

## West Goshen Township Fee Schedule

### Effective July 12, 2021

Applications are available online at [www.westgoshe.org](http://www.westgoshe.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)

**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. <b>New Construction – Single family dwelling, semi-detached dwellings and outbuildings</b><br>Including additions to residential dwellings unless otherwise noted:   | \$250 (minimum)       |
| 2. <b>Mobile Homes</b> – (includes Plumbing Fee for potable water connection)   | \$200                 |
| 3. <b>Alterations, Additions and Accessories and Structural Roof Changes</b><br>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.  | \$100 (minimum)       |
| 4. <b>New</b><br>Plumbing, HVAC, Alarms, Sprinklers and any permanent systems   | \$150 (minimum)       |
| 5. <b>Replacement</b><br>Plumbing, HVAC, Alarms, Sprinklers, and any permanent systems  | \$100 (minimum)       |
| 6. <b>Electrical</b><br><i>Inspections are performed by an approved third-party agency.</i>   | \$100 (minimum)       |
| 7. <b>Residential Roof Mounted Solar Panels (plus Electrical Permit)</b><br>(building permit and electric permit required)  | Fee Waived            |
| 8. <b>Re-Roofing</b> (Non-Structural)   | \$100                 |
| 9. <b>Sheds</b>   | \$100                 |
| 10. <b>Fence</b> (fences over 6 feet in height require a variance)  | \$100                 |
| 11. <b>Flagpoles</b> (all permit fees are waived for the installation of a flagpole on a residential lot)   |                       |
| 12. <b>Temporary Trailers</b> (limited to six months)   | \$100                 |
| 13. <b>Tents</b> (limited to six months)  | \$50                  |
| 14. <b>Permanent Above-Ground Pool / Hot Tubs</b> (over 24 inches of water depth)   | \$100                 |
| 15. <b>In-Ground Pool</b> (requires a Soil & Erosion Permit)  | \$100 (minimum)       |
| 16. <b>Electrical</b> (required for new connection for pools or hot tubs) (Third-party inspections)   | \$75                  |
| 17. <b>Demolition</b> (fee based per structure)   | \$100                 |
| 18. <b>Use &amp; Occupancy Permit</b> (new construction)<br>No permit required for residential resale   | \$150                 |
| 19. <b>Emergency Use &amp; Occupancy Permit</b> (three days or less notice – plus fee above)  | \$100                 |
| 20. <b>Renewal of expiring building permit with no changes to plan</b>  | \$50                  |
| 21. <b>Temporary Use &amp; Occupancy Permit</b>   | \$50                  |
| 22. <b>Use &amp; Occupancy Permit – Additions</b>   | \$75                  |
| 23. <b>Re-Inspections</b> (any additional inspections beyond two)<br>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. | \$75                  |
| 24. <b>Code Violations</b><br>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

**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. <b>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).</b>  | <b>\$450 (minimum)</b>       |
| 2. <b>Alterations, Additions and Accessories and Structural Roof Changes</b><br>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.  | <b>\$450 (minimum)</b>       |
| 3. <b>New &amp; Replacement</b><br>Plumbing, HVAC, Alarms, Sprinklers and any permanent systems.  | <b>\$250 (minimum)</b>       |
| 4. <b>Electrical</b><br>Inspections are performed by an approved third-party agency.  | <b>\$75</b>                  |
| 5. <b>Re-Roofing (Non-Structural)</b>   | <b>\$350</b>                 |
| 6. <b>Temporary Office Trailers or Buildings (limited to six months)</b>  | <b>\$325</b>                 |
| <b>Tents (limited to six months)</b>  | <b>\$175</b>                 |
| 7. <b>Fence (fences over 6 feet in height require a variance)</b>   | <b>\$350</b>                 |
| 8. <b>Cell Towers (new installations)</b>   | <b>\$450 (minimum)</b>       |
| 9. <b>Antennae (co-locating on existing structure (fee based per antennae))</b>   | <b>\$175</b>                 |
| 10. <b>Satellite Dish or similar structure</b>  | <b>\$200</b>                 |
| 11. <b>Demolition (fee based per structure)</b>   | <b>\$200</b>                 |
| 12. <b>Use &amp; Occupancy</b>  |                              |
| 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                         |
| 13. <b>Signs on roof or wall</b>  | <b>\$125</b>                 |
| 14. <b>Free standing sign over six feet</b>   | <b>\$450</b>                 |
| 15. <b>Free standing sign under six feet</b>  | <b>\$225</b>                 |
| 16. <b>Temporary Commercial Sign</b>  | <b>\$75</b>                  |
| 17. <b>Re-Inspections (any inspection beyond 2)</b><br>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. | <b>\$75</b>                  |
| 18. <b>Code Violations</b><br>Starting construction without proper or issued permits  | <b>Permit Fee is Doubled</b> |

