

Riegelsville Borough Fee Schedule

Resolution: R-04-25
Adopted: 06/11/2025

- **If work is being done without a permit the fees will be doubled**
- **A non-refundable deposit of \$50 will be paid by applicant for all Building Permits at the time the application is submitted.**
- **Please note that work done in the FEMA 100-year flood plain requires building permits. (Including UCC exempt structures such as sheds, agricultural buildings and propane storage tanks)**

Code Article A:

Part 1:100 - Building Code

- A. New Construction (New Buildings)
1. Use Groups R-3 and R-4 \$ 500.00 plus \$0.25/sq. ft. of GFA*
 2. All Use Groups other than R-3 and R-4 \$ 900.00 plus \$0.50/sq. ft. of GFA*
 3. Change of Occupancy only All use groups other than R-3 and R-4 \$ 200.00
- B. Additions and Detached Accessory Structures
1. Use Groups R-3 and R-4 \$ 200.00 plus \$0.25/sq. ft. of GFA*
 2. All Use Groups other than R-3 and R-4 \$ 900.00 plus \$0.50/sq. ft. of GFA*
- C. Alterations, Repairs, Renovation, and structural roof repairs
1. Use Groups R-3 and R-4
Repairs and other structures (i.e., walls, towers, etc.) \$ 75.00 plus \$0.20/sq. ft
 2. All Use Groups other than R-3 and R-4 \$ 150.00 plus \$0.35/sq. ft.
- D. Demolition
- 2b. Fit out of existing space \$ 400.00
 - 2c. Re-Roof Commercial up to 2500 Sq. ft. \$ 200.00
 - 2d. Re-Roof Commercial over 2500 Sq. ft. \$ 250.00
- D. Demolition \$ 75.00 Min. - \$0.20/sq. ft. of GFA*

*GFA – In association with the above referenced fees the Gross Floor Area shall be defined as the following: 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 and covered decks. Crawl space and attic areas shall be included within the Gross Floor Area as one half (1/2) their actual square footage.

- E. Swimming Pools
 - 1. Above Ground (fence included)
 - **Note: Electrical, Decks or Platforms are additional.
 - 2. In Ground
 - **Note: Electrical, Plumbing and Fencing are additional.
 - F. Miscellaneous Building Permit Fees
 - 1. Uncovered Decks or Patios
 - Individual permit applications for covered decks, covered patios and fences greater than 8 ft. shall be classified as an addition and shall be rated utilizing Code Article A, Part 1:100(A).
 - 2. Fireplaces and chimneys
 - a. Masonry Fireplaces
 - b. Pre-Manufactured Fireplaces and Inserts
 - 3. Rebuilding gutted structure
 - 4. Elevators and Chair Lifts
 - 5. Storage Tanks (Liquid) Commercial
 - a. Quantity up to 10,000 gallons
 - b. Quantity over 10,000 gallons
 - 6. Storage Tanks Residential (See 1:200 Mechanical)
 - 7. Mobile Home Units and Modular Homes
 - Foundation/Pad, Plumbing, Electrical and Mechanical connections all charged under relevant sections.
- Part 1:200 - Mechanical Code**
- A. Replacement of an Existing Heater/AC System
 - (Fee not required for window or through the wall units)
 - B. New equipment installation
 - 1. Heating Equipment
 - a. Use Groups R-3 and R-4
 - b. All Use Groups other than R-3 and R-4
(12,000 BTU = 1 ton)
 - 2. Air Conditioning equipment
 - a. Use Groups R-3 and R-4
 - b. All Use Groups other than R-3 and R-4
(12,000 BTU = 1 ton)

\$ 125.00

\$ 250.00

\$ 80.00 + \$0.15/sq. ft.

