

LANGHORNE BOROUGH FEE SCHEDULE

Effective January 1, 2025

PART 1. Building Permit Fees

Building – Construction (including new mechanical)**	Fees*
Residential construction (including but not limited to: new construction, additions, and accessory buildings over 150 square feet)	\$75 inspection fee plus 1% of the cost of work
Accessory Buildings under 150 square feet	\$100
Commercial & non-residential construction (including but not limited to: new construction, additions, and accessory buildings over 250 square feet)	\$150 inspection fee plus 1% of the cost of work

Building – Electrical permit review (homeowner/applicant is responsible for all third-party fees)	Fees*
Residential	\$50
Commercial/non-residential	\$75

Building – Fuel burning appliance & Chimney certification review (homeowner/applicant is responsible for all third-party fees)	Fees*
Residential	\$50
Commercial/non-residential	\$75

Building – Mechanical replacement (homeowner/applicant is responsible for all third-party fees)	Fees*
Residential – replacement of existing equipment	\$50
Commercial/non-residential – replacement of existing equipment	\$75

Examples of installations requiring an HVAC permit include:

- Heating – boilers – gas and oil
- Circulators – gas and oil
- Air ducts
- Radiation
- Water – cooled air conditioning units
- Chiller for AC units
- Air-cooled AC units (excluding window-mounted AC units)
- Commercial type cooling units (wall or window): Unit heater / Hot water heater / Gas, oil, or steam heaters

**If new electrical work is required, the applicant must hire a third-party underwriter for an electrical inspection.

Swimming Pools**	Fees*
	\$125

**As per the Langhorne Borough Zoning Ordinance, pools shall be completely enclosed by a minimum four-foot fence, wall, or other barrier. This cost is not included in the pool permit. A zoning permit is required to build a fence or other barrier around a pool.

Roofing	Fees*
Residential	\$75
Non-residential	\$125
Solar panel permit	\$200

Signs	Fees*
Temporary signs	No fee
Residential name or address signs smaller than 200 square inches	No fee
Permanent signs – minimum fee, 1 to 1 square feet per side, per sign	\$100
Permanent signs – 10.1 to 24 square feet per side, per sign	\$150
Permanent signs – 24.1 square feet and over, per side, per sign	\$200

Demolition	Fees*
Primary residential unit	\$50 plus \$10 per each 500 square feet or fraction thereof
Accessory residential unit	\$25 plus \$10 per each 500 square feet or fraction thereof
Primary non-residential unit	\$100 plus \$20 per each 500 square feet or fraction thereof
Accessory non-residential structure	\$100 plus \$10 per each 500 square feet or fraction thereof

Plumbing	Fees*
Residential new installation or alterations	\$100 for first 5 fixtures; \$15 per fixture for each additional fixture

Commercial/non-residential new installation or alterations	\$150 for first 5 fixtures; \$15 per fixture for each additional fixture
Residential sewer/water service connections**	\$80 (per occupancy/dwelling unit)
Non-residential sewer/water service connections**	\$125 (per occupancy/dwelling unit)

**The Borough only inspects sewer & water line connections on private property. Connections in the street are inspected by the Bucks County Water & Sewer Authority (BCWSA).

Road Occupancy/Opening	Fees*	Escrow
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	
Road opening (utilities impacted) per T.M.P. or per 50'	\$500	\$1,000

Stormwater/Floodplain**	Fees*	Escrow
Stormwater system & basin permit	\$500	\$750
Stormwater system & basin maintenance review	\$250	
Floodplain, natural resource & forestry review	\$500	\$750

**Rain gardens are exempt from permit requirements.

Temporary Storage	Fees*
Temporary construction trailers & buildings (under 1 year)	\$500
Temporary storage container/POD/Dumpster on the property	\$75
Temporary storage container/POD in public right-of-way	\$150
Dumpster**	\$50

**Dumpsters located on private property do not require a permit.

Sidewalk, Apron & Driveway**	Fees*
Residential	\$75
Non-residential	\$125

**A permit is not required to replace existing sidewalk, apron, or driveway if the dimensions are not being changed. New construction and work that alters the dimensions of existing sidewalk, apron, or driveway does require a permit. In the case of new construction for state highways, a permit from the Pennsylvania Department of Transportation (PennDOT) is required as well.

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 Uniform Construction Code 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.

PART II. Zoning and Administrative Fees

Use & Occupancy	Fees*
Residential	\$100 per unit
Commercial	\$150 per unit

*For U&Os, the Borough typically requires electrical, heater, and (if applicable) chimney certifications from third-party underwriters. The homeowner/applicant is responsible for all third-party fees.

