

COLERAIN TOWNSHIP FEE SCHEDULE

Revised March 15, 2017

Fee Schedule is subject to change at any time per the Board of Supervisors

Failure to obtain a required permit for construction activities will result in a stop work order issuance and require a fee of 2X the permit fee.

ZONING

This is for zoning only and does not include applicable building permits

Shed- You may also need a building permit	\$ 25.00
Deck- You will also need a building permit	\$ 25.00
Fence	\$ 50.00
Above Ground Seasonal Pool-24" depth and greater+	\$ 45.00
Administrative Fee	\$ 15.00
Any enclosed roofed patio or deck is considered an addition and requires a building permit	

ZONING ISSUES

Zoning Hearing	\$ 750.00 plus \$ 4.00 per min over an hour
Petition for amendment to Zoning Ordinance or Map or request to re-zone	\$ 1,500.00
Challenge to Validity of Zoning Ordinance or Map	\$ 1,500.00 plus \$ 300 per hour, or part over an hour
Challenge to Zoning Officer's Decision	\$ 750.00 plus \$ 4.00 per min over an hour
Continuances	\$ 240.00 plus \$ 4.00 per min in addition to other fees
Zoning Appeal	\$ 750.00 plus \$ 4.00 per min over an hour

SIGNS- SEE ZONING OFFICER

RESIDENTIAL

DRIVEWAY PERMITS

New Driveway	\$ 65.00
Repave Existing Driveway (Only if increasing the area such as widening)	\$ 65.00
Administrative Fee	\$ 15.00

SWIMMING POOLS, SPAS & HOT TUBS

Above Ground Permanent (Plan Review, hydraulic calculations, bonding, site placement, and Certificate of Occupancy)	\$ 325.00
In Ground (Plan review, hydraulic calculations, bonding, concrete, electric, site placement barrier required, final, and Certificate of Occupancy)	\$ 505.00
Above Ground Seasonal Pool- 24" depth or greater	\$ 65.00
Above Ground Seasonal Pool- less than 24" in Depth (See Zoning Permit)	\$ 45.00
Hot Tub/Spa	\$ 65.00
Electrical Permit for Pool Pumps/Filer Operations	\$ 65.00
PA UCC Fee	\$ 4.00
Administrative Fee	\$ 15.00

All Pools, spas and hot tubs must meet the requirements of the 2012 International Swimming Pool and Spa Code which include American Standards for suction entrapment avoidance in swimming pools, wading pools, spas, hot tubs and catch basins. (PSP-7 2006)

SHEDS

Shed Permit	\$ 65.00
PA UCC Fee	\$ 4.00
Admin Fee	\$ 15.00

DECKS

Deck Permit	\$ 65.00
PA UCC Fee	\$ 4.00
Admin Fee	\$ 15.00

GENERATORS

Electrical Permit for Generator	\$ 65.00
PA UCC Fee	\$ 4.00
Admin Fee	\$ 15.00

NEW CONSTRUCTION

Per Inspection (<i>cost of construction has no bearing on permit cost</i>)	\$ 65.00
Plan Review	\$ 130.00
PA UCC Fee	\$ 4.00
Admin Fee	\$ 15.00

ROOFING

Per Inspection	\$ 65.00
Plan Review	\$ 65.00
PA UCC Fee	\$ 4.00
Administrative Fee	\$ 15.00

ELECTRICAL, MECHANICAL AND PLUMBING PERMIT

Per Inspection	\$ 65.00
PA UCC Fee	\$ 4.00
Administrative Fee	\$ 15.00

CERTIFICATE OF OCCUPANCY

New Residence	\$ 75.00
Resale- Not Required	

Re-Inspection Fees- Additional reviews, failed or additional inspections will be billed at a rate of \$ 65.00 per occurrence.

Inspections fees will be determined at the time of plan review. Fees will be determined by the number of required inspections per the PA UCC.

Rates used to determine costs for non-listed items, re-failed inspections, re-failed review of plans and other duties not included in the below schedule are as follows: \$ 65.00 per hour.

All Building Permits will have an additional fee added for the PA Uniform Construction Code which is \$ 4.00. This money gets turned into the Department of Community and Economic Development which is a Department of the State of PA.

COMMERCIAL

DRIVEWAY PERMITS-SEE ZONING OFFICER

DEMOLITION

Demolition Permit (Per Inspection, cost of demolition has no bearing on fee)	\$ 75.00
PA UCC Fee	\$ 4.00
Administrative Fee	\$ 15.00

SIGNS

Sign Permit- Up to 10 square feet	\$ 50.00
Each additional square foot	\$.050

NEW CONSTRUCTION

Per Inspection (cost of construction has no bearing on permit cost)	\$ 75.00
Plan Review hourly Fee	\$ 75.00
PA UCC Fee	\$ 4.00
Administrative Fee	\$ 15.00

GENERATORS

Electrical Permit for Generator	\$ 75.00
PA UCC Fee	\$ 4.00
Admin Fee	\$ 15.00

ROOFING

Per Inspection	\$ 75.00
Plan Review	\$ 75.00
PA UCC Fee	\$ 4.00
Administrative Fee	\$ 15.00

ELECTRICAL, MECHANICAL AND PLUMBING PERMIT

Per Inspection	\$ 75.00
Plan Review	\$ 130.00
PA UCC Fee	\$ 4.00
Administrative Fee	\$ 15.00

CERTIFICATE OF OCCUPANCY

New Commercial and Commercial Re-Sale	\$ 100.00
If re-inspections are required, additional fees may be applied	

Re-Inspection Fees- Additional reviews, failed or additional inspections will be billed at a rate of \$ 75.00 per occurrence.

Inspections fees will be determined at the time of plan review. Fees will be determined by the number of required inspections per the PA UCC.