\$ 150.00

\$ 75.00

Cost to be in accordance with Article A, Part 1:100(A)

\$ 150.00

\$ 65.00 Min. - Gallons x .0525

\$ 100.00 Min. - Gallons x .0525

\$ 250.00

\$ 75.00

\$ 150.00

\$ 250.00

\$ 150.00

\$ 250.00

- 3. Space Heaters per unit (Electric or Fuel Burning) \$ 75.00 ea.
- 4. Oil Tanks
 - a. 1 to 1,000 gallons \$ 120.00
 - b. Each additional 500 gallons or fraction thereof \$ 15.00
- C. Alterations or Additions to existing systems \$ 50.00

Part 1:300 - Plumbing Code

- A. New Construction, Alterations (Existing Building Relocation or Adding) or Additions, 1st five (5) Fixtures
 - 1. Use Groups R-3 and R-4 \$ 75.00
 - a. Under Slab Plumbing \$ 75.00
 - 2. All Use Groups other than R-3 and R-4 \$ 100.00
 - a. Under Slab Plumbing \$ 75.00
- B. Each additional fixture
 - 1. Use Groups R-3 and R-4 \$ 10.00
 - 2. All Use Groups other than R-3 and R-4 \$ 15.00
- C. Hot Water Generators/Domestic Water Heater or Coil (New or Replacement/Gas, electric, oil)
 - 1. Use Groups R-3 and R-4 \$ 60.00
 - 2. All Use Groups other than R-3 and R-4 \$ 75.00
- D. Boiler & Potable water tie-in
 - 1. Use Groups R-3 and R-4 \$ 25.00
 - 2. All Use Groups other than R-3 and R-4 \$ 60.00
- E. Lawn Sprinkler system water tie-in
 - 1. Use Groups R-3 and R-4 \$ 60.00
 - 2. All Use Groups other than R-3 and R-4 \$ 75.00
- F. Backflow Preventer
 - 1. Use Groups R-3 and R-4 \$ 25.00
 - 2. All Use Groups other than R-3 and R-4 \$ 25.00
- G. Grease Traps and Interceptors \$ 75.00 ea.
- H. Water Lateral (Per Occupancy) Repair, Replace or New Installation \$ 125.00
(from curb stop to building or well head to building)

- I. Minimum Fee for Entire Plumbing System
 - 1. Use Groups R-3 and R-4 \$ 150.00
 - 2. All Use Groups other than R-3 and R-4 \$ 200.00

Part 1:400 - Electrical Code

- A. Use Groups R-3 and R-4 \$ 50.00
- B. All Other Use Groups \$ 75.00
- C. Solar Array Power R-3 and R-4 \$ 150.00
- D. Solar Farm (Commercial) \$ 500.00
- E. Wind Generation Tower R-3 and R-4 \$ 150.00
- F. Wind Generation Tower (Commercial) \$ 500.00
- G. Generator up to 12KW \$ 75.00
- H. Generator over 12KW \$ 125.00

Part 1:500 - Fire Protection and Hazardous Equipment

- A. Sprinkler heads or detectors
 In computing fees for sprinkler heads and detectors (smoke or heat), the number of each can be added together and one fee charged in accordance with the total number.
 - 1. 1 to 20 \$ 100.00
 - 2. 21 to 100 \$ 150.00
 - 3. 101 to 200 \$ 250.00
 - 4. 201 to 400 \$ 350.00
 - 5. 401 or greater \$ 600.00
- B. Re-inspection of Sprinkler Heads or Detectors \$ 45.00
- C. Kitchen Exhaust System R-3 & R-4 \$ 50.00 ea.
- D. Kitchen Exhaust System other than R-3 & R-4 \$ 225.00
- E. Incinerators and Crematoriums \$ 500.00 ea.

Part 1:600 – Walks, Drives, and Work in the Public Right of Way

- A. Sidewalks and Curbs*** \$ 50.00 Flat Fee up to 50 LF
\$ 25.00 Every additional 25 LF
- B. Driveways (Paving and Repaving) \$ 50.00
- C. Parking Lots (New and Repaving) \$ 50.00 per 1,000 sq. ft.
\$ 50.00 min.
- D. Installation of New Driveway and Alteration of Existing Driveways \$ 100.00 per driveway plus \$500.00 escrow***
- E. Road openings and excavations in any Borough highway, roadway, right-of way, public ally, sidewalk, curb, footpath or bike path, having an improved or unimproved surface \$ 200.00 plus, \$1,500.00 (min.) escrow*** or \$ 100.00 per every 100 (or part thereof) LF of proposed utility installation.

