

WEST LAMPETER TOWNSHIP
Lancaster County, Pennsylvania

2021 FEE SCHEDULE

OPEN RECORDS POLICY FEES

West Lampeter Township will charge the following fees for duplication of public records requests:

Black and White Duplication / Photocopy (paper copies)	\$ 0.25 per page per side
Black and White Duplication from electronic media to paper	\$ 0.25 per page per side
Color Duplication/Photocopy (paper copies less than 11X17)	\$ 0.50 per page per side
Large Format Duplication/Photocopy	\$10.00 per page per side up to actual cost
Duplication to electronic media—	actual cost
Postage for records mailed to requester	actual postage cost

In the event West Lampeter Township incurs additional costs, over and above those stated here, additional fees will be charged on actual cost. The Township will require prepayment if the total fees are estimated to exceed \$100.00.

REFERENCE MATERIALS

Code of Ordinances	\$150.00 paper / \$3.00 CD
Zoning Ordinance	\$16.00
Zoning Map	\$ 6.50
Storm Water Management Ordinance	\$10.00
Subdivision and Land Development Ordinance	\$10.00
Comprehensive Plan	\$100.00 paper / \$3.00 CD
Act 537	Township Engineer Costs

REFUSE & RECYCLING PROGRAM

Curbside pick-up	\$113.50 semi-annually
(senior discount of 4% and full-year payment discount of 2% available)	
Extra Service Tags	
Yellow/Extra Service	\$ 1.50
Orange/Tire	\$ 1.75
Red/Oversized Item	\$ 5.00
Blue/Appliance	\$15.00
Kraft Bags	\$ 0.50 each
Recycling Bins (5 gal)	\$ 6.00
Recycling Barrel (20 gal)	\$10.00
Recycling Carts	\$75.00

TOWNSHIP PERSONNEL & EQUIPMENT CHARGES (minimum 2 hours)

Public Works Department

Road Master/Public Works Director	\$60.00 per hour
Personnel (regular hours)	\$47.00 per hour per person
Personnel (overtime hours)	\$62.00 per hour per person
Mower	\$30.00 per hour*
Pick Up / Utility Truck	\$40.00 per hour*
Roller	\$50.00 per hour*
Dump Truck	\$65.00 per hour*
Backhoe/Loader	\$75.00 per hour*
Road Counters for Study	\$400.00 per road per week
*plus employee rate. Minimum two (2) hours.	

Police Department

Uniformed Personnel	\$80.00 per hour per person
Non-Uniformed Personnel	\$35.00 per hour per person

Community Development Department

Building Code Official	\$60.00 (regular) /\$80-(overtime) per hour per person
Zoning Officer	\$55.00 (regular) /\$75 (overtime) per hour per person
Stormwater Coordinator	\$115.00 (regular/overtime)

TOWNSHIP FACILITY USE CHARGES – VILLAGE PARK

- Inline skate rink - \$45 – resident, \$70 non-resident
- Basketball court – \$35 – resident, \$60 non-resident
- Baseball field - \$35 – resident, \$60 non-resident
- Multi-purpose field - \$35 – resident, \$60 non-resident
- Picnic pavilion - \$35 – resident, \$60 non-resident
- Amphitheatre - \$35 – resident, \$60 non-resident

(All of the above are based on a 3 hour period and certificates of insurance are required.)

Lampeter-Strasburg District area youth sports organizations - \$300 per season – certificate of insurance required

Lampeter-Strasburg District area sports tournaments - \$250/day – certificate of insurance required

Non Lampeter-Strasburg District area sports tournaments - \$350/day – certificate of insurance required

OTHER TOWNSHIP FEES

Interest may be charged on invoices 30 days past due or more.

