

**RESOLUTION NO. 2022- \_\_\_\_\_**

**A RESOLUTION OF THE BOROUGH OF LANGHORNE ESTABLISHING A  
COMPREHENSIVE SCHEDULE FOR PERMIT, APPLICATION AND ESCROW FEES  
REQUIRED UNDER THE BOROUGH GENERAL ORDINANCES, THE ZONING  
ORDINANCE, THE SUB-DIVISION AND LAND DEVELOPMENT ORDINANCE, THE  
NATURAL RESOURCE PROTECTION ORDINANCE, THE STORMWATER MANAGEMENT  
AND MANAGEMENT FEE ORDINANCES AND ALL OTHER MISCELLANEOUS PERMITS**

WHEREAS, Borough Council has determined that the health, safety and general welfare of the citizens of Langhorne Borough will be served by setting fees, costs and expenses of a sufficient level to cover the administrative, advertising, and professional fees associated with the review and consideration of applications, permits, plans and requests for legislative action; and,

WHEREAS, Borough Council has enacted ordinances permitting the setting of these fees, costs and expenses by Council resolution;

**NOW THEREFORE, BE IT RESOLVED** as follows:

**LANGHORNE BOROUGH FEE SCHEDULE**

*Effective January 1, 2022*

<b>PART I.</b>	<b>Building Permit Fees</b>	<b>Fee*</b>
1.	Residential Construction (Including but not limited to: new construction, additions and accessory buildings (over 150 s.f))	\$ 75 plus \$ 15 per each \$500 of construction costs
2.	Accessory Buildings under 150 s.f.	\$100
3.	Commercial & Non-residential Construction (Including but not limited to: new construction, additions and accessory buildings (over 250 s.f))	\$150 plus \$ 15 per each \$500 of construction costs
4.	Swimming Pools	\$125
5.	Electrical Permit Review (homeowner/applicant is responsible for all third-party fees)	\$ 35
6.	Fuel Burning Appliance & Chimney Certification Review (homeowner/applicant is responsible for all third-party fees)	\$ 35
7.	Residential name or address signs smaller than 200 sq. inches	No fee
8.	Permanent Signs - Minimum Fee	\$100
	a. 1 to 10 sq. ft. per side, per sign	\$100
	b. 10.1 to 24 sq. ft. per side, per sign	\$150
	c. 24.1 sq. ft. and over, per side, per sign	\$200

<b>PART I.</b>	<b>Building Permit Fees</b>	<b>Fee*</b>	<b>Escrow</b>
9.	Demolition - each primary residential Unit	\$ 50 plus \$ 10 per each 500 square feet or fraction thereof	
10.	Demolition - each accessory residential structure	\$ 25 plus \$ 10 per each 500 square feet or fraction thereof	
11.	Demolition - each primary Non-residential Unit	\$100 plus \$ 20 per each 500 square feet or fraction thereof	
12.	Demolition - each accessory non-residential structure	\$100 plus \$ 10 per each 500 square feet or fraction thereof	
13.	Road Occupancy/Right-of-Way Permit per T.M.P or per 50' (including new poles or moving poles)	\$150 plus \$250 engineer's inspection fee	
14.	Road Opening (utilities impacted) per T.M.P. or per 50'	\$500	\$1,000
15.	Sewer Service Connections (per occupancy/dwelling unit)		
	a. Residential	\$ 80	
	b. Non-residential	\$125	
16.	Water Service Connections (per occupancy/dwelling unit)		
	a. Residential	\$ 80	
	b. Non-residential	\$125	
17.	Stormwater System & Basin Permit	\$500	\$750
18.	Stormwater System & Basin Maintenance Review	\$250	
19.	Floodplain, Natural Resource & Forestry Review	\$500	\$750
20.	Temporary Construction Trailers and Buildings (under 1 yr.)	\$500	
21.	Temporary Storage Container / POD / Dumpster on the property	\$ 75	
22.	Temporary Storage Container / POD in public right-of-way	\$150	
23.	Dumpster	\$250	

**Gross Floor Area** is defined as the total square feet of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways and covered walkways, halls, mechanical areas, restrooms, stairs, stair towers, covered decks and attics with floor peak of 6'6" or more. Crawl space and attic space shall be calculated at one-half the square footage of floor area.