** Escrow shall be utilized to cover Borough Engineer/Inspection expenses for work performed in, and restoration of, the Public Right of Way.

****Application for curbs and/or sidewalks, where there is not an existing curb within 100', are to be directed to the Borough Engineer to establish the line and grade. The fee for this service shall be covered by an escrow account to be established at the time of application with an initial deposit of **\$150.00.**

Part 1:700 – Plan Review Fee

- A. All of the above permit applications shall be charged a 10% plan review fee, based on the complete permit cost, in addition to the above referenced fees.
- B. Commercial Use "Accessibility" plan Review - An additional \$50.00 plus \$0.20 per sq. ft.

Part 1:800 – Reinspection Fee

- A. Residential reinspection fee \$ 75.00
- B. Commercial reinspection fee \$ 100.00

Code Article B:

2:100 – Zoning

A. Zoning Hearing Board Applications

1. Variance Applications, Special Exception Applications, Interpretations of Decisions of the Zoning Officer

- a. Fee for Residential Single Family, Twin, and Townhouse Dwellings \$ 850.00
 - b. Fee for Commercial Property and Multiple Residences \$ 1,800 .00
 - c. Fee for Industrial Property \$ 1,800.00
 - d. Continuance Escrow \$ 750.00
- The Continuance Escrow will be collected at the time that the application is filed. If the hearing is not continued, the fee will be returned in full to the applicant. A continuance is defined as any second or subsequent hearing where testimony or closing arguments are presented on behalf of the applicant or township. If more than one continuance is necessary, then the applicant shall pay an additional fifty percent (50%) continuance fee per meeting.

B. UCC Review Board Applications

1. Variance Applications, Appeals, Interpretations of Decisions of the Building Code Official and requests for extensions of time.

- a. Fee for Use Groups R-3 and R-4 \$ 800.00
 - b. Fee for Use Groups A, B, E, I, M, R-1 and R-2 \$ 900 .00
 - c. All other Use Groups \$ 1,200.00
 - d. Continuance Escrow \$ 750.00
- The Continuance Escrow will be collected at the time that the application is filed. If the hearing is not continued, the fee will be returned in full to the applicant. A continuance is defined as any second or subsequent hearing where testimony or closing arguments are presented on behalf of the applicant or township. If more than one continuance is necessary, then the applicant shall pay an additional fifty percent (50%) continuance fee per meeting.

C. Borough Council Applications

1. Conditional Use Applications, Amendments to the Zoning Ordinance, Curative Amendments or Amendments in the Zoning Map, Subdivision, Land Development.

- | | <u>Fee</u> | <u>Escrow</u> |
|---|-------------|---------------|
| a. Conditional Use Application | \$ 500.00 | \$ 2,000.00 |
| b. Conditional Use Application for quarry, Asphalt plant, concrete mixing plant | \$ 7,500.00 | \$10,000.00 |
| c. Zoning Amendment | \$ 1,500.00 | \$ 3,000.00 |
| d. Curative Amendments | \$12,000.00 | \$ 5,500.00 |
| e. Amendments to the Zoning Map | \$ 1,500.00 | \$ 3,000.00 |

Escrow deposit fee is to cover the cost of publishing required notices and all other expenses incurred by the Borough incidental to the hearing. In the event these costs deplete the escrow fund in excess of fifty percent (50%) of the original escrow deposit, and costs seem to indicate that additional deposits will be required, the Borough reserves the right to require an additional escrow deposit up to the original escrow amount. This additional escrow amount shall be paid upon notice. If the expenses do not exceed the escrow deposit fee, the balance will be refunded to the applicant.

Furthermore, incidental to such application including legal, engineering, and stenographic fees as voucher to the Borough, a 15% (fifteen- percent) administration charge will be added to all fees and costs.

