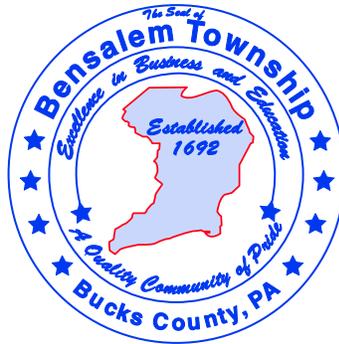


Fee Schedule

Bensalem Township Building and Planning Fee Schedule

March 1, 2024



ADOPTED February 26, 2024
RESOLUTION #2024-04

A RESOLUTION OF THE COUNCIL OF BENSALEM TOWNSHIP, BUCKS COUNTY, AMENDING THE TOWNSHIP FEE SCHEDULE FOR BUILDING PERMIT INSPECTIONS, PLUMBING PERMIT FEES, SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS AND OTHER RELATED FEES, AND AMENDING THE TOWNSHIPS FEE SCHEDULE FOR FIRE RESCUE'S OFFICE AND OTHER RELATED FEES.

WHEREAS, THE BUILDING AND PLANNING STAFF OF BENSALEM TOWNSHIP HAS CONDUCTED A SURVEY TO ASCERTAIN THE COST OF ADMINISTERING BENSALEM TOWNSHIP CODES AND ORDINANCES TO ENSURE THAT THE COST OF OPERATION OF THE CODE AND ENFORCEMENT DEPARTMENT AND TOWNSHIP ARE SUFFICIENT TO COVER THE COST OF ADMINISTERING THE AFORESAID CODES AND ORDINANCES AND THE COST OF OPERATION OF THE ZONING HEARING BOARD.

NOW, THEREFORE, IT IS RESOLVED BY THE BENSALEM TOWNSHIP COUNCIL OF BENSALEM TOWNSHIP THAT THIS FEE SCHEDULE OF BENSALEM TOWNSHIP SHALL BE AS FOLLOWS:

TABLE OF CONTENTS

	Page
I. APPLICATION REVIEW FEE	5
II. ZONING PERMIT/CERTIFICATION FEE	5
III. BUILDING PERMIT FEE	
COMMERCIAL; NEW AND ADDITIONS	5
ENERGY; NEW AND ADDITIONS	5
ACCESSIBILITY; NEW AND ADDITIONS	5
PRE- MANUFACTURED DWELLING	5
SOLAR PANELS	6
MODULAR DWELLINGS	6
ACCESSARY STRUCTURES	6
FOOTING AND FOUNDATION	6
REROOFING	6
RESIDING	
IV. PLUMBING PERMIT FEES	
NEW CONSTRUCTION	7
V. HEATING, AIR CONDITIONING, MECHANICAL	
NEW CONSTRUCTION	7
VI. ELECTRICAL PERMIT FEES	
NEW CONSTRUCTION	7
VII. OCCUPANCY PERMIT FEES	
RESIDENTIAL	8
APARTMENTS	8
MOTELS/HOTELS	8
MOBILE HOMES	9
COMMERCIAL OR INDUSTRIAL	9
OPEN CONSTRUCTION (KIOSK)	9
VIII SUBDIVISION AND LAND DEVELOPMENT/ZONING HEARING BOARD FEES	
SUBDIVISION & LAND DEVELOPMENT	10
ZONING HEARING BOARD	11
IX NEW AND RESTORATION PERMIT FEES	
UNIMPROVED/IMPROVED SURFACES	12
SIDEWALKS/APRONS/CURBS	12

X MISCELLANEOUS	
POOLS	12
DRIVEWAYS	12
SIGNS	13
ZONING CERTIFICATION	13
RESEARCH REQUEST	13
CONSULTATIONS	13
ALTERATION OF LAND	13
WAIVER OF CURB AND SIDEWALKS	13
VENDING MACHINE	14
JUNK YARDS	14
SOLICITORS/PEDDLERS	14
CONTRACTORS	14
WASTE HAULERS	14
LIQUOR LICENSE	14
CHIMNEY, DUCTS & FIREPLACES	14
ESCROW	14
NOTES	15
PENALTIES	16
XI FIRE RESCUE DEPARTMENT	16 thru 20
XII PUBLICATIONS OF FEE SCHEDULE	20
XIII REDUCTION OF FEES	21

SECTION I APPLICATION REVIEW FEE (NON-REFUNDABLE)

Upon the submission of an application, an application fee (as noted below) shall be paid and is non-refundable.

(1) Single Family Residential Permit	\$15.00 Single Discipline
All others - Commercial, Ind., Multi-Family, etc. Permit	\$125.00 Multiple Discipline \$50.00
(2) Certificate of Zoning	\$10.00
(3) Electrical, H.V.A.C., Plumbing (not submitted with building permit)	\$15.00
(4) Occupancy Permit Residential	\$15.00
Occupancy Permit Commercial	\$25.00
Occupancy Permit Apartment	\$15.00
(5) Sign Permit	\$25.00
(6) All other individual permits (not mentioned above)	
Residential	\$15.00
Commercial	\$50.00

SECTION II ZONING PERMIT OTHER THAN FOR BUILDING PERMITS

(1) Residential - Single Family	\$ 95.00 plus App. Fee
(2) All others - Comm., Ind., Multi-Family, Etc.	\$175.00 plus App. Fee
(3) Zoning Certification; Commercial or Residential	\$ 95.00 plus App. Fee

SECTION III BUILDING/ENERGY/ ACCESSIBILITY PERMIT & INSPECTION FEE

For Residential Permits refer to Code Inspections Inc. Residential Application and Fee Schedule

(1) COMMERCIAL/INDUSTRIAL/INST. BUILDING PERMIT PLAN REVIEW AND INSPECTION FEE

\$480 plus 35¢ per square foot of floor area or each fraction of floor area, up to and including 100,000 sq./ft. Additional square footage over 100,000 sq./ft shall be 8.5¢ per sq./ft or fraction thereof.