Returned Check Fee (applies to all services) \$25.00 per returned check
(returned for non-sufficient funds, closed accounts)

Rejected ACH Online Payments \$25.00 per returned item

Dog Seizure Fee \$225.00

Amusement/Mechanical Device Tax \$150.00

Solicitation Fee \$50.00 application fee, renewable for up to five (5) consecutive monthly increments at \$10.00 per month.
\$5.00 permit fee for each mandatory identification card

Planning and Zoning Fees

HEARING (ZONING) FEES:

Variance (residential)	\$500.00, plus ½ cost of stenographer
Variance (non-residential)	\$600.00, plus ½ cost of stenographer
Special Exception (residential)	\$500.00, plus ½ cost of stenographer
Special Exception (non-residential)	\$600.00, plus ½ cost of stenographer
Appeals to the Decision of the Zoning Officer	\$500.00, plus ½ cost of stenographer
Multiple Hearing Application (for same property - residential)	\$700.00, plus ½ cost of stenographer
Multiple Hearing Application (for same property – non-residential)	\$800.00, plus ½ cost of stenographer
Procedural Challenge	\$500.00, plus ½ cost of stenographer
Conditional Use	\$650.00, plus ½ cost of stenographer
Rezoning	\$800.00, plus cost of legal advertising
Substantial Challenge of a Zoning Ordinance	\$800.00
Continuance of a Hearing (either before the Zoning Hearing Board or Board of Supervisors)	\$200.00, plus cost of legal advertising
Legal and Engineering Review Fees	Actual Costs Incurred

SUBDIVISION & LAND DEVELOPMENT FEES*

Pre-Application Meeting (MOU)	Actual costs incurred for legal and engineer review
Waiver from Land Development Ordinance (if not submitted as part of Preliminary or Final Plan)	\$100.00
Sketch Plan	\$450.00, plus actual legal and engineering costs incurred
Subdivision/Land Development Revisions (including Lot Add-on)	
Revised Subdivision & Land Development Plan <i>Application</i> Fee	\$450.00
Revised Subdivision & Land Development Plan <i>Escrow</i> Fee	\$1,000.00
Residential (including Agricultural Uses)	
Preliminary/Final Subdivision (ONLY) Plan <i>Application</i> Fee	\$350.00 + \$5.00/lot
Preliminary/Final Subdivision (ONLY) Plan <i>Escrow</i> Fee	\$1,000.00 + \$15.00/lot
Preliminary/Final Subdivision <u>and/or</u> Land Development Plan <i>Application</i> Fee	\$450.00 + \$15.00/lot
Preliminary/Final Subdivision <u>and/or</u> Land Development Plan <i>Escrow</i> Fee	\$1,500.00 + \$35.00/lot
Non-Residential & Multi-Family Residential	
Preliminary/Final Subdivision (ONLY) Plan <i>Application</i> Fee	\$500.00 + \$15.00/acre ¹
Preliminary/Final Subdivision (ONLY) Plan <i>Escrow</i> Fee	\$2,000.00 + \$50.00/acre ¹
Preliminary/Final Subdivision <u>and/or</u> Land Development Plan <i>Application</i> Fee	\$500.00 + \$20.00/acre ¹
Preliminary/Final Subdivision <u>and/or</u> Land Development Plan <i>Escrow</i> Fee	\$2,000.00 + \$75.00/acre ¹
Construction Inspection Fee (engineering review & inspection fee)	Actual cost incurred
Road Dedication (per street or any portion of street to be dedicated)	\$300.00

*For purposes of Application and Escrow fee calculations, if the plan ONLY involves the division of land, then subdivision application and escrow fees are used; if construction of any improvement(s) is/are included as a part of the plan, the fees shall be calculated using the subdivision and/or land development plan application and escrow fees.

If the actual total engineering and legal review cost incurred is less than the escrow received, a refund will be issued. If the escrow is diminished below \$500.00, an additional amount of deposit will be required to reimburse expenses and/or cover future engineering and legal review costs.

Legal and engineering fees are billed based on charges by the Township's consultants, whose fee schedules are hereby incorporated as a part of this Resolution (see Attachments).

Additional fees, such as stormwater management plan review, shall apply.

¹ per acre or portion thereof (portions of an acre will be rounded *up* to the next highest acre)

FEE-IN-LIEU OF PARKLAND DEDICATION

In accordance with Section 240-36 of the West Lampeter Township Code of Ordinances, the Township may, at its discretion, accept a fee-in-lieu of parkland dedication. The fair market value rate for the purchase of .04 acres (per dwelling unit) has been determined to be and hereby established at \$1,700.00.