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**III. 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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|            |   |  |
|------------|---|--|
| <b>IV.</b> | <b><u>Board of Supervisors Hearings</u></b>               |  |
|            | 1. Inter-Municipal liquor license transfer                | \$1,000  |
|            | 2. Conditional Use  | \$2,000  |
|            | 3. Application to Amend Zoning Ordinance or Map           | \$3,500  |
|            | 4. Curative Amendment                                     | \$4,000  |
|            | 5. Special Encroachment Permit                            | \$1,000  |
|            | 6. Additional Hearing (per Hearing)                       | \$500  |
| <b>V.</b>  | <b>Zoning Hearing Board</b>                               |  |
|            | 1. Application Fee – Residential                          |  |
|            | a. Variance   | \$800  |
|            | b. Special Exception                                      | \$800  |
|            | c. Appeal from Zoning Officer, Township Engineer or other | \$800  |
|            | 2. Application Fee- Commercial / Industrial / Medical     |  |
|            | a. Variance   | \$2,000  |
|            | b. Special Exception                                      | \$2,000  |
|            | c. Appeal from Zoning Officer, Township Engineer or other | \$2,000  |
|            | 3. Validity Challenge (Ordinance / Map)                   | \$2,000  |
|            | 4. Additional Hearings (per Hearing)                      | \$500  |
| <b>VI.</b> | <b><u>Subdivision and Land Development*</u></b>           |  |
|            | 1. Subdivision Application                                | \$250  |
|            | a. Up to 3 lots   | \$1,250 plus \$100 per lot   |
|            | b. 3 or more lots   | \$2,250 plus \$100 per lot   |
|            | c. Lot line change  | \$500  |
|            | 2. Subdivision Review                                     |  |
|            | a. Up to 3 lots   | \$1,250  |
|            | b. 4 or more lots but less than 20 lots                   | \$3,250  |
|            | c. Over 20 lots   | \$3,250 plus \$275 per lot   |
|            | d. Lot line change  | \$500  |
|            | 3. Land Development Application                           |  |
|            | a. Up to 1 acre   | \$1,000 plus \$150 per building  |
|            | b. Over 1 acre  | \$2,000 plus \$150 per building<br>and \$75 per additional acre<br>over 1 acre         |
|            | 4. Amended Subdivision Plan Submission                    | \$500  |
|            | 5. Land Development Review                                |  |
|            | a. Up to 1 acre   | \$1,000 plus \$150 per building  |
|            | b. Over 1 acre  | \$3,000 plus \$150 per building<br>and \$75 per additional acre<br>or part over 1 acre |
|            | 6. Waiver of Land Development                             | \$150  |
|            | 7. Standard Deposit for any Developer Projects            | \$5,000  |
|            | Escrow Deposit for a Single Residential Sewer Lateral     | \$1,500  |

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**VII. Erosion & Sedimentation**

- |    |  |  |                       |
|----|--|--|-----------------------|
| 1. | Residential (required if disturbing more than 6 inches of earth) |  |                       |
|    | a. Application Fee   |  | \$100                 |
|    | b. Review – Grading, Drainage or Erosion Control                 |  | \$200                 |
| 2. | Single Family Home – New Construction                            |  |                       |
|    | a. Application Fee   |  | \$150                 |
|    | b. Review  |  | \$500                 |
| 3. | Multi-Family – Up to 5 units                                     |  |                       |
|    | a. Application Fee   |  | \$200                 |
|    | b. Review  |  | \$750                 |
| 4. | Multi-Family – 6 units or more                                   |  |                       |
|    | a. Application Fee   |  | \$200                 |
|    | b. Review  |  | \$1,250               |
| 5. | In-Ground Pool   |  | \$100                 |
| 6. | Forestry   |  | \$100                 |
| 7. | Driveway   |  |                       |
|    | a. Application Fee   |  | \$50                  |
| 8. | Code Violations  |  |                       |
|    | Starting construction without proper or issued permits           |  | Permit fee is doubled |
| 9. | Non-Residential (Commercial / Institutional)                     |  |                       |
|    | a. Applications less than 1 acre                                 |  |                       |
|    | 1. Application Fee   |  | \$300                 |
|    | 2. Review Fee  |  | \$1,000               |
|    | b. Applications more than 1 acre                                 |  |                       |
|    | 1. Application fee   |  | \$300                 |
|    | 2. Review  |  | \$2,000               |
|    | c. Additional reviews beyond 2                                   |  | 50% Review Fee        |
|    | Starting construction without proper or issued permits           |  | Permit Fee is doubled |

