

Upper Salford Township

Fee Resolution #2010-15 - Effective January 1, 2011

*Prices include a \$4.00 State Administrative Fee, which is required for all permits.

ZONING/BUILDING PERMITS

New Single Family Dwelling	\$	450.00	Plus \$0.15 per sq. ft.*
Additions to Residential Dwellings	\$	200.00	Plus \$0.15 per sq. ft.*
Non-Residential Building Fees	\$	500.00	Plus \$0.50 per sq. ft.*
Accessory Structures -			
<i>Solar Panels - Residential</i>	\$	75.00	
<i>Solar Panels - Non-Residential</i>	\$	75.00	Plus 1% of project value
<i>Outdoor furnaces & all other accessory structures except sheds.</i>	\$	75.00	Plus 1% of project value
Alterations/Renovations/Repairs			
<i>Residential</i>	\$	75.00	Plus \$0.15 per sf of area altered/repared/renovated
<i>Non-Residential</i>	\$	150.00	Plus \$0.15 per sf of area altered/repared/renovated
Apt. Bldgs, Hotels, Rooming House	\$	450.00	Plus \$0.50 per sq. ft.*
Decks and Patios	\$	150.00	Plus \$0.10 per sq. ft.*
Shed Permits			
0 to 160 sq. ft.	\$	25.00	
161 to 330 sq. ft.	\$	60.00	
331 to 499 sq. ft.	\$	75.00	
500 to 750 sq. ft.	\$	100.00	
Over 750 sq. ft.	\$	150.00	Plus \$0.15 per sq. ft.*
Demolition Permit	\$	100.00	
Swimming Pool Permits			
Above Ground	\$	100.00	
In Ground	\$	250.00	
Electric Permit			
The Township Building Inspector does not perform electrical inspections, therefore, any project that includes electric must obtain approval from one of the Township approved PA State certified electrical inspection agencies. The certificate of occupancy will not be released until the Township receives an electrical approval card from the inspection agency. (See list of approved PA State certified electrical inspection agencies)			
Mechanical/HVAC			
<i>Residential (new)</i>	\$	100.00	
<i>Residential (replacement)</i>	\$	50.00	
<i>Non-residential (new)</i>	\$	150.00	
<i>Non-residential (replacement)</i>	\$	150.00	
Plumbing			
<i>Residential (new)</i>	\$	100.00	Plus \$10.00 for each fixture/trap
<i>Residential (replacement)</i>	\$	50.00	Plus \$10.00 for each fixture/trap
<i>Non-residential (new)</i>	\$	150.00	Plus \$15.00 for each fixture/trap
<i>Non-residential (replacement)</i>	\$	100.00	Plus \$15.00 for each fixture/trap
Fire Sprinklers/Alarms/Suppression			
<i>Residential Sprinkler, Security & Alarm</i>	\$	100.00	Plus \$5.00 per sprinkler head and detector station for alarm
<i>Residential Alarm or Security Replacement or Testing</i>	\$	50.00	Plus \$2.00 per sprinkler head and detector station for alarm
<i>Residential Modification/Testing or Repair</i>	\$	50.00	Plus \$2.00 per sprinkler head and detector station for alarm
<i>Non-Residential Fire Alarm/Security/Sprinkler Suppression (new)</i>	\$	200.00	Plus \$5.00 per sprinkler head and detector station for alarm
<i>Non-Residential Fire Alarm/Security/Sprinkler Suppression (replacement)</i>	\$	100.00	Plus \$5.00 per sprinkler head and detector station for alarm
<i>Modification/Testing or Repair</i>	\$	100.00	Plus \$5.00 per sprinkler head and detector station for alarm

Sign Permit

Directional Sign	\$ 50.00	
Direction Sign (Each on standard)	\$ 50.00	
Bus., Ind., Inst., Rec or Comm signs	\$ 100.00	Plus \$1.00 per sq. ft.*

Separate permit and fee for each façade sign.

Use & Occupancy

Non-Residential	\$ 250.00
Residential (house vacant for over 1 year)	\$ 100.00
Residential (new home)	\$ 25.00
Temporary 90 Day Use & Occupancy	\$ 100.00

Highway Occupancy (Township Roads)	\$ 100.00
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Mobile Homes & Mobile Parks

Annual License Fee	\$ 100.00	Plus \$10.00 per unit
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* Sq. ft. is calculated on the gross building area, which is the area included within surrounding exterior walls. Areas of the buildings with roof, or designed as deck or patio without walls, are to be included as part of the building areas for permit purposes. Includes garage and porch. Excludes basement.

