

9.600 FEES

The following fees shall be paid to the Zoning Officer upon the filing of an application:

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| 9.610 | Fees for Zoning Permits not requiring Board Action | \$ 40.00 |
| 9.620 | Zoning Permits for business and outdoor advertising signs | \$ 50.00 |
| 9.630 | Occupancy Permits | \$ 25.00 |
| 9.640 | Applications requiring Board action, including appeals for variances, requests for amendments, applications for special uses, applications for rehearings on appeals and applications | \$400.00 |
| 9.650 | Applications for Conditional Uses requiring action by the Borough Council | \$300.00 |
| 9.660 | Fees are intended to cover the costs of advertising and other costs of administering applications requiring Board and Council action, including a portion of the court stenographer's fee, as allowed by law. In the event that actual costs are less than the fee paid with the application, the Borough shall refund surplus payments in excess of \$25.00. | |

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§ 203. Fees.

A. Review Fees.

1. Borough Review Fees. Applicants shall furnish an escrow fund sufficient to pay all fees and costs required by this Ordinance. The escrow fund shall be paid when preliminary and final applications are submitted for review and approval. At the time of filing, the preliminary application and the final application shall be accompanied by a check payable to the Municipality in the amount specified below. An application shall be deemed incomplete until all fees are paid and the applications are properly signed. Such fees shall be treated as a deposit against the final review fee for the preliminary application and the final application, respectively. Said escrow fund shall be replenished upon the submission of any revised subdivision or land development plan. The escrow fund shall be sufficient to guarantee the payment of:
 - (a) The services of the Municipal Engineer and the Borough Solicitor related to review and consideration of the application, and all other costs for engineering, traffic surveys, professional certification and other services deemed necessary by the Planning Commission in reviewing plans.
 - (b) The actual cost of all drainage, water and material tests.
 - (c) The cost of municipal inspection services.
 - (d) Legal fees, advertising and other costs involved in the dedication of street easements and public improvements to the Borough of Taylor.
 - (e) Actual costs of recording.
2. Borough Review Fees for Minor and Major Subdivisions.
 - (a) Minor Subdivisions. Deposit of \$300.00, subject to additional costs if needed.
 - (b) Major subdivisions. Separate fee deposits are required for Preliminary Applications and Final Applications. Deposit of \$50.00 per lot, but not less than \$500.00, subject to additional costs if needed.
3. Borough Review Fees for Land Developments.
 - (a) All land development fees shall also be subject to the review fee provisions of this Section 203.

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- (b) Review fee deposits shall be paid for all land development applications in accordance with the following schedule:

**SCHEDULE I
REVIEW FEE DEPOSITS
LAND DEVELOPMENTS**

<u>Building Area in Square Feet</u>	<u>Amount of Fee</u>
2,000 sq. ft. or less	\$500.00
2,001 sq. ft. or more	\$500.00 plus \$0.10 per sq. ft. in excess of 2,000 sq. ft. up to a maximum deposit of \$5,000.00.

4. Procedure for Borough Review Fees.

- a. Review fees shall include the reasonable and necessary charges by the Borough of Taylor's professional consultants and engineer for review and report to the Borough of Taylor. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Engineer or consultant for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Borough of Taylor when fees are not reimbursed or otherwise imposed on applicants. A review fee deposit shall be submitted with each application, preliminary and final, as set forth herein.
- b. In the event the applicant disputes the amount of any such review fees, the applicant shall, within fourteen (14) days of the applicant's receipt of the bill, notify the Borough of Taylor that such fees are disputed, in which case the Borough of Taylor shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees.
- c. In the event that the Borough of Taylor and the applicant cannot agree on the amount of review fees which are reasonable and necessary, then the applicant and the Municipality shall follow the procedure for dispute resolution set forth herein.
- d. If within 20 days from the date of billing, the Municipality and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and Municipality shall jointly, by mutual agreement, appoint another professional of the same discipline or

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profession as the consultant whose fees are being disputed to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