(2) COMMERCIAL/INDUSTRIAL/INST. ENERGY PERMIT PLAN REVIEW AND INSPECTION FEE

\$78 plus 6¢ per square foot of floor area or each fraction of floor area, up to and including 100,000 sq./ft. Additional square footage over 100,000 sq./ft shall be 3.5¢ per sq./ft or fraction thereof.

(3) COMMERCIAL/INDUSTRIAL/INST ACCESSIBILITY PERMIT PLAN REVIEW AND INSPECTION FEE

\$200 plus 12¢ per square foot of floor area or each fraction of affected floor area.

(4) PRE-MANUFACTURED DWELLING PLAN REVIEW AND INSPECTION FEE

\$950 (Complete excluding basements) Shall bear an approved label identifying compliance to HUD requirements (Excludes habitable basements and/or structures not fabricated and constructed by the manufacturer in the factory)

(5) SOLAR PANELS (PHOTOVOLTAIC) PLAN REVIEW AND INSPECTION FEE

First 5 solar panels \$50.00 each. Additional panels after 5, is \$25.00 for each panel.

Building or Electrical Permit will apply depending on installation, structural installation, associated feeders, service, motors, etc., and will be calculated in accordance to the appropriate fee schedule section.

(6) MODULAR DWELLING PLAN REVIEW AND INSPECTION FEE

\$500 (Excluding basements) Shall bear an approved label identifying compliance to UCC requirements

(Excludes habitable basements and/or structures not fabricated and constructed by the manufacturer in the factory)

(7) ACCESSORY RESIDENTIAL STRUCTURAL PLAN REVIEW AND INSPECTION FEE

Under 999 square feet, application fee plus Alteration of land permit fee.

Over 1000 square feet application fee, plus residential Permit Fee and Alteration of Land Permit.

(8) DECKS PLAN REVIEW AND INSPECTION FEE

Application fee plus Building Permit Fee and Alteration of land permit.

(9) FOOTING & FOUNDATION PLAN REVIEW AND INSPECTION FEE

\$.1.00 per linear footage of the building with a minimum of \$250.00

(10) REROOFING

Residential ..
All others - Comm., Ind., Multi-Family, etc.

\$ 75.00 plus residential permit fee.
\$100.00 for first 3000 sq ft then
\$5.00 for each additional 1000 sq./ft.

(11) SIDING

Residential ..
All others - Comm., Ind., Multi-Family, etc.

\$ 50 plus residential permit fee
\$250

(12) DEMOLITION

Residential Structures without a foundation
Residential Structures with a foundation
Commercial, Ind. Multi-Family, etc. Commercial structures

\$350 plus residential permit fee
\$350 plus residential permit fee
\$750

(13) ALTERATIONS WHERE FLOOR AREA DOES NOT APPLY

Alterations, renovations or modifications of existing buildings or structures where floor area does not apply (i.e. doors, windows, roofs, structural openings or beams, etc.)

\$525 plus \$50 for each \$1,000 of estimated construction value of alterations, renovations or modification certified by the permit applicant

SECTION IV PLUMBING PERMIT & INSPECTION FEE

COMMERCIAL PLUMBING PERMIT PLAN REVIEW AND INSPECTION FEE

\$180 plus 12.5¢ per square foot of floor area or each fraction of floor area, up to and including 100,000 sq./ft. Additional square footage over 100,000 sq./ft shall be 6¢ per sq./ft or fraction thereof.

SECTION V HEATING, AIR CONDITIONING MECHANICAL & INSPECTION FEE

COMMERCIAL MECHANICAL PERMIT PLAN REVIEW AND INSPECTION FEE

\$90 plus 7.5¢ per square foot of floor area or each fraction of floor area, up to and including 100,000 sq./ft. Additional square footage over 100,000 sq./ft shall be 4¢ per sq./ft or fraction thereof.

SECTION VI ELECTRICAL PERMIT & INSPECTION FEE

COMMERCIAL ELECTRIC PERMIT PLAN REVIEW AND INSPECTION FEE

\$180 plus 20¢ per square foot of floor area or each fraction of floor area, up to and including 100,000 sq./ft. Additional square footage over 100,000 sq./ft shall be 10¢ per sq./ft or fraction thereof.