D. Miscellaneous Zoning Fees

1. Written Zoning Opinions - Upon Request

	\$ 100.00 ea.
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 - a. Zoning Consultation (Appointment with Zoning Officer up to 1hr.) \$ 100.00
 - b. Floodplain Consultation with the Borough Engineer up to 1 hr. \$ 150.00

2. Sign Permits

Excluding the following signs in all Zoning Districts: Public/Legal Notice, Traffic Warning Signs, Official Warning Signs, Trespassing Signs and Utility Signs.

 - a. Permanent and Temporary Non-Illuminated Sign

(Excluding Political Signs) 9 sq. ft. or less	\$ 20.00 per sign
9 sq. ft up to 32 sq. ft.	\$ 40.00 per sign
32 sq. ft or greater	\$ 150.00 per sign
 - b. Permanent and Temporary Illuminated Sign

	\$ 40.00 per sign, plus square footage charge as determined under section 2:100.D.2.a. (Above).
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 - c. Non-Profit Temporary Signs

	\$ 10.00 per sign
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This item is specifically for Civic and Non-Profit Organizations where signs are erected for no more than thirty (30) days.
 - e. Other Temporary Signs

	\$ 25.00 per sign
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Includes developer signage, real estate signs over 12-sq. ft. and all removable signs including advertisements for commercial sales, etc. Applicant agrees to remove all signs when information is no longer applicable. Applicant agrees to pay actual removal cost plus 10% administration cost if removal is done by Borough personnel, at the direction of the Zoning Officer.

3. Zoning Permit for Residential Construction (All Use Groups)
 - a. New Dwelling Unit

	\$ 350.00 ea.
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 - b. Borough Engineer Plot Plan Review

	\$ 250.00 per lot
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 - c. Flood Plain Compliance Review

	\$ 150.00 per lot plus escrow \$500
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This Escrow Fee collected for properties not covered by developer's escrow account.
 - d. Additions to Existing Dwelling Unit

	\$ 125.00
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 - e. Accessory Buildings/Structures less than 500 sq. ft.

	\$ 65.00
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- f. Accessory Building/Structures greater than 500 sq. ft. \$ 125.00
- Includes storage sheds, detached garages, decks, patios, retaining walls, barns, silos, swimming pools, hot tubs, fences, etc.
- 9. Accessory Home Occupation \$ 50.00
- h. Re-Roof, Non-Structural \$ 60.00
- 4. Zoning Permit for Non-Residential Construction \$ 1,500.00
 - a. New Structures
 - b. Borough Engineer Plot Plan Review \$ 450.00 per application
 - c. Flood Plain Compliance Review \$ 250.00 plus \$500 escrow
 - d. This Escrow Fee collected for properties not covered by developer's escrow account.
 - e. Accessory Buildings/Structures under 1000 sq. ft., to Non-Residential Uses \$ 200.00
 - f. Accessory Buildings/Structures over 1000 sq. ft., to Non-Residential Uses \$ 275.00
 - g. This item includes storage sheds and retaining walls, etc.
 - h. Quarry Extraction Operations, Asphalt Plants, Ready-Mix Concrete Plant \$ 2,000.00
- 5. Roadside Stand Permit \$ 50.00
 - a. Annual Renewal \$ 25.00
- 6. Parking Lots and Driveway Additions (Commercial) \$ 55.00 Min. - \$25.00 per 1,000 sq. ft. of additional impervious Surface and Borough Engineer Review as per 2:100.D.4.b.
- 7. Trailer Registration (Application to be approved by the Zoning Officer) \$ 200.00 per year
 - a. Construction and Office/Sales Trailer Registration
- 8. Forestry/Timber Harvesting \$ 500.00 plus \$1,500 escrow

E.

Residential Subdivision, Land Development and Conversions
 The following costs are applicable to those developments whose preliminary plans have NOT been accepted by the Borough Council as of the adoption date of this Fee Schedule.

