

West Brandywine Township

Board of Supervisors

John W. Cassels, Jr., *Chairman*

Joseph M. Morris, *Vice-Chairman*

Charles A. Dobson, *Member*

Dale Barnett., *Township Manager*

RESOLUTION NO. 05-2020 **Zoning and Land Development Fee Schedule**

WHEREAS, the Municipalities Planning Code of 1968, as amended by Act 170 of 1988, provides inter alia at Section 503 that ordinances adopted pursuant to such Code may contain provisions for the charging of review fees and that such review fees may include reasonable and necessary charges by the Municipality's professional consultants and engineers, and

WHEREAS, the said Municipalities Planning Code further provides at Section 510 (g) that a municipality may prescribe that the applicant reimburse the municipality for all reasonable and necessary expense incurred in the inspection of improvements made pursuant to the Subdivision and Land Development Ordinance, and

WHEREAS, the West Brandywine Township Subdivision and Land Development Ordinance at Section 1002 provides, inter alia, that the amount of application fee and deposit for the cost of the Township's professional consultant and engineer will be fixed by resolution adopted by the Board of Supervisors,

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of West Brandywine Township hereby establishes the initial amount of and procedure for determining and securing payment of filing and review fees with reference to all applications filed pursuant to the Township Subdivision and Land Development Ordinance:

- A. Filing Fees – At the time of filing an application for review pursuant to the Township Subdivision and Land Development Ordinance, the applicant shall pay to the Township a non-refundable filing fee and/or application fee as more particularly provided in paragraph C hereafter.
- B. In addition to the filing fee provided for above, any application filed pursuant to the Township Subdivision and Land Development Ordinance shall be accompanied by a deposit of funds to be applied to the cost, of review of such application by the Township's consultants and engineers. The initial amount of such deposit and the minimum balance to be maintained for various applications is more particularly set forth in paragraph C hereafter. The amount of such initial deposit, and any revisions to such amount, have been and will be based on a good faith estimate made by the Township in consultation with its consultants and engineers, and reflects the customary and usual rate or charge for such services in the area, but in no event will such rate or charge exceed the usual rate charged to the Township by such consultants and engineers. Applicants shall be responsible for reimbursement to West Brandywine Township for all costs of Township consultant and engineering reviews in accordance with the Pennsylvania Municipalities Planning Code. Said costs shall be based upon applicable fees and charges actually charged by the consultants to West Brandywine Township.
- C. Schedule of Current Application, Filing and Review Fees
 1. Zoning Hearing and Building Appeals Application Submissions
 - a. Residential

- 1). Variance - \$1500.00
- 2). Special Exception - \$1500.00
- 3). Appeal - \$1500.00
- 4). Each continuous - \$575.00
- b. Rural Mixed-Use
 - 1). Variance - \$1,500.00
 - 2). Special Exception - \$1,500.00
 - 3). Appeal - \$1,500.00
 - 4). Each continuous - \$575.00
- c. Medical Services & Institutional
 - 1). Variance - \$1,500.00
 - 2). Special Exception - \$1,500.00
 - 3). Appeal - \$1,500.00
 - 4). Each continuous - \$575.0
- d. Limited Industrial
 - 1). Variance - \$1,500.00
 - 2). Special Exception - \$1,500.00
 - 3). Appeal - \$1,500.00
 - 4). Each continuous - \$575.00

2. Conditional Use Application Submissions

- a. Applications for Home Occupation
 - 1). Minor - \$1,500.00
 - 2). Major - \$1,500.00
- b. Applications for single family dwellings- \$1,725.00
- c. Applications for multi-family dwellings- \$1,725.00
- d. Applications for mixed family dwellings- \$2,000.00
(single family, two-family, multi-family)
- e. Applications for Rural Mixed-Use - \$2,250.00
- f. Applications for Medical Services& Institutional- \$2,250.00
- g. Applications for Limited Industrial- \$2,250.00
- h. Additional hearing continuance fee- \$575.00

3. Subdivision Applications

- a. A plan showing lot line changes for one lot;
 - Filing Fee - \$275.00
 - Escrow - \$850.00 Initial Deposit
 - \$300.00 Minimum Balance
- b. A plan showing from one (1) lot into two (2) lots;
 - Filing Fee - \$575.00
 - Escrow - \$1,750.00 Initial Deposit
 - \$1,000.00 Minimum Balance
- c. A plan showing three (3) through five (5) lots;
 - Filing Fee - \$575.00 for the first two (2) lots, plus \$80.00 for each additional lot
 - Escrow - \$2,000.00 Initial Deposit
 - \$1,000.00 Minimum Balance
- d. A plan showing from six (6) through ten (10) lots;
 - Filing Fee - \$850.00 for the first five (5) lots, plus \$80.00 for each additional lot
 - Escrow - \$3,000.00 Initial Deposit
 - \$1,000.00 Minimum Balance
- e. A plan showing eleven (11) lots or more;