STORM WATER MANAGEMENT

Exemption	No Fee
Small Project (1,001- 5,000 Square Feet) (Includes plan review and one inspection)	\$125.00 application fee
Additional Inspections for Small Projects	\$50.00 per inspection
Stormwater Management Plan	
Application Fee	\$500.00
Escrow	\$1,000.00

UTILITY CONNECTIONS

Sewer Connection Fee	Per Suburban Lancaster Sewer Authority
On-lot System	\$90.00
On-Lot Report	\$25.00 plus actual costs for violations
Water Connection Fee	Per City of Lancaster Fee Schedule
Appeal of Sewer Ordinance	\$150.00

ZONING PERMIT FEES – Applied to West Lampeter Township Permits

Zoning Use permits (alone and when required with construction permits)

New Residential	\$ 100.00 per unit
Existing Residential	\$ 60.00
New Commercial	\$ 175.00 per unit
Existing Commercial/Build Outs/Change of Use/ Temporary Use	\$ 75.00
Signs (additional construction fees may apply)	\$55.00 per sign
Accessory Structures (up to 400 square feet, fences, patios, and decks < 30 inches)	\$ 35.00
Accessory Structures (other than above)	\$ 35.00
Accessory Dwelling Units	\$ 50.00
Accessory Dwelling Units (annual fee)	\$ 25.00
Driveways (applied to re-paving, additional driveways and/or expansion of existing driveways)	
Residential	\$ 50.00
Commercial	\$ 100.00
Road Opening (on roadways dedicated to the Township)	\$ 60.00
Dumpster Placed on Township Roadway	\$ 20.00
Special Events	\$ 50.00

RESIDENTIAL CONSTRUCTION PERMIT FEES – Applied to West Lampeter Township Permits

Note 1: Permit fees not paid **within 90 days** of issuance shall be subject to a **10% penalty** (incurred monthly). Fees unpaid after **6 months** are subject to **lien**.

Note 2: Cancelled permits are subject to all applicable plan review fees (and late fees if not cancelled within 90 days of being issued).

Note 3: Work initiated without a building permit is subject to an **additional fee equal to 2x** the actual total building permit fee. In addition, work initiated without a building and/or zoning permit may be subject to appropriate **legal action** as provided by law.

Note 4: Consulting time including, but not limited to, legal preparation, court appearances, property maintenance inspections, life and safety inspections, rental inspections, will be billed at a rate of \$55/hr.

Residential Construction (One and Two Family) –Plus Zoning Permit Fees

New Homes - All space including living areas, mobile/manufactured homes garages, decks, patios, porches, finished basements	\$ 0.50 per square foot, <i>(minimum fee \$150.00, Includes plan review and up to 15 inspections)</i>
Additions, Renovations, Residential Accessory Structures over 400-sf of area or subject to UCC	\$ 55.00 per hour plan review <i>(minimum fee \$115.00, Plus inspections)</i>
Solar panels (ground and roof mounted.)	\$6.00 per \$1,000.00 of construction cost <i>(minimum fee \$ 150.00, includes plan review and 1 inspection)</i>
Above ground pool (including hot tubs and spas)	\$ 135.00 <i>(includes plan review and 2 inspections)</i>
Above ground pool with decking	\$ 220.00 <i>(includes plan review and 3 inspections)</i>
In-ground pool	\$ 275.00 <i>(includes plan review and 3 inspections)</i>
Temporary Bladder Pool (per installation)	\$ 35.00
Trade Inspections/Permits <i>(i.e. electrical, plumbing, fire, mechanical)</i>	\$ 60.00 per inspection/re-inspection
Demolition <i>(includes plan review)</i>	\$ 80.00
Permit Renewal <i>(maximum 2 times)</i>	\$ 25.00
State Mandated Education Fee - all building permits	\$ 4.50
Home Based Business Sign	\$35.00

COMMERCIAL CONSTRUCTION PERMIT FEES – Applied to West Lampeter Township and Contracted Municipalities

Note 1: Permit fees not paid **within 90 days** of issuance shall be subject to a **10% penalty** (incurred monthly). Fees unpaid after **6 months** are subject to **lien**.