A \$250.00 **Non-Refundable** Filing Fee shall be provided for each Major Subdivision and Land Development fee identified below. This Non-Refundable Filing Fee must be paid to Riegelsville Borough at the time of the Preliminary Plan submission. **

SUBDIVISIONS:

1. Residential

	<u>Application Fee</u>	<u>Escrow Fee</u>
Minor Subdivision or Lot line change	\$ 500.00	\$2,500.00
Sketch plan	\$ 500.00	\$1,500.00*
Major Subdivision (3 or more lots)	\$2,000.00	\$6,000.00 for 3 to 10 lots/Units \$8,000.00 for 11 to 25 lots/units
Revised and amended plans		Add \$50.00 for each lot/unit above 25
Final Plans	\$1,000.00+\$30/lot or unit	**

The Zoning Officer shall determine, at the time of the Preliminary Plan submission, whether the project is classified as a Minor Subdivision or a Major Subdivision.

MAJOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR RECREATION LAND DEVELOPMENT/SUBDIVISION

2. Preliminary Revised and amended plans	\$2,000.00 + \$50.00/1000 sq. ft.	\$6,000.00
Final Plans	\$1,000.00+ \$30.00/1000 sq. ft.	**

* Deposit only required if reviews requested

** Must replenish escrow to full amount

Single Lot Earth Disturbance Grading Permit (Includes storm water design review)	\$ 500.00	
Each Revised Subdivision	\$ 100.00	
Storm water Ordinance Waiver Fee:		
Single Residential Lot	\$ 250.00	\$ 500.00
All others	\$ 500.00	\$ 500.00

The Borough Council has determined that an application for the use of an existing structure as a Bed and Breakfast Inn will not constitute a land development provided there are no structural changes or improvements to the property. However, if a proposed Bed and Breakfast Inn use does, as determined by the Zoning Officer, constitute a land development or subdivision, all filing, application, and escrow fees shall be paid.

3. Professional Services Contract & Escrow Accounts

Applicant or Developer must execute a Professional Services Contract with Riegelsville Borough, a copy of which is attached hereto and adopted as a part of this fee schedule.

The Professional Services Contract includes the establishment of a Professional Services Escrow Account. This Escrow Account covers the expenses of the Borough Council of Riegelsville Borough, and the Riegelsville Borough Planning Commission and advisory services provided to Riegelsville Borough. These advisory services may include paid administrative staff, should the services of consultants for engineering, legal matters, site design, traffic design, landscaping, street lighting and any other consultant if necessary to properly examine the proposed Subdivision and/or Land Development Plan. A fifteen percent (15%) administrative service fee will be deducted from the portion of the fee paid in advance. The 15% administrative charge is not applicable to the advisory services provided to Riegelsville Borough by paid Administrative Staff. All unused funds in the Professional Services Escrow Account shall be returned to the applicant eighteen (18) months after completion of the project/development; or upon written cancellation of the project/development; upon approval by the Borough Council of the refund.

The Professional Services Escrow Account funds must be replenished when it is depleted to fifty percent (50%) of the original amount and further costs are being incurred. The escrow account must be accessible at all times before further review and costs are incurred by the Borough. At the time of filing, the applicant's Planner, Architect, and/or Engineer must certify that the submission is in compliance and in a form acceptable for review.

4. Additional Applicable Fees

a. Road Improvement Inspection fees of \$1.00 per linear foot of proposed new road and existing roads, requiring improvements.

b. Total cost of all drainage facilities omitted either through error or found necessary within two years of final construction date shall be borne by the Applicant/Developer.

5. Publications and Maps

a. Zoning Ordinances (map included) \$ 25.00

b. Subdivision and Land Development Ordinance \$ 25.00

c. Zoning Map \$ 5.00

Part 7:400 Mobile Home Parks - Development Permits

A. Initial Application \$ 150.00 per proposed unit in addition to Land Development or Subdivision fees indicated.


1. Annual License \$ 50.00 per Unit

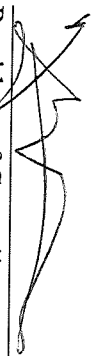
ANY FEE NOT COVERED BY THE FEE SCHEDULE SHALL BE DETERMINED ON A CASE BY CASE BASIS BY THE BOROUGH COUNCIL.
SUCH FEES SHALL BE INCORPORATED BY RESOLUTION INTO THE BOROUGH FEE SCHEDULE, SHOWN IN PART 2:700 OF THE BOROUGH CODE

Passed as a Resolution of the Riegelsville Borough Council this 11th day of June 2025.