Motors - Generators - Transformers - Single or groups not exceeding five (5) motors whose total capacity does not to exceed 75 H.P., K.W. or K.V.A.	\$145.00 plus application fee
Service - Meters - Equipment and Feeders	\$145.00 plus application fee
Primary Transformers Vaults and Enclosures	\$145.00 plus application fee
Residential Swimming Pool	\$145.00 plus application fee
Commercial In-Ground Swimming Pool -	\$525.00 plus application fee
Temporary Service	\$145.00 plus application fee
Residential inspection as a result of fire damage	\$250.00 plus application fee

SECTION VII CERTIFICATE OF OCCUPANCY INSPECTION FEES

RESIDENTIAL, APARTMENTS, MOTELS/HOTELS & MOBILE HOMES

(1) Single Family Dwelling/Non-Owner-Occupied Dwelling Rental	\$100
(2) Apartments:	
<u>Apartment Complex for change in use, ownership, occupancy of entire complex</u>	
Apartments Complex - Overall Apartment Building	\$750.00 per building
Apartment Complex Each Single Apartment Unit	\$100.00 per unit
Apartment Complex Each Townhouse Apartment Unit	\$100.00 per unit
<u>Apartment Complex Common Area and 3 Year Inspections</u>	
Apartment Complex Common Area Inspections (Per Year)	\$50 per unit
Apartment Complex 3-year inspection fee	\$75 per unit
<u>Apartment Complex change in tenant per apartment unit</u>	
Apartment Complex Each Single Apartment Unit	\$100.00 per unit
Apartment Complex Each Townhouse Apartment Unit	\$100.00 per unit
<u>Apartment/Non-Owner-Occupied Dwelling Unit</u>	
Apartment/Non-Owner-Occupied Dwelling Rental license	\$50.00 per year
Apartment/Non-Owner-Occupied Dwelling Inspection (1 to 3 Units)	\$100.00 Per Unit
Apartment/Non-Owner-Occupied Dwelling Inspections (4 or more)	\$75.00 Per Unit
(3) Approved and Permitted Recovery Home	
Recovery Home/Group Home License (Per Bed)	\$75.00 per year
Recovery Home Rental Unit Inspection	\$125.00
(4) Motels/Hotels	
Motels/Hotels Overall Building	\$500.00
Motels/Hotels - Each living unit	\$50.00 per room
(5) Mobile Homes	\$85.00
(6) Re-inspection Fee: Shall be billed on a per hourly basis and based on items not completed. One re-inspection is included in the original fee.	
(7) Home Occupation	\$100
(8) Late Fees for non-payment after due date	\$50.00

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL BASED ON SQUARE FOOTAGE OF FLOOR AREA

COMMERCIAL USE AND OCCUPANCY					
SQFT	APPLICATION FEE	BUILDING FEE	FIRE FEE	ELECTRIC FEE	TOTAL FEE
< 999	25	60	75	70	230
1,000-2,000	25	60	105	70	260
2,001-3,000	25	85	105	100	315
3,001-3,499	25	110	105	110	350
3,500-4,000	25	110	150	110	395
4,001-5,000	25	135	150	110	420
5,001-6,000	25	160	150	115	450
6,001-7,000	25	180	150	115	470
7,001-8,000	25	205	150	115	495
8,001-9,000	25	230	150	115	520
9,001-10,000	25	255	150	115	545
10,001-11,000	25	280	150	140	595
11,001-12,000	25	300	150	140	615
12,001-13,000	25	325	220	140	710
13,001-14,000	25	350	220	140	735
14,001-15,000	25	375	220	140	760
15,001-16,000	25	400	220	140	785
16,001-17,000	25	420	220	140	805
17,001-18,000	25	445	220	140	830
18,001-19,000	25	470	220	140	855
19,001-20,000	25	500	220	140	885
20,001-21,000	25	520	220	160	925
21,001-25,000	25	615	300	250	1,190
25,001-50,000	25	1,215	300	300	1,840
50,001-75,000	25	1,810	425	340	2,600
75,001-99,000	25	2,415	500	430	3,370
100,000-150,000	25	3,615	975	610	5,225
150,000-200,000	25	4,815	1,250	790	6,880
200,001 +	25	6,000	2,500	1,000	9,525

NOTE: Certificate of occupancy to be issued prior to the initial occupancy, change of ownership or tenant of any building or living unit.

CHANGE IN NAME (Same Owners)

\$50.00

OPEN CONSTRUCTION (KIOSK)

(1) Structure without utilities

\$55.00 plus application fee

(2) Structure with utilities

\$85.00 plus application fee

(3) Transient stands (Tables)

\$20.00

(For display and sale of merchandise, per merchant, confined to one selling area.):

To include malls, shopping centers - plans to be submitted to scale outlining locations, aisle way widths, exit ways, etc.

SECTION VIII SUBDIVISION & LAND DEVELOPMENT/ZONING HEARING BOARD FEES

Professional services agreement.

At the time of submission, the applicant shall execute a professional services agreement with the Township. The agreement includes the establishment of an escrow account to cover the expenses of the Township for advisory services incidental to the review of the application. These services may include engineering, legal, planning, traffic, landscaping and any other consultant necessary, in the opinion of the Township, to properly examine the proposed application. To any fees incurred by the Township, the sum of 10% shall be added as reimbursement to the Township to cover administrative, overhead and other costs associated and incurred for the collection of such fees and their distribution. The escrow account funds shall be replenished to an amount to be determined by the Township within 15 days of when the applicant is notified by the Township that the funds are depleted to 25% of the original amount. Escrow amounts shall be established in accordance with the professional services agreement; all unused funds within the escrow account shall be returned to the applicant upon written request within 12 months of the approvals. Escrow funds not returned to the applicant within the 12-month period following the project completion shall be forfeited to the Township.

