 1 story, 12 feet
Use Group: B — Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 1 story X 10,000 square feet	10,000 sq. ft.
2	Compute estimated construction value	
	Type of construction factor	1.02
	Gross area modifier	67
	Estimated construction value (30000 X 1.02 X 67	$683,400.00
3	Compute plan review fee	
	Building: $683,400. X .002	$1,366.80
	Mechanical, Plumbing, Electrical: (.25 X $1366.80) X 3	$1,025.10
4	Total inspection fees	$2,391.90
5	Commonwealth Discount fee: X .80 (if applicable**)	$1,914

*Pricing schedules assume that the project will not cause an increase in our insurance costs.
**Smaller projects may be calculated at $100 per inspection category, but no less than $50 per category.
***Discounts may be given for warehouses, building shells, or repetitive work at the discretion of the plan review and inspection departments

Commercial Plan Reviews

We will perform commercial plan reviews. Our Commercial Plan review fees ($150 minimum) are calculated according to the ICC Valuation Service or actual cost of construction as follows:

Estimated Construction Value $ 0. to $ 1,250,000. = Construction value X .0015 ($150 Minimum)

Estimated Construction Value $ 1,250,000. to $ 5,000,000. = $1,875. + (.0005 X construction value over $1,250,000.)

Estimated Construction Value over $5,000,000. = $3,750. + (.0004 X construction value over $5,000,000.)

Plan reviews for mechanical, plumbing, electrical, energy, accessibility, and fire protection are computed at 25% of the building plan review fee for each discipline.

Special pricing may be given to buildings such as warehouses due to their relative simplicity or structures with repetitive features such as high-rise buildings

Plan Review Fee Example:

Type of Construction: 2C — Use Group: B
Height: 3 stories, 35 feet — Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 3 stories X 10,000 square feet	30,000 sq. ft.
2	Compute estimated construction value	
	Regional Modifier	1.02
	Square foot cost of construction	67
	Estimated construction value (30000 X 1.02 X 67*	$2,050,200.00
3	Compute plan review fee	
	Building: $1,875 + (2,050,200 - $1,250,000) X (.0005)	$2,275.00
	Mechanical, Plumbing, Electrical: (.25 X $2,275) X 3	$1,706.25
4	Total ICC Based plan review fee	$3,981.25

* (Gross area modifier of 67 as an example, actually based on the average building cost per square foot in the geographic area.)

This formula does not reflect changes that ICC may have made to its fee schedule. We will use other plan review services that meet our criteria for consistent quality and charge the same or less than ICC reviews.

Plan reviews covering the requirements of mechanical and plumbing codes are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for the electrical code requirements shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the "I" (Institutional) use group classification. Reviews done for the excluded use classification shall be based on the degree of complexity

A preliminary plan review is available for 50% of the full plan review fee. Preliminary plan review addresses such code requirements as use and occupancy classification, type of construction, height and area calculations, means of egress, and fire restrictive construction requirements.

The preliminary plan review fee shall be credited towards the cost of a complete building code plan review conducted by Commonwealth Code Inspection Service, Inc.

Expedited or "fast track" plan reviews may be available as time and workload allow. Expedited plan reviews shall be charged at 150% of the regular rate.

CHECKS FOR PLAN REVIEW FEES SHALL BE MADE PAYABLE TO:
Commonwealth Code Inspection Service, Inc. (CCIS).

Uniform Construction Code of Appeals Fees

Fee for Appeal to York County Uniform Construction Code of Appeals	Amount set by York County for appeals
Borough Fee to cover expenses and costs of Borough's Building Code Official to gather and file necessary paper work and attend the hearing	$150.00

Appeals to Zoning Hearing Board Fees

Enforcement Notice Appeal Fee	$750.00
Special Exception Application Fee	$750.00
Variance Application Fee	$750.00

