

West Goshen Township Fee Schedule

Effective January 3, 2023

Applications are available online at www.westgoshen.org under “Forms.” To find the Code of Ordinances, go to the “Links” on the homepage, then “Township Code Online.”

- I. **Residential Building Permit** (excluding multi-unit dwellings included in Section II). **Electrical permits must be reviewed and inspected by an approved third-party agency.**

Surcharge: There is a \$4.50 Pennsylvania-mandated fee attached to each permit. Submit contract or estimate with permit application. Permit fee calculated at 1.5% of the actual cost of construction, with a minimum fee. A fee with no established minimum depicts a flat fee.

1. New Construction – Single family dwelling, semi-detached dwellings and outbuildings Including additions to residential dwellings unless otherwise noted:	\$250 (minimum)
2. Mobile Homes – (includes Plumbing Fee for potable water connection)	\$200
3. Alterations, Additions and Accessories and Structural Roof Changes	\$100 (minimum)
Soil & Erosion Permits are required for stormwater quality control on additions more than 500 sq. ft. of total site area, or more than 500 sq. ft. of additional impervious cover.	
4. New	\$150 (minimum)
Plumbing, HVAC, Alarms, Sprinklers and any permanent systems	
5. Replacement	\$100 (minimum)
6. Electrical	\$100 (minimum)
<i>Inspections are performed by an approved third-party agency.</i>	
7. Residential Roof Mounted Solar Panels	\$100
<i>Electrical reviewed and inspected by approved third-party agency.</i>	
8. Re-Roofing (Non-Structural)	\$100
9. Sheds	\$100
10. Fences – under 6 feet in height	\$100
11. Fences – over 6 feet in height (requires variance and engineered plans)	\$100 (minimum)
12. Flagpoles (all permit fees are waived for the installation of a flagpole on a residential lot)	
13. Temporary Trailers (limited to six months)	\$100
14. Tents (limited to six months)	\$50
15. Permanent Above-Ground Pool / Hot Tubs (over 24 inches of water depth)	\$100
16. In-Ground Pool (requires a Soil & Erosion Permit)	\$100 (minimum)
17. Electrical (required for new connection for pools or hot tubs) (Third-party inspections)	\$75
18. Demolition (fee based per structure)	\$100
19. Use & Occupancy Permit (new construction)	\$150
No permit required for residential resale	
20. Emergency Use & Occupancy Permit (three days or less notice – plus fee above)	\$100
21. Renewal of expiring building permit with no changes to plan	\$50
22. Temporary Use & Occupancy Permit	\$50
23. Use & Occupancy Permit – Additions	\$75
24. Re-Inspections (any additional inspections beyond two)	\$150
If, in the opinion of the Building Official, the construction for which an inspection has been requested is not ready for the inspection (beyond two), such that the Inspector has to reschedule the inspection, an additional fee shall be paid to the Township prior to the re-inspection.	
25. Code Violations	
Starting construction without proper or issued permits	Permit Fee is Doubled

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II. Commercial, Retail, Office and Multi-Unit Dwelling Building Permits

Electrical permits must be reviewed and inspected by an approved third-party agency.

Surcharge: There is a \$4.50 Pennsylvania-mandated fee attached to each permit. Submit contractor estimate with permit application. Permit fee calculated at 1.5% of the actual cost of construction, with a minimum fee. A fee with no established minimum depicts a flat fee.