A) SUBDIVISION PLANS - APPLICATION FEES & ESCROWS

- 1) Sketch Plan \$1000 Application Fee \$ 5,000.00 Escrow
- 2) Residential - Preliminary
 - Minor Lot Line Change 2 lots \$1000 + \$50 per/lot App Fee \$ 5,000.00 Escrow
 - 3 to 10 lots \$1000 + \$50 per lot Application Fee \$10,000.00 Escrow
 - 11 to 20 lots \$2500 + \$50 per lot Application Fee \$15,000.00 Escrow
 - 21 to 40 lots \$3000 + \$50 per lot Application Fee \$20,000.00 Escrow
 - 41 to 60 lots \$3500 + \$50 per lot Application Fee \$25,000.00 Escrow
 - 61 to 80 lots \$4000 + \$50 per lot Application Fee \$30,000.00 Escrow
 - 81 or more lots \$5000 + \$50 per lot Application Fee \$30,000.00 Escrow
- 3) Commercial/Industrial Subdivision and Lot Line Change \$1,500 + \$100.00 per lot App Fee \$15,000 Escrow
- 4) Final Subdivision Plan Fifty Percent (50%) of the Preliminary Application Fee

B) Land Development Plans

- 1) Sketch Plan \$1000.00 Application Fee \$5,000.00 Escrow
- 2) Preliminary Plan
 - Up to .5 acre \$1000.00 Application Fee \$ 10,000.00 Escrow
 - .6 to 1 acre \$2500.00 Application Fee \$ 10,000.00 Escrow
 - 1.1 to 2 acres \$3500.00 Application Fee \$ 10,000.00 Escrow
 - 2.1 to 5 acres \$5500.00 Application Fee \$ 15,000.00 Escrow
 - 5.1 to 20 acres \$6500.00 Application Fee \$ 20,000.00 Escrow
 - 20.1 or more acres \$7500.00 Application Fee \$ 25,000.00 Escrow
- 3) Final Land Development Plan Fifty Percent (50%) of the Preliminary Application Fee

***Escrow amounts are minimum amounts required. Additional amount may be required based upon the actual acreage and intensity of Development.**

C) Master Development Plan

The same as a Preliminary Plan, and, in addition the applicant shall deposit an amount equal to One Hundred (\$100.00) Dollars per acre of gross site area in escrow. The escrow amount shall be used to pay the actual and reasonable expenses of outside consultants engaged by the Township to review the studies required by the Zoning Ordinance pertaining to Traffic Impact, Natural and Historic Resources, and Fiscal and Community Impact. Unused amounts shall be returned to the applicant, but no amount in addition to that described herein shall be required for those purposes.

(D) Conditional Use Application Fee

All applicants for a conditional use shall pay an application fee \$2500.00 and an Escrow of \$5,000.00 at the time of application. Fee is non-refundable.

(E) Application for Change of Zoning Classification

Any person who shall petition the Council of Bensalem Township for change in or amendment to the Bensalem Ordinance of 1954 as supplemented and amended shall pay an application fee of \$3500.00 and an Escrow of \$5,000.00.

If an applicant wishes to make application for a combined preliminary and final subdivision and/or land development plan approval, the applicant shall pay the appropriate fees for both the preliminary and final plans as listed. It is understood that Bensalem Township Council is under no obligation to grant a combined preliminary and final approval.

Fees shall be submitted at the time of application of subdivision or land development plan.

All fees for the Bucks County Planning Commission shall also be submitted **by the applicant** at the time of application. Checks shall be made payable to the Bucks County Planning Commission in accordance with their fee schedule.

Escrows listed are required to be paid with the application,

Fees for the approved Planning Agency shall be billed separately in the event the Township finds it necessary to engage the professional services of a consultant. The fee will apply to all subdivisions, land developments and Rezoning petitions. (To be paid before final action taken by the Township Council).

(F) ZONING HEARING BOARD FEES

(A) Variance from the requirements of the Zoning Ordinance

- (1) Residential
 - a) Dimensional Variance \$500.00
- (2) All other districts EXCEPT LI and GI
 - a) Variance for a lot in any district other than residential or LI and GI \$2000.00
- (3) LI and GI Zoning Districts
 - a) Variance for a lot in LI and GI Zoning Districts \$2500.00
- (4) Non-conforming uses \$2,000.00
- (5) Use Variance
 - (a) Residential \$1,500.00
 - (b) Commercial \$2,500.00