Zoning	Fees
Zoning Use Principal Structure	\$350
Zoning Use Accessory Structure	\$150
Zoning Use Fence	\$150

Keeping of Chickens	Fees
Zoning permit	\$150
Annual fee	\$50

Copies	Fees
Per page	\$0.25
Per thumb drive	\$5.00

Miscellaneous

	Fees	Escrow
Liquor license transfer	\$2,500	\$1,000
Transmission tower permit	\$2,500	\$2,500
Alarm registration	\$50	
Outdoor or door-to-door vendor permit*	\$100	
Satellite or transmission station, dish, or antenna permit	\$100	
Grading permit/review	\$150	
Bounced check/declined credit card charge	\$35 plus \$15 a month until paid in full	
Zoning officer review	\$100 per hour (\$100 minimum)	
Quarterly trash collection	\$117	

*Food trucks are not considered outdoor vendors. Food trucks are permitted in the Borough only as part of an approved event.

The Borough has the right to charge a re-inspection fee of \$75 per visit.

PART III. Zoning Hearing Board

Application for Interpretation of Zoning Ordinances	Fees*	Escrow*
Review of 1 or 2 sections	\$500	\$500
Review of 3 or more sections	\$1,000	\$500

Application for Appeal of Zoning Officer Decisions	Fees*	Escrow*
Review of 1 or 2 findings	\$500	\$1,000
Review of 3 or more findings	\$1,000	\$1,500

Application for Special Exceptions	Fees*	Escrow*
Review of 1 or 2 exception requests	\$400	\$500
Review of 3 to 5 exception requests	\$800	\$750
Review of 6 or more exception requests	\$1,000	\$1,000

Application for Variances	Fees*	Escrow*
Review of de minimis requests	\$400	\$500
Review of 1 or 2 variance requests	\$800	\$1,000
Review of 3 to 5 variance requests	\$1,200	\$1,500
Review of 6 or more variance requests	\$1,500	\$2,000

	Fees*	Escrow*
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.

PART IV. Subdivision and Land Development*

	Fees	Escrow
Lot line changes	\$1,000	\$1,500
Sketch plans	\$500	\$1,000
Conditional Use	\$600	\$1,000
Zoning change	\$2,500	\$1,500
Curative Amendment	\$5,000	\$2,000

Minor Residential	Fees	Escrow
Subdivisions	\$1,500	\$2,000
Land development – conversion	\$500	\$1,000
Land development – additions over 1,000 square feet	\$1,000	\$1,000
Revision to previously approved Minor Plan	\$500	\$1,500

Major Residential Subdivision/Land Development**	Fees	Escrow
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
Revisions to previously approved Major Plan	\$750	\$1,000

Major Non-residential Subdivision/Land Development**	Fees	Escrow
Up to 2,000 square feet	\$1,500	\$5,000
From 2,001 to 10,000 square feet	\$2,500	\$7,000
From 10,001 to 30,000 square feet	\$3,500	\$8,000
From 30,001 to 50,000 square feet	\$4,500	\$10,000
From 50,001 to 80,000 square feet	\$7,500	\$12,000
From 80,001 to 100,000 square feet	\$10,000	\$14,000
Over 100,001 square feet	\$15,000	\$18,000
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. The applicant is responsible for compiling all application materials and forwarding 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.

PART V. Natural Resource Protection

Act 537 Planning Module Review	Fees	Escrow
1 to 3 units (or equivalent EDUs)	\$100	\$200
4 to 10 units (or equivalent EDUs)	\$200	\$400
11 to 20 units (or equivalent EDUs)	\$500	\$1,000
21 or more units (or equivalent EDUs)	\$3,000	\$6,000

Stormwater Management Application	Fees	Escrow
SWM Permit (under 500 s.f. of impervious surface)	\$100	\$200
SWM Permit (501-1,000 s.f. of impervious surface)	\$200	\$400
SWM Permit (1,001-5,000 s.f. of impervious surface)	\$500	\$1,000
SWM Permit (5,001 and larger s.f. of impervious surface)	\$3,000	\$6,000

	Fees	Escrow
Annual stormwater basin inspection	\$250	
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 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. The \$4.50 State fee cannot be refunded under any circumstances. If the building inspector is required to do an inspection, the portion of the permit fees covering the inspection cannot be refunded either. In the case that a permit is issued and the project is cancelled, a 50% refund may be issued.
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. Any re-inspection 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 re-inspection fees are paid in full.
9. Plan alterations, modifications, or deficiencies leading to rejection and requiring re-submittal may be subject to a \$300.00 plan re-submission fee.