1. New Construction – Multi-Unit Dwellings (not including townhouses): buildings for commercial, retail, office, institutional or professional uses (but excluding professional office that is part of the practitioner’s own residence).	\$450 (minimum)
2. Alterations, Additions and Accessories and Structural Roof Changes Soil & Erosion Permits are required for stormwater quality control on additions more than 500 sq. ft. of total site area, or more than 500 sq. ft. of additional impervious cover.	\$450 (minimum)
3. New & Replacement Plumbing, HVAC, Alarms, Sprinklers and any permanent systems.	\$250 (minimum)
4. Electrical Plans reviewed and inspections are performed by an approved third-party agency.	\$100
5. Re-Roofing (Non-Structural)	\$350
6. Temporary Office Trailers or Buildings (limited to six months)	\$325
7. Tents (limited to six months)	\$175
8. Fence – under 6 feet in height	\$350
9. Fence – over 6 feet in height (requires variance an engineered plans)	\$450 (minimum)
10. Cell Towers (new installations)	\$450 (minimum)
11. Antennae (co-locating on existing structure (fee based per antennae))	\$175
12. Satellite Dish or similar structure	\$200
13. Demolition (fee based per structure)	\$200
14. Use & Occupancy	
New Construction	\$200
Existing Commercial Building – Change of Use or Tenant	\$100
Emergency U & O Permit (three days or less notice, plus fee above)	\$150
Temporary U & O Permit	\$50
15. Signs on roof or wall	\$125
16. Free standing sign over six feet	\$450 (minimum)
17. Free standing sign under six feet	\$225
18. Temporary Commercial Sign	\$75
19. Re-Inspections (any inspection beyond 2) If, in the opinion of the Building Official, the construction for which the inspector has been requested is not ready for the inspection (beyond two), such that the inspector has to reschedule the inspection, an additional fee shall be paid to the Township prior to the re-inspection.	\$150
20. Code Violations Starting construction without proper or issued permits	Permit Fee is Doubled

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15. Special Permits / Fees*

A. Road Opening

1. **Utility Application Fee** **\$50**

2. **General Permit Inspection Fee**

a. **Surface Openings** – Fees are calculated on the total linear feet of the opening being permitted within different areas of the right-of-way. Total linear feet of opening each 100-foot increment or fraction thereof.

1. **Opening in pavement** **\$40**

2. **Opening in shoulder** **\$20**

3. **Opening outside of pavement and shoulder** **\$10**

If a longitudinal opening simultaneously occupied two or more highway areas identified in subparagraph (a), only the higher fee will be charged. Linear distances shall be measured to the nearest foot.

b. **Surface opening of less than 36 square feet (e.g., service connections performed independently of underground facility installation, pipeline repairs, each opening.**

1. **Opening in pavement** **\$30**

2. **Opening in shoulder** **\$15**

3. **Opening outside pavement and shoulder** **\$10**

If an opening simultaneously occupies two or more highway areas identified in Subparagraphs (1-3), only the higher fee will be charged.

c. **Above-ground facilities (e.g., poles, guys and or anchors if installed independently of poles.**

1. **Up to 10 physically connected above-ground facilities (each continuous group)** **\$20**

2. **Additional above-ground physically connected facilities** **\$2**

B. Sewer Construction Permits (call Wastewater Treatment Plant at (610) 696-0900 to confirm).

1. Connection

a. **New Residential** **\$200**

b. **Existing Dwelling Residential** **\$200**

c. **Commercial / Industrial** **\$200**

2. Tapping Fee

a. **New & Existing Residential** **\$3,871**

b. **New Commercial / Industrial (per 1 EDU = 241.2 gallons)** **\$3,871**

C. On-Site Septic Pumping

1. **Administrative Fee** **\$20**

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16.	<u>Board of Supervisors Hearings</u>	
	a. Inter-Municipal liquor license transfer	\$1,000
	b. Conditional Use	\$2,000
	c. Application to Amend Zoning Ordinance or Map	\$3,500
	d. Curative Amendment	\$4,000
	e. Special Encroachment Permit	\$1,000
	f. Additional Hearing (per Hearing)	\$500
17.	Zoning Hearing Board	
	a. Application Fee – Residential	
	i. Variance	\$800
	ii. Special Exception	\$800
	iii. Appeal from Zoning Officer, Township Engineer or other	\$800
	b. Application Fee- Commercial / Industrial / Medical	
	i. Variance	\$2,000
	ii. Special Exception	\$2,000
	iii. Appeal from Zoning Officer, Township Engineer or other	\$2,000
	c. Validity Challenge (Ordinance / Map)	\$2,000
	d. Additional Hearings (per Hearing)	\$500
18.	<u>Subdivision and Land Development*</u>	
	a. Subdivision Application	\$250
	i. Up to 3 lots	\$1,250 plus \$100 per lot
	ii. 3 or more lots	\$2,250 plus \$100 per lot
	iii. Lot line change	\$500
	b. Subdivision Review	
	i. Up to 3 lots	\$1,250
	ii. 4 or more lots but less than 20 lots	\$3,250
	iii. Over 20 lots	\$3,250 plus \$275 per lot
	iv. Lot line change	\$500
	c. Land Development Application	
	i. Up to 1 acre	\$1,000 plus \$150 per building
	ii. Over 1 acre	\$2,000 plus \$150 per building and \$75 per additional acre over 1 acre
	d. Amended Subdivision Plan Submission	\$500
	e. Land Development Review	
	i. Up to 1 acre	\$1,000 plus \$150 per building
	ii. Over 1 acre	\$3,000 plus \$150 per building and \$75 per additional acre or part over 1 acre
	f. Waiver of Land Development	\$150
	g. Standard Deposit for any Developer Projects	\$5,000
	Escrow Deposit for a Single Residential Sewer Lateral	\$1,500
	h. Township-appointed Professional Services	Billable at current hourly rate