As per Act 167, all building permit applications for properties located in the East Branch Perkiomen Creek Watershed require a review by the Township Engineer to determine if a Stormwater Management Facility is required. When required, the fees noted below apply.

Stormwater Management Facility

East Branch Perkiomen Watershed - Act 167

Exemption qualified stormwater management plans	\$ 200.00
Non-Exemption qualified stormwater management plans	\$ 500.00

MISCELLANEOUS FEES, PERMITS AND LICENSES

Fire Works	\$ 100.00
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Junk Dealers

Annual License Fee	\$ 100.00
Annual Transfer Fee	\$ 100.00

Transient Retail Merchants

License fee (per person)	\$ 30.00
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Wastewater Systems

(Sewer Plants or Collection System)

Annual Permit	\$ 150.00
Application Fee	\$ 300.00

HEARINGS / APPEALS

UCC Appeals

<i>Indian Valley Regional Appeals Board</i>	\$ 450.00
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Zoning

Zoning Hearing Applications	\$ 850.00	**If there is a need for more than one hearing, the applicant is responsible for an additional \$250.00, plus reimbursement to the Township for each additional advertisement and use of a court stenographer.
Conditional Use Hearing Applications	\$ 850.00	
Validity Challenges	\$5000.00**	
Curative Amendments	\$5000.00**	

MAP / DOCUMENT PURCHASE FEES

Zoning Ordinance	\$ 35.00
SALDO	\$ 35.00
Comp. Plan	\$ 35.00
Open Space Plan	\$ 35.00

SUBDIVISION AND LAND DEVELOPMENT

Subdivision and Land Development Applications

** Below are the Township's rates. Two checks are required. One made out to the Montgomery County Planning Commission based on their fee schedule and one to Upper Salford Township based on the fees below.*

- Residential Subdivision -

Number of lots or units/whichever is greater:

Lot Line Adjustment/Consolidation	\$ 100.00 Flat fee
1 - 2	\$ 200.00 Flat fee
3 - 10	\$ 300.00 Plus \$35.00 per lot
11 - 20	\$ 685.00 Plus \$30.00 per lot
over 20	\$ 1,015.00 Plus \$25 per lot

- Non-Residential Subdivision -

Number of Lots/Units - whichever is greater

1 - 3	\$ 750.00 Flat fee
over 3	\$ 750.00 Plus \$100.00 per lot

- Non-residential Land Development -

Fee per 1000 sq. ft. (gross - measured at exterior footprint of structure(s))

1 - 1,500 sq. ft	\$ 250.00 Flat fee
1,501 - 3,000 sq. ft.	\$ 250.00 Plus \$35 per 1000 sq. ft
3,001 - 5,000 sq. ft.	\$ 325.00 Plus \$30 per 1000 sq. ft
5,001 - 10,000 sq. ft.	\$ 400.00 Plus \$25 per 1000 sq. ft
10,001 - 25,000 sq. ft.	\$ 550.00 Plus \$20 per 1000 sq. ft
25,000 + sq. ft.	\$ 900.00 Plus \$18 per 1000 sq. ft.

Subdivision/Land Development Professional Services Security Escrow

- Residential Subdivision -

Number of lots:

Lot Line Adjustment/Consolidation
1 - 10
11 - 25
over 25
Maximum required escrow

Fee - Engineering / Legal

No Escrow Required
\$1,500.00/\$1,000.00 plus \$500.00 per lot over 1
\$5,000.00/\$2,500 plus \$750.00 per lot over 11
\$12,000.00 / \$7,000.00 plus \$800.00 per lot over 26
\$20,000.00 / \$15,000.00

- Non-Residential Subdivision -

Number of Lots

1 - 3
over 3
Maximum required escrow

Fee - Engineering / Legal

\$5,000.00/\$2,500.00
\$6,500.00/\$3,500.00 plus \$1,000 per lot
\$20,000.00/\$15,000.00

- Nonresidential Land Development -

Gross square footage (measured at exterior footprint of structure(s))

1 - 1,500 sq. ft
1,501 - 3,000 sq. ft.
3,001 - 5,000 sq. ft.
5,001 - 10,000 sq. ft.
10,001 - 25,000 sq. ft.
25,000 + sq. ft.
Maximum required escrow

Fee - Engineering / Legal

\$2,500.00/\$1,500.00
\$3,000.00/\$2,000.00
\$3,500.00/\$2,500.00
\$4,000.00/\$3,500.00
\$5,000.00/\$5,000.00
\$10,5000.00/\$7,500.00 plus \$100 per 1,000 sq. ft.
\$20,000.00/\$15,000.00