- e. The other professional so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within 50 days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.
 - f. In the event that the Municipality and applicant cannot agree upon the professional engineer to be appointed within 20 days of the billing date, then upon application of either party, the President Judge of the Court of Common Pleas of Lackawanna County shall appoint such professional, who, in that case, shall be neither the Borough engineer, the Municipal Engineer, nor any professional engineer who has been retained by, or performed services for, the Municipality or the applicant within the preceding five years.
 - g. The fee of the appointed professional for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by \$1,000 or more, the Municipality shall pay the fee of the professional, but otherwise the Municipality and the applicant shall each pay one-half of the fee of the appointed professional.
5. Other Review Fees. The applicant shall be required to submit additional fees to all governmental agencies required to review subdivision and land development plans. An application shall be deemed incomplete until all fees are paid and the applications are properly signed.

B. Administrative Fees.

In addition to the above, each application for a Subdivision/Land Development shall be accompanied by a non-refundable fee to cover the cost of administration required to process applications. Such fees shall be:

1. Minor subdivisions: \$100.00
2. Major Subdivisions: \$20.00 per lot, but not less than \$200.00
3. Other Land Developments: \$300.00

Fee Schedule

Mechanical & Plumbing:

All appliances and fixtures including, but not limited to sinks, water closet, bath tub, shower, washing machine, hose bibb, floor drain, dish washer, drinking fountain, water heater, air handlers and any fuel burning device (gas, oil, wood, or coal)
Per appliance or fixture ----- \$8.00

Utility service connections (water or sewer), boiler, grease traps, sewer pumps, refrigeration units , water cooled air conditioners, etc.
Per appliance ----- \$50.00

Minimum Fee \$40.00

Building Fee Schedule

Residential

New Construction.....\$40.00 plus .15 per sq. foot of GFA*
Additions.....\$40.00 plus .15 per sq. foot of GFA*
Alterations & repairs.....1.5% of construction cost
Utility & miscellaneous use groups.....1.5% of construction cost
(sheds, decks, fences, pools, towers, concrete slabs, retaining walls etc.)
Minimum fee.....\$50.00

All use groups other than Residential

New Construction & additions.....\$60.00 plus .25 per sq. foot of GFA*
Alterations.....2.5% of construction cost
Demolition.....\$50.00
Signs.....\$25.00 plus \$2.00 per sq. ft.
Minimum fee.....\$50.00

*GFA - Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling height of 6'6" or more.

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Electrical Fee Schedule

Service and Feeders	
200 AMP or less.....	\$45.00
201 AMP to 400 AMP.....	\$55.00
Over 400 AMP.....	\$15.00 per 100 Amp
Sub-feeders or Sub-panels.....	1/4 of above fees
Over 600 volts.....	double above fees
Residential Flat Rate Inspections	
2 trip maximum	
100 Amp service and max 100 devices.....	\$70.00
200 Amp service and max 200 devices.....	\$90.00
over above limits use individual fee calculations	
Modular/Mobile homes, 1 trip, service & feeder.....	\$50.00
Minor Alterations and Service	
max 15 devices.....	\$50.00
Rough Wire	
All switches receptacles and lighting outlets	
1 to 25.....	\$15.00
each additional 10.....	\$5.00
Finished Wiring	
All switches, receptacles and lighting outlets	
1 to 25.....	\$15.00
each additional 10.....	\$5.00
Heating, Cooling, Cooking, Appliances, Equipment	
Motors, Generators, Transformers, Capacitors, Etc.	
less than 1/3 hp, kw, kva use finished wiring fee	
over 1/3 hp, kw, kva	
1/3 to 1.0.....	\$10.00
1.1 to 5.0.....	\$12.00
5.1 to 10.0.....	\$15.00
10.1 to 30.0.....	\$20.00
30.1 to 50.0.....	\$25.00
50.1 to 100.0.....	\$30.00
over 100 @ \$1.00 per hp, kv, kva	
over 600 volts, 2x above fees	
Signaling, Communication and Alarm Systems	
1 to 10 devices.....	\$40.00
each additional device.....	\$1.00
Minimum Fee.....	\$50.00

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