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19. <u>Erosion & Sedimentation</u>		
a. Residential (required if disturbing more than 6 inches of earth)		
i. Application Fee		\$150
ii. Review – Grading, Drainage or Erosion Control		\$250
b. Single Family Home – New Construction		
i. Application Fee		\$200
ii. Review		\$550
c. Multi-Family – Up to 5 units		
i. Application Fee		\$250
ii. Review		\$800
d. Multi-Family – 6 units or more		
i. Application Fee		\$250
ii. Review		\$1,300
e. In-Ground Pool		\$150
f. Forestry		\$100
g. Driveway		
i. Application Fee		\$50
h. Code Violations		
Starting construction without proper or issued permits		Permit fee is doubled
i. Non-Residential (Commercial / Institutional)		
i. Applications less than 1 acre		
1. Application Fee		\$350
2. Review Fee		\$1,050
ii. Applications more than 1 acre		
1. Application fee		\$350
2. Review		\$2,050
iii. Additional reviews beyond 2		50% Review Fee
Starting construction without proper or issued permits		Permit Fee is doubled
20. <u>WACOG Board of Appeals</u>		
a. Hearing Application Fee		\$750

*Township review fees are applicable for the first two (2) reviews Issued to Application for any specific Township Engineered-reviewed project. Each additional review shall incur a 505 cost of the initial review fee with no limit. Subsequent reviews shall case if fees are not paid by Applicant.

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21. <u>Recycling Toters / Trash Toters</u>		
a.	Replacement 65-gallon recycling toter	\$75
b.	Replacement 65-gallon trash toter	\$75
22. <u>Utilities – Sewer / Trash Fees</u> (billed quarterly in arrears, combined utility bill)		
a.	Trash	
i.	Face Amount	\$95
ii.	Late Fee (10% Penalty)	\$9.50
b.	Sewer – Effective January 1, 2022	
i.	Face Amount	\$120
ii.	Late Fee (10% Penalty)	\$12.00
<i>Note: 0.75% additional penalty is added each month on an unpaid balance.</i>		
23. <u>Parks Fees</u>		
a.	Picnics	
i.	Weekdays – Monday through Thursday between 7 a.m. and 2:30 p.m.	\$10
	Weekdays – Fridays between 7 a.m. and noon	\$10
	Weekends / Evenings (picnic sponsor resides in West Goshen Township)	
	Few than 50 people	\$60
	Weekends / Evenings (picnic sponsor resides outside West Goshen Township)	
	Fewer than 50 people	
2.	Picnics	\$150
a.	More than 50 people	\$250
b.	Release and Indemnification Binding Fee	\$1
3.	Summer Recreation Program	
a.	West Goshen Resident (one child)	\$200
b.	West Goshen Resident (two children)	\$350
c.	Each additional child over 2	\$100
d.	Non-resident Fee (per child)	\$300
e.	Sports Clinics (resident)	\$60
f.	Sports Clinics (non-resident)	\$75
4.	Field Use – Each unit is equivalent to two hours of reserved field use	
a.	1-29 units	\$25 per unit
b.	30-89 units	\$750 flat fee
c.	90-199 units	\$1,250 flat fee
d.	200-499 units	\$2,500 flat fee
e.	500 or more units	\$5,000 flat fee