**VIII. WACOG Board of Appeals**

- |    |                         |  |       |
|----|-------------------------|--|-------|
| 1. | 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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|------------|---|------------------|
| <b>IX.</b> | <b><u>Recycling Toters / Trash Toters</u></b>   |                  |
|            | 1. Replacement 65-gallon recycling toter  | \$75             |
|            | 2. Replacement 65-gallon trash toter  | \$75             |
| <b>X.</b>  | <b><u>Utilities – Sewer / Trash Fees (billed quarterly in arrears, combined utility bill)</u></b> |                  |
|            | 1. Trash  |                  |
|            | a. Face Amount  | \$85             |
|            | b. Late Fee (10% Penalty)   | \$8.50           |
|            | 2. Sewer – Effective January 1, 2019  |                  |
|            | a. Face Amount  | \$105            |
|            | b. Late Fee (10% Penalty)   | \$10.50          |
|            | <i>Note: 0.75% additional penalty is added each month on an unpaid balance.</i>                   |                  |
| <b>XI.</b> | <b><u>Parks Fees</u></b>  |                  |
|            | 1. Picnics  |                  |
|            | a. 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  | \$150            |
|            | 2. Picnics  |                  |
|            | 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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|              |  |   |
|--------------|--|---|
| <b>XII.</b>  | <b><u>Police Department Service Fees</u></b>   |   |
|              | <b>A. Alarm Permit</b>   |   |
|              | 1. Alarm Fee Registration  | \$25  |
|              | 2. Annual Renewal (amount reflects on-time payment only)                               | \$10  |
|              | <b>B. False Alarms</b>   |   |
|              | 1. 1 <sup>st</sup> false alarm per calendar year                                       | Warning   |
|              | 2. 2 <sup>nd</sup> & 3 <sup>rd</sup> false alarm per calendar year                     | \$50 per alarm  |
|              | 3. 4 <sup>th</sup> – 7 <sup>th</sup> false alarm per calendar year                     | \$100 per alarm   |
|              | 4. 8 <sup>th</sup> & subsequent false alarm per calendar year                          | \$200 per alarm   |
|              | <b>C. Solicitation / Transient Retailers Permit</b>                                    | \$50 per permit   |
|              | <b>D. Temporary Parking Permits</b>  | \$10  |
|              | <b>E. Police Department Copies</b>   |   |
|              | 1. Incident Reports  | \$5   |
|              | 2. Photographs   | Cost of document  |
| <b>XIII.</b> | <b><u>Fire Marshall Service Fees</u></b>   |   |
|              | <b>A. Fire Investigation Report</b>  | \$50  |
|              | <b>B. Fire Building Inspections, up to 3,499 square feet</b>                           | \$50  |
|              | <b>C. Fire Building Inspections, 3,500 to 7,500 square feet</b>                        | \$75  |
|              | <b>D. Fire Building Inspections, over 7,500 square feet</b>                            | \$100   |
|              | <b>E. Re-Inspection Fee</b>  | \$50  |
|              | <b>F. Late false alarm inspection fee invoice:</b>                                     | \$100 each  |
|              | <b>G. Fire Marshall Training Request</b>   |   |
|              | 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   |
| <b>XII.</b>  | <b><u>Administrative Services</u></b>  |   |
|              | <b>A. Copying of Township Records</b>  | \$.25 per page  |
|              | 1. Photocopies (made in-house)   | Cost of document  |
|              | 2. Any document taken to outside vendor for photocopying                               | \$5 per sheet   |
|              | 3. Certified copies  |   |
|              | 4. Sale of Plans / Ordinances  | \$30  |
|              | a. Township Code (CD Format)   | \$30  |
|              | b. Comprehensive Plan (paper copy)   | \$5   |
|              | c. Comprehensive Plan (CD Format)  | \$25  |
|              | d. Subdivision Ordinance (Chapter 72)  | \$40  |
|              | e. Zoning Ordinance (with map if requested)  | \$5   |
|              | f. Zoning Map  | \$.25 per page  |
|              | 5. Right-To-Know Request Photocopies   |   |
|              | 6. Postage / Mailing Costs   |   |
|              | a. Includes envelope, label and postage by weight at current rate                      |   |
|              | 7. Room Rental Services (per occurrence)   | \$35 / Small Conference Rooms<br>\$50 / Main Meeting Room |

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|               |   |                          |
|---------------|---|--------------------------|
| <b>XV.</b>    | <b><u>Certification Fees</u></b>  |                          |
|               | 1. Sewer Certification  | \$5                      |
|               | 2. Trash Certification  | \$5                      |
|               | 3. Real Estate Tax Certification  | \$5                      |
|               | 4. Real Estate Tax Certification for Senior Citizen Rebate Qualifier  | \$2                      |
|               | 5. Zoning Certification / Compliance Determination  | \$150                    |
| <b>XVI.</b>   | <b><u>Returned Checks (per occurrence)</u></b>  | <b>\$25</b>              |
| <b>XVII.</b>  | <b><u>Residential Rental Inspection Program Fees</u></b>  |                          |
|               | 1. Inspection Fee (per tenant change) per inspection for any inspection beyond the 1 <sup>st</sup> 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                    |
| <b>XVIII.</b> | <b><u>False Fire Alarm Fees</u></b>   |                          |
|               | 1. 1 <sup>st</sup> false alarm per calendar year:   | Warning                  |
|               | 2. 2 <sup>nd</sup> false alarm and 3 <sup>rd</sup> false alarm per calendar year:                                       | \$50 each                |
|               | 3. 4 <sup>th</sup> false alarm through 7 <sup>th</sup> false alarm per calendar year:                                   | \$250 each               |
|               | 4. 8 <sup>th</sup> false alarm and subsequent false alarms per calendar year:   | \$500 each               |