(B) Special Exceptions		
(a) Residential		\$1,500.00
(b) Commercial		\$2,500.00
(C) Certification of Non-Conforming Use or Structure		
(a) Residential		\$1,500.00
(b) Commercial		\$2,500.00
(D) Curative Amendment		
An applicant for curative amendment shall pay		\$5,000.00
(E) Appeals from Orders, Decisions of the Zoning Officer		
(a) Residential		\$1,500.00
(b) Commercial		\$2,500.00
(F) All fees and deposits required under the terms of this Ordinance shall be paid at the time the application is filed. All fees shall be payable to the Township of Bensalem. All fees are non-refundable.		
(G) Concurrent Application. An applicant who seeks more than one form of relief in his application shall pay the highest of the application fees.		
(H) Challenges		
(1) Substantive Challenges - any person who raises a substantive challenge to any provision of the Zoning Ordinance shall pay a fee of		\$5,000.00 plus \$10,000.00 Escrow
(2) Procedural Challenges - any person who raises a procedural challenge to the enactment of the Zoning Ordinance, or any amendment thereto, shall pay a fee of		\$5,000.00 plus \$10,000.00 Escrow
(I) Code Appeals Board or Other Administrative Hearing Fee		
(1) An applicant who appeals any order or decision of a Code Enforcement Official or other administrative official to the Code Appeals Board or other Appeals Board which may be established from time to time by the Bensalem Township Council shall pay a fee of:		
(a) Residential		\$1,500.00
(b) Commercial		\$2,500.00
(J) Industrial Development Authority Hearings		
(1) Hearing before the Bensalem Township Council by the Industrial Development Authority		\$2,000.00

SECTION IX STREET OPENING/SIDEWALK PERMIT FEES

- | | | |
|-----|---|--|
| (A) | Unimproved Surface - for opening or excavations in any public place having an unimproved surface | \$ 1.00 sq./ft. plus inspection escrow |
| (B) | Improved Surface - for opening or excavations in any public place having an improved surface. The permanent surface of such public place will be inspected and approved by The Township of Bensalem | \$ 3.00 sq./ft. plus inspection escrow |
| (C) | Sidewalks/Aprons - for opening or breaks in improved sidewalks. The opening shall be computed on the area of the whole block or blocks destroyed a fee of | \$2.00 per linear ft. |
| | New Sidewalks - for the construction of new sidewalks a fee of | \$2.00 per linear ft. |
| (D) | Curbs, combined curbs and gutters - for all or part of curbs and combined curb and gutter sections destroyed, the fee shall be computed on full sections | \$ 2.00 per liner ft. |
| | New Curbs - the construction of new curbs a fee of | \$ 2.00 per liner ft. |

** All street openings, curb, sidewalks and aprons shall be subject to an inspection escrow as determined by the Township Engineer**

SECTION X MISCELLANEOUS FEES

(1) SWIMMING POOLS

Residential

- | | | |
|----|--------------------------|---|
| 1. | Above Ground and Hot Tub | \$375 (includes application and alt of land permit) plus CII fee additional |
| 2. | Inground .. | \$625 (includes application and alt of land permit) plus CII fee additional |

(2) DRIVEWAYS (ENLARGING AND RECONSTRUCTION OF DRIVEWAYS)

- | | | |
|----|---|--|
| 1. | Residential .. | \$50 application fee plus alt of land permit |
| 2. | Commercial, Ind. Multi-Family, Commercial permit
(includes milling and restriping) | \$100 application plus alt of land |

(3) SIGNS

(A) PERMANENT (Per sign building and electric)

- | | |
|--|-----------|
| Initial Building Permit (Non-electric) | \$ 325.00 |
| Initial Permit (With electric) | \$ 400.00 |
| Zoning Review Fee | \$185.00 |

(B) ANNUAL RENEWAL

- | | |
|--|-----------|
| Freestanding, pylon & roof, pre-existing only (Non-electric) | \$ 75.00 |
| Freestanding, pylon & roof, pre-existing only (Electric) | \$ 100.00 |
| Facia and wall (Up to 50 sq. ft.) | \$ 50.00 |
| Facia and wall (51-100 sq. ft.) | \$ 75.00 |
| For each additional 100 sq. ft or fraction there of | \$ 45.00 |
| Window (Per window) | \$ 50.00 |
| Billboards under 672 sq ft | \$345.00 |
| Benches (GRANDFATERED) | \$ 75.00 |

(C) TEMPORARY \$ 75.00
Plus, cash escrow of \$500.00 which will be forfeited if temporary sign is not removed within specified time period shown on permit.

(D) REFACING EXISTING SIGN (NO ELECTRIC) \$50.00 plus application fee

(4) ZONING CERTIFICATION

Single Family Residential, Comm., Ind., Multi-Family, etc. \$95.00 plus Application Fee
Each separate certificate

(5) RESEARCH REQUESTS

Insurance adjusters, lawyers, etc. Request for research for investigations in regard to permits issued by the Department of Building and Planning \$ 0.25 per page

(6) CONSULTATIONS

Insurance adjusters, lawyers, developers, etc. in-office discussions with the building inspector, zoning officer, ordinance administrators, code enforcement officer will be invoiced at cost.

(7) ALTERATION OF LAND

(A) Residential
New home \$500.00 plus Stormwater Mgmt. escrow
Addition \$500.00
Site Prep \$100.00
Above Ground Pool \$250.00
Inground Pool \$500.00
Accessory Structure, Decks, Patio, Pavers \$185.00
Driveway \$250.00 residential
Fence \$60 plus app fee

(B) Commercial
Alteration of land \$750.00 plus Application Fee
Engineering review and inspection escrow whichever is greater. \$2,500.00 or 2%of the projected construction cost
Driveway \$500 commercial

(8) WAIVER OF CURB AND SIDEWALKS

Residential or commercial \$ 75.00

(9) VENDING MACHINES

(A) Amusement \$100.00 annual per unit
(B) Juke Box \$ 75.00 annual per unit
(C) Vending (over .25 cents) \$ 25.00 annual per unit
(D) Service Machines \$ 25.00 annual per unit
(E) Games of Chance \$100.00
\$25.00 penalty if not paid by February 15 of each year.