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24. Police Department Service Fees

A. Alarm Permit	
1. Alarm Fee Registration	\$25
2. Annual Renewal (amount reflects on-time payment only)	\$10
B. False Alarms	
1. 1 st false alarm per calendar year	Warning
2. 2 nd & 3 rd false alarm per calendar year	\$50 per alarm
3. 4 th – 7 th false alarm per calendar year	\$100 per alarm
4. 8 th & subsequent false alarm per calendar year	\$200 per alarm
C. Solicitation / Transient Retailers Permit	
	\$50 per permit
D. Temporary Parking Permits	
	\$10
E. Police Department Copies	
1. Incident Report	\$15
2. Accident Report	\$15
3. Video Reproduction	\$500 – \$1,000
4. Photographs	\$50 per incident
5. Accident Reconstruction Report	\$250

25. Fire Marshall Service Fees

A. Fire Investigation Report	\$50
B. Fire Building Inspections	
Up to 1,500 sq. ft.	\$100
1,501 sq. ft. to 3,500 sq. ft.	\$125
7,501 sq. ft. to 12,000 sq. ft.	\$175
12,001 sq. ft. to 20,000 sq. ft.	\$200
Over 20,000 sq. ft.	\$250
C. Re-Inspection Fee	\$50
D. Late false alarm inspection fee invoice	\$100 each
E. Fire Marshall Training Request	
1. During Fire Marshall's Regular Business Hours	\$65 per hour
2. Outside of Fire Marshall's Regular Business Hours or on a Holiday (minimum 2 hours)	\$90 per hour

XII. Administrative Services

A. Copying of Township Records	
1. Photocopies (made in-house)	\$0.25 per page
2. Any document taken to outside vendor for photocopying	Cost of record
3. Certified copies	\$5.00 per sheet
4. Sale of Plans / Ordinances	
a. Township Code (CD Format)	\$30
b. Comprehensive Plan (paper copy)	\$30
c. Comprehensive Plan (CD Format)	\$5
d. Subdivision Ordinance (Chapter 72)	\$25
e. Zoning Ordinance (with map if requested)	\$40
f. Zoning Map	\$5
5. Right-To-Know Request Photocopies	\$0.25 per page
6. Postage / Mailing Costs	Actual cost

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a.	Includes envelope, label and postage by weight at current rate	
7.	Room Rental Services (per occurrence)	
a.	Small Conference Rooms	\$35
b.	Main Meeting Room	\$50
XV.	<u>Certification Fees</u>	
1.	Sewer Certification	\$20
2.	Trash Certification	\$20
3.	Real Estate Tax Certification	\$20
4.	Real Estate Tax Certification for Senior Citizen Rebate Qualifier	\$2
5.	Zoning Certification / Compliance Determination	\$150
XVI.	<u>Returned Checks (per occurrence)</u>	\$25
XVII.	<u>Residential Rental Inspection Program Fees</u>	
1.	Inspection Fee (per tenant change) per inspection for any inspection beyond the 1 st follow-up inspection	\$40
2.	Annual Fee for Single Family Dwellings	\$40
3.	Annual Fee / Permit Fee for multi-family dwellings of 1 to 10 units	\$100 plus \$25 per unit
4.	Annual Fee / Permit Fee for multi-family dwellings of 11 to 50 units	\$100 plus \$15 per unit
5.	Annual Fee / Permit Fee for multi-family dwellings of 51 units and over	\$100 plus \$10 per unit
6.	Emergency Inspection Fee	\$75
7.	Late apartment rental inspection invoice	\$100
XVIII.	<u>False Fire Alarm Fees</u>	
1.	1 st false alarm per calendar year	Warning
2.	2 nd false alarm per calendar year	\$100
3.	3 rd false alarm per calendar year	\$250
4.	4 th false alarm per calendar year	\$500
5.	5 th and 6 th false alarm per calendar year	\$1,000 each
6.	7 th false alarm and subsequent false alarms per calendar year	\$2,000 each