Subdivision and Land Fees

Recreation Fee	$1,500 per lot
Subdivision Fee	$350.00 per plan

Subdivision Review Fees

Legal Review Fees	The actual fees charged by the Solicitor at $140.00 per hour as charged for other legal services rendered and costs charged by the courthouse for recording
Borough Engineer Fees	The actual fees charged by the Borough Engineer at $113.00 per hour as charged for other engineering services rendered
York County Planning Commission	Fees charged by the York County Planning Commission

Right to Know Law Fees

Photocopying Records (one page is either single sided copy or one side of a double sided black and white copy of standard 8.5"x11"page) printing from electronic	$.25 per page

media, copying onto electronic media	
Color Photocopy	$.50 per page
Official Certification of a record at the request of requester	$5.00 for each record
Specialized documents, including blueprints, non-standard sized documents	Actual cost
Transmission by fax, microfiche or other media	Actual cost
Records only maintained electronically or in other non-print media	$.25 per page if copied on 8.5"x11" paper, or the actual cost of duplication in the original media
Flash Drive	Actual Cost
CD/DVD	Actual Cost not to exceed $3.00
Postage Fees	Actual cost

If the Borough's Right-to-Know Officer expects the fees for requested records to exceed $100, then prior to granting the request for access, the Borough may require pre-payment of the estimated amount of the fees.

Attorney Fees and Other Charges, Expenses and Costs for Collection of Delinquent Fees

Research and obtain current deed and mailing address for owner(s) of property in an effort to commence collection efforts against such owner(s)	$40.00
Collection letter to a single owner of a property. The collection letter fee plus the cost for postage will be assessed to an owner(s) of property for each occurrence of a delinquency for which a collection letter was sent to the owner(s).	$100.00 plus all costs for postage
If a property is owned by more than one (1) owner, the owners will be assessed the fees for obtaining the deed to the property, the fee for the first collection letter which includes postage costs, and $40.00 for each additional collection letter sent to every record owner, plus all the costs of postage	$40.00 for each additional collection letter, plus all costs of postage

relating thereto.

10 Day Notice letter(s) – This Notice will be sent to each owner who does not claim the collection letter sent via certified return receipt requested mail	$50.00 per Notice
Drafting and filing of Municipal Claim	$350.00 plus filing costs
Notice letter to owner(s) advising requesting permission to execute	$100.00
Title Search	$200.00
Preparation of Execution Documents	$600.00
The customer's account will be assessed all filing costs as imposed by the York County Prothonotary's Office and Sheriff's Office related to filing of execution documents at the applicable rate of the time of the filing. As of the date of this Resolution, the filing fee for a Praecipe for Writ of Execution is $54.00 and the Sheriff's advance fee is $3,000.00. The costs and fees incurred for filing and service of the execution documents may be subject to change from time to time and vary upon case to case.	
Attorneys' attendance at Sheriff's Sale	$300.00
Satisfaction of Municipal Claim	$125.00
Payoff letter which provides the owner(s) 30 days to remit payment prior to resuming collection efforts and includes an itemized statement	$125.00
Agreement for payment plan	$150.00
Demand letter to owner(s) advising they must resume payments immediately – per letter	$100.00
Fee for non -sufficient funds – per occurrence	$50.00
Notice letter demanding owner(s) to make good on check – per letter and costs for postage	$40.00 plus postage
Attorneys' fee to file Criminal Complaint for bounced check	$100.00
Attorneys' fees to provided owner(s) with a	$50.00

replacement copy of Praecipe to Remove after case has been settled	
Certification	$20.00

The attorneys' fees in connection with collection and enforcement of a lien(s) will be imposed at a rate of $140.00 per hour which is based upon the actual time involved unless otherwise specified above.

Engineer fees in connection with subdivision plans will be imposed at a rate of $113.00 per hour as charged for other engineering services rendered.

Miscellaneous Fees

Returned Check Fee	$50.00
Subdivision and Land Development Ordinance	$40.00
Zoning Ordinance	$30.00
Map, Zoning	$5.00
Copies (8.5"x11"page)	$.25 per page

RESOLVED, this 1st day of August, 2023.

Attest:

FAWN GROVE BOROUGH COUNCIL

_____

Secretary

_____

President