Note 2: Work initiated without a building permit is subject to an **additional fee equal to 2x** the actual total building permit fee. In addition, work initiated without a building and/or zoning permit may be subject to appropriate **legal action** as provided by law.

Note 3: Cost of construction (COC) includes materials and labor.

Note 4: Cancelled permits are subject to all applicable plan review fees plus a \$100.00 administrative fee (and accrued monthly penalties if not cancelled within 90 days of issuance).

Note 5: Consulting time including, but not limited to, legal preparation, court appearances, property maintenance inspections, life and safety inspections, rental inspections, will be billed at a rate of \$75.00 per hour (minimum 2 hours).

Commercial / Mixed Use / Multi-Family Residential Construction / New Construction / Additions / Alterations –See-Additional zoning fees as applicable

\$0 - \$350,000 = COC	\$ 0.015* COC plus \$150.00 per hour plan review fee (<i>min. fee \$ 300.00</i>)
\$350,001 - \$1,000,000 = COC	\$ 0.015 * COC (plan review and all inspections)
\$1,000,001 - \$2,000,000 = COC	\$ 0.010 * COC (plan review and all inspections)
Over \$2,000,000 = COC	\$ 0.005 * COC (plan review and all inspections)
Municipal Building, Fire Company, EMS Service, Public/Private Schools (K-12) over \$1,000,000 COC	
New Construction	\$ 0.0025 * COC plus \$150.00 per hour plan review fee
Municipal Building, Fire Company, EMS Service, Public/Private Schools (K-12) over \$1,000,000 COC	
Additions / Alterations	\$ 0.003 * COC plus \$150.00 per hour plan review fee
Accessibility Review (plan review and inspections)	\$300.00
Demolition (plan review and 1 inspection)	\$ 150.00
Fire Alarm (plan review only)	\$ 200.00
Fire Sprinkler (plan review only)	\$ 300.00
Electrical Service 200 amps or less (plan review only)	\$ 150.00
Electrical Service over 200 amps (plan review only)	\$ 250.00
Hood & Duct System (plan review only)	\$ 300.00
Roofing (plan review only)	\$ 150.00 per hour
Sign Plan Review	\$ 75.00 per ½ hour
Fireworks Display (plan review only and inspections)	\$ 75.00

Temporary Tent / structure / mobile trailer (plan review and inspections)	\$ 75.00
As-built drawings / Resubmittals	\$ 150.00 per hour plan review
Inspections / Permits (i.e. plumbing, mechanical, signs, re-inspections, etc.)	\$ 80.00 per inspection
Permit Renewal	\$ 100.00
State Mandated Educational Fee – all building permits	\$ 4.50
Building Code Board of Appeals	
Application for hearings (non-refundable)	\$ 500.00
Property Maintenance Appeal	
Application for hearings (non-refundable)	\$ 200.00

RESIDENTIAL CONSTRUCTION PERMIT FEES – Applied to Contracted Municipalities

Note 1: Cancelled permits are subject to all applicable plan review fees.

Note 2: Consulting time including, but not limited to, pre-construction meetings, legal preparation, court appearances, property maintenance inspections, life and safety inspections, rental inspections, will be billed at a rate of \$65.00 per hour.

Residential Fees (One and Two Family)

New Homes	
Plan review	\$ \$55.00 per hour (min. \$160.00)
Per Inspection	\$ 65.00
Additions, Renovations, Accessory Structures	
Plan review	\$ 55.00 per hour
Per inspection	\$ 65.00
Manufactured Home/Mobile Home	\$ 300.00 (includes plan review and 3 inspections)
Solar panels (ground and roof mounted)	\$ 6.00 per \$1,000.00 of total construction value (minimum fee \$ 150.00)
Pools	
Above-ground pools, hot tubs, spas	\$ 140.00 (includes plan review and 1 inspection)
Above-ground pools with decking	\$ 220.00 (includes plan review and 2 inspections)
In-ground pools	\$ 275.00 (includes plan review and 3 inspections)
Bladder/storable pools (per installation)	\$ 40.00
Inspections / Permits (i.e. electrical, plumbing, fire, mechanical)	\$65.00 per inspection