(10) Junk Yards \$250.00 annual/per year

(11) Solicitors and Peddlers

Solicitors and Peddlers \$360.00 annually or \$30.00 monthly

Temporary Seasonal Sales (Flowers, Trees, Etc.)	\$30.00 per seasonal sale
(12) <u>Contractors**</u>	\$100.00 annual/January 1 each year
**NOTE: Insurance Requirements: Each Contractor must submit a certificate of insurance with the declaration page as follows: Public Liability, Property Damage, Products Liability, and Completed Operations each of which must have a single occurrence of at least \$25,000.00. Workers' Compensation also must be listed with amount.	
(13) <u>Waste Haulers</u>	\$500.00 annual/January 1 each year
(14) <u>Liquor License</u>	\$2,500.00 application fee plus \$2,500.00 escrow and the applicant shall execute a professional services agreement with the Township
(15) <u>CHIMNEY, DUCTS & FIREPLACES</u>	
Chimney & Fuel Duct	\$ 15.00 plus Fire Rescue Fees
Wood/Coal Stoves and Fireplaces	\$ 15.00 plus Fire Rescue Fees
(16) <u>SPECIAL EVENT PERMIT</u>	
	\$300 per day including set up day, and \$10,000.00 Bond is required for the event, and Certificate of Insurance \$2 million non-alcohol event or \$5 million for alcohol served or for carnivals
(17) <u>Shade Tree</u>	\$150 plus application fee
(18) <u>Pawn Brokers</u>	\$ 250.00 yearly fee
(19) <u>Clothing Bins</u>	\$125.00 per bin yearly fee
(20) <u>ESCROWS</u>	
(A) Installation of Curbs	\$ 25.00 per linear ft.
(B) Installation of Sidewalks/Aprons No escrow required for repair and replacement work on Sidewalks/Aprons.	\$ 25.00 per linear ft.
(C) Street Trees	\$300.00 per tree
(D) Street Opening Escrow	\$ 50.00 per sq. ft.
(E) Pools	\$500.00
(F) Stormwater	Minimum \$2500 or based on size of stormwater control
(G) New Construction	Minimum \$1000 or based on the size of construction
(H) Freestanding Signs	Minimum \$250

(21) NOTES

1. A \$4.50 U.C.C. surcharge shall be applied to all applications

2. A Construction Tax will be accessed as follows:
 - New commercial unit \$1000.00
 - Existing building converted into a commercial/Industrial/Institutional unit \$1000.00
 - Commercial/Industrial/Institutional units divided into two separate tenant spaces \$500.00 each
 - Commercial/Industrial/Institutional units divided into more than two tenant spaces \$250.00 each
 - Alterations to existing commercial tenant spaces \$100.00
3. All fees shall be calculated and rounded to the nearest dollar amount.
4. A "no show" fee will be added for inspections where the Inspector shows up and the representative does not show up and the inspection has to be canceled and rescheduled.
5. Installation of approved pre-fab buildings on prepared site will be reviewed the same as new construction.
6. Zoning permit fees for all building projects are included as part of the building permit fee.
7. Expedited Review Fee. Standard permit fee x 1.5 and the cost of Overtime.
8. Pre-Review Building Plans (including HVAC, Electric, Plumbing, Energy and Accessibility) \$ 250.00
9. Plan Review cancellation/withdraw fee is 20% of the fee schedule calculations with a minimum plan review fee of: Residential: \$75.00 plus application fee; Commercial: \$200.00 plus application fee.
10. 20% of permit fee is for plan review and is non-refundable. Fees computed in accordance with the above table are exclusive of any additional fees payable for electrical systems, electrical inspection, plumbing fees for plumbing, heating, cooling, or refrigeration systems.
11. In all cases of disputes as to the contract price or estimated cost of construction or square footage of the project, upon which the fee shall be based, including all plumbing, heating, air conditioning, electrical work and sprinkler systems in addition to the general construction work, shall be based on the current means estimated cost per square foot data sheet.
12. Work performed by the Township Engineer for the benefit of, or at the request of any person, and not included within the scope of any other fee, shall be billed to and paid by the person benefiting from or requesting the work at the same rate the Engineer charges the Township for the same or similar work done on the Township's behalf, plus (10%) percent thereof as an administrative charge. The Township may require any person to deposit money in escrow with the Township on account of anticipated engineering fees before authorizing any work to be done.
13. Work performed by a specialized engineering discipline other than the Township Engineer shall be charged to the person benefiting from it or requesting it at the Township's cost thereof, plus ten (10%) percent thereof as an administrative charge. The Township may require any person to deposit money in escrow with the Township on account of anticipated engineering fees before authorizing any work to be done.
14. Work performed by the Township Solicitor for the benefit of or at the request of any person, and not included within the scope of any other fee, shall be billed to and paid by the person benefiting from or requesting the work at the rates or amounts charged to the Township for doing the work, plus ten (10%) percent thereof as an administrative charge, but no such rates or amounts shall exceed those customarily charged for the same or similar work by the Solicitor to other clients. The Township may require any person to deposit money in escrow with the Township on account of anticipated legal fees before authorizing any work to be done.
15. Special tests, inspections and/or agencies required to determine compliance of concealed construction and/or work completed prior to obtaining a permit. Applicant shall pay cost incurred by Township plus 10% administration cost. Applicant may be required to produce his own approved proof of compliance (i.e. compaction test).
16. Permit fees include one (1) reinspection. Multiple failed inspections will be charged 50% of the permit fee for each re-inspection

(19) PENALTIES

All permit fees - Building, Zoning, Alteration of land, accessibility, energy, Electric H.V.A.C., Plumbing, Signs, Road Openings, Curbs/Sidewalks, fireplaces will be TRIPLED if project is started before all fees have been paid and the approved permit is in the possession of the owner and/or job site.