Rates used to determine costs for non-listed items, re-failed inspections, re-failed review of plans and other duties not included in the below schedule are as follows: \$ 75.00 per hour.

All Building Permits will have an additional fee added for the PA Uniform Construction Code which is \$ 4.00. This money gets turned into the Department of Community and Economic Development which is a Department of the State of PA.

FARM STRUCTURES

**ALL FARM STRUCTURES FALL UNDER THE PA UCC CODE AND THEREFORE
MUST BE INSPECTED.**

NEW CONSTRUCTION

Per Inspection (Does not include Electrical, Mechanical or Plumbing) Cost of Construction has no bearing on permit cost)	\$ 65.00
Plan Review	\$ 130.00
PA UCC Fee	\$ 4.00
Admin Fee	\$ 15.00

ELECTRICAL, MECHANICAL AND PLUMBING PERMIT

Per Inspection	\$ 65.00
Plan Review	\$ 130.00
PA UCC Fee	\$ 4.00
Administrative Fee	\$ 15.00

SILOS

Per Inspection	\$ 65.00
Plan Review	\$ 130.00
PA UCC Fee	\$ 4.00

Administrative Fee	\$ 15.00
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MANURE PITS- MUST SUBMIT A STAMPED ENGINEERED PLAN

Plan Review	\$ 130.00
Inspections (Three at \$ 65.00 each)	\$ 195.00
PA UCC Fee	\$ 4.00
Administrative Fee	\$ 15.00

MISCELLANEOUS FEES/PERMITS

Home Occupation- Initial Fee	\$ 65.00
Holding Tank Inspection Fee	?
Fees for copying public records per page	\$.025
Blasting Permit	\$ 50.00
Soliciting and Canvassing Permit	?
Returned Check Charge	\$ 20.00
Missed Inspection Appointment- all missed inspection appointments without 24 hours prior notice	\$ 50.00
Mobile Home/Trailer Court Permit Annual Fee	\$ 50.00

MUNICIPAL CLAIMS AND COLLECTION FEES

Attorney's fees at the rate of \$ 125.00 per hour plus all costs of collection, including District Justice fees, service fees and filing fees with the Court of Common Pleas.

Initial review and prepare first demand letter	\$ 30.00
Prepare second and final demand letter	\$ 20.00
Prepare and file Civil Action with Magisterial District Justice	\$ 50.00
Prepare and file Municipal Lien with County Prothonotary	\$ 60.00
Prepare and file Lien Satisfaction	\$ 35.00
Attend any court appearance – Solicitor's Litigation rate	

STORM WATER

Please note that Storm Water has an accumulative effect; if you have done a previous project that had impervious coverage after May 5, 2014 it will be added to your new project and can possibly send you into a new “category”.

Please call the Zoning Officer Joe Chrisman at 610-721-2561 if you have any questions.

APPLICATION FEES

Application Fees are non-refundable and separate from escrow amounts required- Please use two Separate checks.

Storm Water Exemption	1000 sf and under	\$ 25.00
Small Project	1001 sf to 4999 sf	\$ 150.00
Large Project	5000 sf and over	\$ 300.00
Small Projects Seepage Pits	Three Inspections at \$ 65.00 each	\$ 195.00

ESCROW

The escrow monies are put into a Clearing account until the project is completed. You will be billed monthly for inspections and Engineer reviews. When all bills have been paid and your project has final approval your escrow money will be returned to you. Any questions about this procedure please call Carmen at 717-529-2570

Small Project	\$ 500.00
Large Project (Most Large Projects will require an Improvement Guarantee and you may not need to submit this in addition.)	\$ 1,000.00

ENGINEERING FEES

The Engineering firm appointed by the Board of Supervisors charges an hourly rate for review, inspection and other fees. They bill the Township monthly and the Township in turn bills the resident for that same amount. Below is a list of the most common:

Storm Water Engineer	\$ 75.00
Township Engineer	\$ 95.00
Inspector (Joe Chrisman)	\$ 65.00
Clerical	\$ 25.00

SALDO-(SUB-DIVISION AND LAND DEVELOPMENT ORDINANCE)

Application Fees are non-refundable and separate from escrow amounts required- Please use two Separate checks. Engineering, legal and other consultant review fees for SALDO applications, calculations, improvement inspections, escrow releases and stormwater are charged at the hourly rate approved by the Township at time of appointment.

Residential 3 lots/dwelling units or less

Escrow	\$ 2,500.00
Base Application Fee	\$ 550.00
PLUS Fee per lot/dwelling Unit	\$ 55.00

Residential 4 or more lots/dwelling units

Escrow	\$ 7,500.00
Base Application Fee	\$ 1,100.00
PLUS Fee per lot/dwelling unit	\$ 55.00

Non-Residential Preliminary/Final Combined Application (commercial, industrial, institutional, single lot, less than acre, one building, and no more than 2,000 square feet building foot print

Escrow	\$ 5,500.00
Base Application Fee	\$ 1,100.00

Non-Residential (commercial, industrial, and institutional)

Escrow	\$ 10,000.00
Base Application Fee PLUS fee per lot/unit	See Below
First 25,000 gross sq ft of floor space	\$ 28.00/1000 sq. ft.
From 25,001 to 50,000 gross sq ft of floor space	\$ 24.00 /1000 sq. ft.

Sketch Plan (All)

Administrative Fee	\$ 50.00
Escrow	\$ 100.00

Centerline Separation Plan

Administrative Fee	\$ 75.00
Escrow	\$ 250.00

Lot Add-On Plan

Administrative Fee	\$ 200.00
Escrow	\$ 500.00

Minor Land Development Plan

Administrative Fee	\$ 200.00
Escrow	\$ 500.00