\* An additional **\$4.50** PA UCC Fee (or as amended by the State) will be added to certain permits. The Borough has the right to charge a Re-inspection Fee of \$75 per visit

<b>PART II.</b>	<b>Administrative Fees</b>	<b>Fee</b>	<b>Escrow</b>
1.	Residential Use and Occupancy Permit - per unit	\$ 100	
2.	Commercial Use and Occupancy Permit - per unit	\$ 150	
3.	Zoning Use Principal Structure Permit	\$ 350	
4.	Zoning Use Accessory Structure Permit	\$ 150	
5.	Zoning Use Fence Permit	\$ 200	
6.	Solar Panel Permit	\$ 150	
7.	Liquor License Transfer	\$2,500	\$1,000
8.	Transmission Tower Permit	\$2,500	\$2,500
9.	Alarm Registration	\$ 50	
10.	Outdoor or Door to Door Vendor Permit	\$ 100	
11.	Keeping of Chickens Permit	\$ 150-Zoning \$ 50-Annual Fee	
12.	Satellite or Transmission Station, Dish or Antenna Permit	\$ 100	
13.	Grading Permit or Grading Review	\$ 150	
14.	Copies	\$ 0.25 per page \$ 2.00 per CD \$ 5.00 per thumb drive	
15.	Bounced Check / Declined Credit Card Charge	\$ 35 plus \$ 15 a month until paid in full	
16.	Zoning Officer Review (\$100 per hour)	\$ 100 minimum	
	The Borough has the right to charge for re-inspections (per visit)	\$ 75	

<b>PART III. Zoning Hearing Board</b>	<b>Fee*</b>	<b>Escrow*</b>
1. Application for Interpretation of Zoning Ordinances		
a. Review of 1 or 2 sections	\$ 500	\$ 500
b. Review of 3 or more sections	\$1,000	\$ 500
2. Application for Appeal of Zoning Officer Decisions		
a. Review of 1 or 2 findings	\$ 500	\$1,000
b. Review of 3 or more findings	\$1,000	\$1,500
3. Application for Special Exceptions		
a. Review of 1 or 2 exception requests	\$ 400	\$ 500
b. Review of 3 to 5 exception requests	\$ 800	\$ 750
c. Review of 6 or more exception requests	\$1,000	\$1,000
4. Application for Variances		
a. Review of de minimis requests	\$ 400	\$ 500
b. Review of 1 or 2 variance requests	\$ 800	\$1,000
c. Review of 3 to 5 variance requests	\$1,200	\$1,500
d. Review of 6 or more variance requests	\$1,500	\$2,000
5. Challenge to Validity of the Zoning Ordinance	\$5,000	\$2,500

\* For each continuance requested by the applicant that requires re-advertising or re-notification of adjacent property owners, there is an additional \$100 fee, plus advertising costs.

<b>PART IV. Subdivision and Land Development*</b>	<b>Fee</b>	<b>Escrow</b>
1. Lot Line Changes	\$1,000	\$1,500
2. Sketch Plans	\$ 500	\$1,000
3. <b>Minor Residential Subdivisions</b>	\$1,500	\$2,000
4. Revision to Previously Approved Minor Plan	\$ 500	\$1,500
5. Conditional Use	\$ 600	\$1,000
6. Zoning Change	\$2,500	\$1,500
7. Curative Amendment	\$5,000	\$2,000
8. <b>Minor Residential Land Development</b> a. conversion	\$ 500	\$1,000
9. <b>Minor Residential Land Development</b> b. Addition>1,000 sf.	\$1,000	\$1,000
10. <b>Major Residential Subdivision/Land Development**</b>		
3 to 5 lots/units	\$1,000	\$3,500
6 to 10 lots/units	\$1,500	\$5,000
11 to 15 lots/units	\$2,500	\$6,500
16 or more	\$3,500	\$7,500

<b>PART IV.</b>	<b>Subdivision and Land Development</b>	<b>Fee</b>	<b>Escrow</b>
11.	<b>Major Non-residential Subdivision/Land Development**</b>		
	Up to 2,000 sq. ft.	\$1,500	\$5,000
	From 2,001 sq. ft. to 10,000 sq. ft.	\$2,500	\$7,000
	From 10,001 sq. ft. to 30,000 sq. ft.	\$3,500	\$8,000
	From 30,001 sq. ft. to 50,000 sq. ft.	\$4,500	\$10,000
	From 50,001 sq. ft. to 80,000 sq. ft.	\$7,500	\$12,000
	From 80,001 sq. ft. to 100,000 sq. ft.	\$10,000	\$14,000
	Over 100,001 sq. ft.	\$15,000	\$18,000
12.	Revisions to Previously Approved Major Plan	\$ 750	\$ 1,000