Additive Manufacturing (3D Printing)	\$55.00
Aerosol Products, Cooking Sprays & Plastic Aerosol 3 Products (500lbs or more)	\$65.00
Amusement Buildings	\$55.00
Aviation Facilities	\$600.00
Battery Systems	\$55.00
Blasting - One Day Permit	\$250.00
Blasting - Weekly Permit	\$550.00
Carnivals, Fairs, Circus, etc.	\$300.00 plus \$65.00 per amusement/vendor/ride
Cellulose Nitrate Film	\$55.00
Combustible Dust Producing Operation	\$155.00
Combustible Fibers	\$65.00
Compressed Gases	\$65.00
Covered Mall Buildings	\$155.00
Cryogenic Fluids	\$65.00
Cutting & Welding	See Hot Work Operations
Dry Cleaning Plants	\$65.00
Energy Storage Systems	\$100.00
Exhibit & Trade Shows	\$65.00
Explosives	\$1000.00
Fire Hydrants & Valves	\$75.00
Flammable & Combustible Liquids	\$250.00
Floor Finishing	\$65.00
Fruit & Crop Ripening	\$65.00
Fumigation & Thermal Inspecting Fogging	\$155.00
Hazardous Materials	\$550.00
HPM Facilities	\$150.00
High-Piled Storage	\$125.00
Hot Work Operations	\$75.00
Industrial Ovens	\$65.00
Lumber Yards & Wood Working Plants	\$100.00
Liquid Gas Fuel Vehicles/Equipment (Assembly Building)	\$100.00
LP Gas	\$75 each tank
Magnesium	\$75.00
Miscellaneous Combustible Storage > 2500 Cubic Feet	\$65.00
Mobile Food Vendors (food trucks, stands, trailers, etc.)	\$175.00
Mobile Food Vendors without onsite cooking operations	\$85.00
Mobile Food Vendor Event (four or more vendors at an event)	\$100.00

Motor Fuel Dispensing Facilities	\$65.00
Open Burning	Prohibited by Ordinance
Open Flame & Torches	\$65.00
Open Flame & Candles	\$55.00
Organic Coatings > 1 gallon (per day)	\$65.00
Outdoor Assembly Event (attendance greater than 1000 people)	\$300.00
Places of Assembly	\$65.00
Plant Extraction Systems	\$55.00
Private Fire Hydrants	\$75.00
Pyrotechnic Special Effects (Fireworks)	See Permit Section
Pyroxylin Plastics	\$65.00
Refrigeration Equipment	\$65.00
Repair Garages & Service Stations	\$65.00
Rooftop Heliports	\$300.00
Spraying & Dipping	\$75.00
Storage of Scrap Tires & Byproducts	\$300.00
Storage of Lithium-Ion and Lithium-Metal Batteries	\$300.00
Temporary Membrane Structures & Tents	\$300.00
Tire Rebuilding Plants	\$300.00
Waste Handling (Junk Yards/Wrecking Yards)	\$300.00
Wood Products > 200 Cubic Feet	\$300.00

Any inspections conducted outside of business hours are subject to additional fees

2. CONSTRUCTION PERMITS

<u>Description</u>	<u>Fee</u>
Fire Department Plan Review	\$100.00
Fire Alarm & Detection Systems	\$250.00 plus 10.00 per device
Gas Detection Systems	\$250.00 plus \$10.00 per device
Smoke Control or Smoke Exhaust Systems	\$250.00 plus \$10.00 per device
Sprinkler Systems	\$250.00 plus \$10.00 per head/device
Sprinkler Systems (One- and Two-Family Dwellings)	\$125.00 plus \$10.00 per head/device
Alternative Extinguishing Systems	\$350.00
Kitchen Hood & Duct Extinguishing Systems	\$225.00
Fire Pumps & Related Equipment	\$400.00
Private Fire Hydrants	\$100.00
Emergency Responder Radio Communication System	\$300.00
Underground Fire Mains	\$250.00 plus \$2.00 per foot
Standpipe Systems	\$350.00 plus \$10.00 per outlet