- Filing Fee - \$1,250.00 for the first ten (10) lots, plus \$80.00 for each additional lot
- Escrow - \$5,000.00 Initial Deposit for the first ten (10) lots plus \$125.00 for each additional lot
\$1,250.00 Minimum Balance
- f. A plan showing multiple family dwellings, i.e., townhouses, apartments, duplexes, twins, etc.
 - Filing Fee - Zero (0) through five (5) acres - \$1,250.00 plus \$75.00 per dwelling unit
Six (6) through ten (10) acres - \$1,750.00 plus \$75.00 per dwelling unit
Eleven (11) acres and more - \$2,250.00 plus \$75.00 per dwelling unit
 - Escrow - \$10,000.00 Initial Deposit plus \$75.00 for each dwelling unit
\$2,500.00 Minimum Balance

4. Land Development Plan

- a. A plan showing less than one (1) acre of development;
 - Filing Fee - \$575.00
 - Escrow - \$1,750.00 Initial Deposit
\$500.00 Minimum Balance
- b. A plan showing from one (1) acre through and including five (5) acres of development;
 - Filing Fee - \$850.00 for the first acre plus \$150.00 for each additional acre
 - Escrow - \$3,500.00 for the first acre plus \$275.00 for each additional acre
\$750.00 Minimum Balance
- c. A plan showing from six (6) through and including ten (10) acres of development;
 - Filing Fee - \$1,750.00 for the first five (5) acres plus \$125.00 for each additional acre
 - Escrow - \$5,000.00 for the first five (5) acres plus \$275.00 for each additional acre
\$1,500.00 Minimum Balance
- d. A plan showing eleven (11) acres or more of development;
 - Filing Fee - \$2,500.00 for the first ten (10) acres plus \$125.00 for each additional acre
 - Escrow - \$7,000.00 for the first ten (10) acres plus \$275.00 for each additional acre.
\$2,000.00 Minimum Balance

D. Improvement Inspection Expense - Any person making improvements pursuant to an approved Subdivision and Land Development Application and Plan shall provide for the reimbursement of the Township for the reasonable and necessary expense incurred by the Township for inspection of all such improvements in the following manner. Prior to the issuance of any permit for commencement of any improvement, the applicant/developer/contractor shall deposit funds with the Township to secure the payment of the cost of inspection in accordance with the schedule set forth in E below. The initial required deposit, and any revisions thereto, shall be based on the good faith estimate of the Township made in consultation with its engineers or other

applicable consultants and shall be based on the usual charge for such services in the area, but in no event shall such charge exceed the usual rate charged to the Township for such service.

1. Schedule of Current Improvement Inspection Fees

a. Subdivision Application (cash escrows with Township)

The Township, in reviewing the amount to be escrowed as part of the financial security for the construction of all subdivision improvements, shall among other things consider the anticipated engineer costs to inspect the construction of the improvements, which fees will be incurred as said construction is undertaken. The Township Engineer shall furnish to the Township an estimate of the anticipated fees.

1. For other administrative and consultants in addition to all Engineering fees;

Escrow -	\$175.00	per lot
	\$500.00	Minimum Balance

b. Land Development (cash escrows with Township)

The Township in reviewing the amount to be escrowed as part of the financial security for the construction of all a land development improvements shall among other things consider the anticipated engineer costs to inspect the construction of the improvements, which fees will be incurred as said construction is undertaken. The Township Engineer shall furnish to the Township an estimate of the anticipated fees. For other administrative and consultants in addition to all the Engineer's Fees;

1. A plan showing less than one (1) acre of development;

Escrow	\$3,500.00	Initial Deposit
	\$750.00	Minimum Balance

2. A plan showing from one (1) acre through and including five (5) acres of development;

Escrow	\$6,000.00	Initial Deposit
	\$1,500.00	Minimum Balance

3. A plan showing from six (6) through and including ten (10) acres of development;

Escrow -	\$7,500.00	Initial Deposit
	\$1,750.00	Minimum Balance

4. A plan showing eleven (11) acres or more of development;

Escrow -	\$15,000.00	Initial Deposit
	\$3,500.00	Minimum Balance

E. All escrows will be set up in a non-interest bearing account unless otherwise noted.

F. The Township shall charge a ten (10) percent administrative fee for the processing and mailing of all bills and/or checks associates with the review of Subdivision and Land Development Submissions by the Township appointed engineer and other professional Consultants, of which shall be deducted from the established escrows upon receipt of monthly invoices from the Township's engineers and professional consultants.

This Resolution shall replace all previous resolutions pertaining to the submission applications to the Township under the Municipalities Planning Code, the Township's Zoning and Subdivision and Land

Development Ordinances and the adopted IBC for the Building appeals.

RESOLVED, this 6th day of January, 2020 by the West Brandywine Township Board of Supervisors.

ATTEST:

BOARD OF SUPERVISORS

Linda Forni

Secretary

Seal

John W. Cassady, Jr.

Chairman

Joseph M. M...is

Vice-Chairman

Ch...elle

Supervisor