

EPHRATA TOWNSHIP 2017 FEE SCHEDULE

Building and Zoning Permits

The following permit fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Residential – Single Family new construction, alterations, additions etc.

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

A fee of \$55.00 per hour will be charged for plan review of new construction and major addition projects.

A fee of \$55.00 per inspection is also required. Inspections include but are not limited to: Footer, Foundation, Framing, Electrical, Plumbing, Insulation, and Final (including issuance of a Certificate of Use and Occupancy).

Multi Family Residential / Commercial, Industrial and Institutional Projects

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

Uniform Construction Code Permit Review and Inspection Fees – All fees charged by ABI, Inc. in connection with plan review and inspections will be the responsibility of the applicant. ABI, Inc. current fee is attached.

Zoning Application Fees. The following application and appeal fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Zoning Hearing Board:

Special Exception and Variance request, interpretation or appeal - \$500.00

Validity challenge of the Zoning Ordinance - \$1,000.00

Board of Supervisors:

Conditional Use applications - \$500.00

Rezoning or curative amendment application - \$1,000.00

Subdivision and Land Development Fees

Plan Type	Administrative Fee	Escrow Account*
Sketch	\$200	\$500
Lot Add On	\$200	\$500
Revised Plan	\$200	\$500
Subdivisions		
(Preliminary or Final)		
Residential	\$200 + \$15/lot	\$1000 + \$50/lot
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/lot
Land Development		
(Preliminary or Final)		
Residential	\$200 + \$15/unit	\$1000 + \$50/unit
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/acre
Waiver Request of Plan Processing	\$100	\$250

* Escrow Account - Each applicant shall deposit with the Township an escrow account in the amount listed above at the time of filing an application. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Engineering and Solicitor Fees – Attached are the 2017 rates for the Township Engineering Firm, Rettew Associates, the Township Sewer Authority Engineering Firm, Becker Engineering and the Township and Authority Solicitor, Anthony Schimaneck from Morgan Hallgren Crosswell and Kane

Storm Water Permit Fees

Storm Water Management Plan Exemption – No Charge

Storm Water Management Plan – Minor Land Disturbance - \$150.00

Storm Water Management Plan – Major Land Disturbance - \$300.00 plus \$500 escrow*

* Each applicant shall deposit with the Township a sum in the amount of \$500.00 at the time of filing an application for approval of a major storm water management plan. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Other Fees:

Recording Fees. Any costs related to the recording of documents with the Recorder of Deeds of the County of Lancaster shall be paid by the applicant.

Reimbursement of Costs for acceptance of Dedication of Street. If a developer shall dedicate streets to the Township, developer shall, at developer's sole cost and expense, provide the Township with four copies of the recorded subdivision plan showing the street(s) to be dedicated; a copy of the recorded deed for the development (or portion thereof, which includes the street(s) to be dedicated) reflecting the current owner, previous owner, date of deed, and recording reference; a legal description for each street; right-of-way width and Cartway width for each street; the beginning and ending points for each street; the name and address of the legal owner(s) of the land to be dedicated; total centerline length of each street; subdivision plan

Copying Fees - \$.25 per copy for copies made at the Township. If outside copying service is used the actual cost incurred by the Township will be invoiced to the individual. Fees are required to be paid in full before copies are released.

Subdivision and Land Development Ordinance - \$25.00

Zoning Ordinance and Map - \$25.00

Zoning Map - \$5.00