Flammable & Combustible Liquids	\$250.00
Fuel Cell Power Systems	\$300.00
Chimneys, Fireplaces, Wood/Coal Stoves, Gas Fired Inserts and Liners	
Residential	\$75.00
Commercial	\$125.00
Commercial Tanks - Aboveground Installation & Removal	
0 to 499 gallons	\$125.00
500 to 9,999 gallons	\$200.00
10,000 to or more	\$350.00
Commercial Tanks - Underground Installation & Removal	
0 to 499 gallons	\$200.00
500 to 9,999 gallons	\$325.00
10,000 to or more	\$450.00
Residential Tanks - Aboveground/Underground Installation & Removal	
0 to 275 gallons	\$75.00
276 gallons or more	\$100.00
Tents	
One- or Two-Family Dwellings	\$50.00
Special Events or Commercial Use 0 to 2,999 square feet	\$200.00
Special Events or Commercial Use 3,000 square feet or more	\$200.00
	plus \$50.00 per each additional 1,000 square feet
Pyrotechnic Special Effects (Fireworks)	\$150.00
Bonfires	\$300.00
Special Events Permit (Department of Public Safety)	\$150.00

**** Additional permits/fees may be required****

****Any inspections conducted outside of business hours are subject to additional fees**

OTHER SERVICES

a. Consultations

In office discussions with attorneys, insurance adjusters, or other professionals in regard to civil litigation. \$125.00 per hour (Two (2) hour minimum)

b. Depositions

Related to civil litigation \$125.00 per hour with (4) hour minimum

c. Fire Reports

Fire Investigation Reports \$100.00 for first page \$25.00 each additional page

Fire Incident Reports \$10.00 for resident

\$15.00 for non-resident & businesses

Photographs \$35.00 per picture
\$200.00 for CD/DVD

d. Fire Safety Training

1 to 15 people \$100.00

16 to 30 people \$175.00

e. False Fire Alarms

4th False \$100.00

5th False Alarm \$200.00

6th False Alarm \$400.00

7th False Alarm \$800.00

8th & Subsequent False Alarm \$1000.00

f. Event Standby / Special Inspections \$150.00 per hour

g. Emergency Action Plan / Preparedness Review \$150.00

h. Late Fee \$50.00

*****Any services conducted outside of business hours are subject to additional fees.*****

SECTION XII SALE OF PUBLICATIONS

The following fee schedule shall apply to publications sold by the Township (Subject to change):

<u>ITEM</u>	<u>PRICE</u>
Zoning Map	\$10.00
Bensalem Township Street Map	\$10.00
Lower Bucks Map	\$10.50
Bucks County Map	\$10.00
Zoning Ordinance	\$25.00
Subdivision/Land Development Ordinance	\$25.00
Comprehensive Plan Book	\$75.00
Township Code Book	\$100.00
Specs & Design for Roads	\$10.00
Xerox Copies of Twp. Printed Matter	\$ 0.25 per page
Photo of Microfilmed Documents	\$ 1.00 per page
Large Format Plans 24" x 36" or larger	\$10.00 per page

SECTION XIII REDUCTION OF FEES

RELIGIOUS, CHARITABLE, EDUCATIONAL AND SOCIAL ORGANIZATIONS AND GOVERNMENTAL AGENCIES

(A) Organizations which are primarily religious, charitable, educational or social in nature, and which are exempt from the payment of Pennsylvania sales tax and local real estate tax, and any governmental agency, shall pay fifty (50 %) percent of the fees otherwise payable under this Fee Schedule, except that no reduction shall be allowed for:

- 1) Expenses which are collected by the Township for services of outside consultants, such as the Township Engineer and Township Solicitor.

B) Applications for reduced fees shall be made to, and acted on by, the Township Council. Applications shall be in writing and shall be accompanied by proof of the applicant's tax-exempt status.

RESOLUTION NO. 2024-04

RESOLUTION OF THE TOWNSHIP OF BENSALEM, BUCKS COUNTY, AMENDING THE TOWNSHIP FEE SCHEDULE FOR BUILDING AND PLANNING PERMIT INSPECTIONS, PLUMBING PERMIT FEES, SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS AND OTHER RELATED FEES, AND AMENDING THE TOWNSHIP'S FEE SCHEDULE FOR ZONING HEARING BOARD

WHEREAS, the Council of Bensalem Township, Bucks County, has previously adopted a schedule of fees pertaining to various services provided by the Township, and

WHEREAS, the Council of Bensalem Township, has the right to amend the Fee Schedule from time to time in its discretion, and

WHEREAS, it is desirable to amend the Fee Schedule with respect to Zoning Hearing Board, Engineering and Escrow Fees charged by the Township's Building and Planning Department; and

WHEREAS, it is desirable to amend the fee schedule with respect to the Zoning Appeal, Engineering and Escrow Fees charged by the Township's Building and Planning Department as more fully set forth in the Exhibit "A" attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Council of Bensalem Township, Bucks County, that the fee for Zoning Appeals, Engineering and Escrow Fees shall be in accordance with Exhibit "A" attached hereto.

FURTHER RESOLVED that this Resolution shall be effective on the day following the date it is adopted by the Council of Bensalem Township.

ADOPTED at a regular meeting of the Council of the Township of Bensalem this

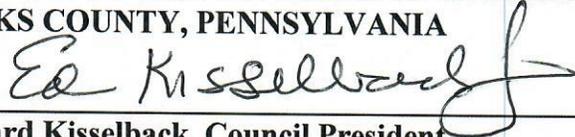
26th day of February, 2024.

ATTEST:



Debora F. McBreen
Clerk of Council

COUNCIL OF THE TOWNSHIP OF BENSALEM
BUCKS COUNTY, PENNSYLVANIA



Edward Kisselback, Council President



Stacey Champion, Council Secretary

(SEAL)