**\* If presented as preliminary plans for approval, additional fees & escrows may be required for Final Plan approval**

**\*\*** Applicants must execute a Professional Services Contract, establishing a professional services escrow, against which consultant fees shall be charged to the applicant at the same hourly rate as the consultants charge the Borough. This escrow account covers expenses incurred by the Borough Council and Planning Commission and other advisory services provided to the Borough for plan review. Professional services are defined by the Municipalities Planning Code and may include time spent for the services of consultants for engineering, planning, legal, site design, traffic design, landscaping, lighting or any other consulting services deemed necessary by the Borough to properly examine the proposed subdivision and/or land development plan. The escrow cost will be determined by the Borough Manager based upon the scope and extent of the project.

1. Re-submission of a revised plan during the course of the review process requires a **\$300** application fee. Based upon review, the Borough reserves the right to request a new application.
2. It is the responsibility of the applicant to make application and forward the appropriate fees to the Bucks County Planning Commission and other agencies.
3. Applicants must execute a Professional Services Agreement (PSA) and establish a professional services escrow account to cover expenses incurred by the Borough for plan review. The escrow account must be replenished when depleted to fifty percent (50%) of the original amount. The Borough reserves the right to add a ten (10%) percent administration fee to all invoices.
4. Any unused escrow account balance will be refunded to the applicant upon written request within twelve (12) months of the final hearing. Escrow funds not requested to be returned to the applicant within the twelve (12) month period following project completion shall be forfeited to the Borough.
5. The Borough reserves the right to request a higher escrow amount depending on the scope of the project, inspection or review.

<b>PART V. Natural Resource Protection</b>	<b>Fee</b>	<b>Escrow</b>
1. Act 537 Planning Module Review		
a. 1 to 3 units (or equivalent EDU's)	\$100	\$200
b. 4 to 10 units (or equivalent EDU's)	\$200	\$400
c. 11 to 20 units (or equivalent EDU's)	\$500	\$1,000
d. 21 or more units (or equivalent EDU's)	\$3,000	\$6,000
2. Stormwater Management Application		
a. SWM Permit (under 500 SF of Imp. Surf.)	\$100	\$200
b. SWM Permit (501-1,000 SF of Imp. Surf.)	\$200	\$400
c. SWM Permit (1,001- 5,000 SF of Imp. Surf.)	\$500	\$1,000
d. SWM Permit (5,001 and larger SF of Imp. Surf.)	\$3,000	\$6,000
3. Annual Stormwater Basin Inspection	\$250	
4. Flood Plain Plan Review	\$250	\$500

**Part VI. Practices and Policies Applicable to All Reviews and Permit Processes**

1. The Borough shall calculate, verify or determine permit fees.
2. The Borough has the right to request written documentation of costs to determine permit fees.
3. The Borough has the right to establish a professional services escrow, in an amount determined by the Borough, for any project that it deems appropriate.
4. The Borough has the right to assess an additional inspection fee for third-party inspections and plan reviews.
5. The Borough has the right to assess a \$75 re-inspection fee for each re-inspection.
6. The Borough shall review and make the final determination on requests for refunds.
7. If a project is started without required permits and/or approvals, the permit fees may be doubled. The Borough shall make the final determination. In the event building construction is started without first obtaining the required zoning and/or building permits, all applicable fees shall double.
8. Reinspection- Any reinspection required as the result of incomplete or improper work shall be charged to the permit holder. No Certificate of Occupancy shall be issued to any permit holder until such reinspection fees are paid in full.
9. Re-review Fee- Plan alterations, plan modifications, or plan deficiencies leading to rejection and requiring resubmittal, may be subject to a \$250.00 plan resubmission fee.

**SEVERABILITY.** In the event that any section, sentence, clause, phrase or word of this Resolution shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction and such declaration does not negate the intent of this Resolution, said declaration shall not prevent or otherwise foreclose enforcement of any of the remaining portions of this Resolution.

**REPEALER.** All resolutions, or parts of resolutions, inconsistent with or in conflict with any of the specific terms adopted by this Resolution, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

**EFFECTIVE DATE.** This Resolution shall become effective in accordance with the provisions of the Borough Code.

**RESOLVED this 12<sup>th</sup> day of January, 2022.**

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Paul Murdock, President

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Christine Schoell, Secretary

**Examined and Approved this 12<sup>th</sup> day of January, 2022.**

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Joe Taylor, Mayor