Attest:

RIEGELSVILLE BOROUGH COUNCIL


Borough Secretary


President of Council

CONTRACT for PROFESSIONAL SERVICES

THIS AGREEMENT made this _____ day of _____, 20__, by and between Riegelsville Borough, Bucks County, Pennsylvania, with an office at 615 Easton Road, Riegelsville, Pennsylvania 18077 ("Borough") and _____, with an office at _____ ("Developer").

WHEREAS, DEVELOPER is the legal or equitable owner of certain real estate being tax parcel number _____, Riegelsville, Pennsylvania; and

WHEREAS, DEVELOPER desires to submit preliminary or final plans to Borough for _____ for the above-described premises so that Developer will be able to construct improvements thereon consistent with the preliminary or final plans or as they may be revised.

NOW THEREFORE, IN CONSIDERATION OF THE PROMISES CONTAINED HEREIN AND INTENDING TO BE LEGALLY BOUND, DEVELOPER and BOROUGH AGREE AS FOLLOWS:

1. Developer hereby authorizes Borough to authorize Borough's consulting engineer ("Engineer") and any other professionals that Borough deems necessary to review Developer's preliminary or final plans and to make recommendations on the designs and specifications and to make any and all engineering surveys and field inspections as are required pursuant to its rules, regulations and proper engineering standards in order to insure that final plans to be submitted by Developer to Borough will reflect proper engineering practices and comply with all Borough rules and regulations.
2. Developer hereby authorizes Borough to authorize its Engineer/Solicitor to review the preliminary or final plans, documents, attend meetings, or provide other engineering or legal services relating to the review of preliminary or final plans, building permits and other permits and reviews as may be necessary.
3. Developer agrees to pay Borough the costs that Borough pays its Engineer and Solicitor in accordance with established fee schedules with Borough and to reimburse Borough for bills received from other professional for services provided to Borough on behalf of Borough's review of preliminary or final plans of Developer and to reimburse Borough for any other cost or expenses which it expends for services to Developer and to pay Borough an administration fee equal to ten (10%) percent of the total of the Solicitor and Engineering fees.
4. At the time of the execution hereof Developer deposits the sum of \$_____ Thousand Dollars (\$_____.00) in escrow with Borough as security for the payment of the Borough's cost, expenses, charges and fees as set forth in Paragraphs 1, 2 and 3. In the event that engineering, legal, consulting or administration costs and expenses and fees exceed the amount

posted herewith, Developer agrees to deposit with Borough within five days of billing, such additional sums as Borough is required to pay and Developer agrees to maintain a balance in said escrow fund of Five Hundred Dollars (\$500.00) at all times on account of future costs. A detailed statement of actual costs expended by Borough will be submitted by Borough to Developer on a monthly basis. Developer acknowledges that the original deposit is only an estimate. In the event the deposit is not made at the execution hereof or if the deposit is not made with Borough within five days, as aforementioned, Developer recognizes that Borough will not do any further work for and on behalf of Developer and Developer releases Borough from any claims for delay or any type of damages which may be incurred by Developer as a result of Borough's refusal to proceed without requested and timely payment from Developer.

5. Developer acknowledges that this contract and engineering, legal and other services authorized by it, does not commit Borough to provide _____ to Developer. Developer shall not be entitled to receive such _____ until it has received all Borough, County, State and Federal approvals and/or permits and has executed a formal development and financial security agreement with Borough and/or paid all sums due thereunder to Borough.
6. Developer may at any time terminate this contract by giving written notice to Borough of Developer's intention to do so and notice of such termination shall be effective as of the date of receipt of the same by Borough. Borough will pay all bills incurred up to the effective date of termination and return the balance of the deposit in escrow, if any, to Borough.
7. This contract shall be binding on the parties hereto and their representative successors and assigns or heirs and administrators and shall be construed under the laws of the Commonwealth of Pennsylvania.

*** SIGNATURES APPEAR ON THE FOLLOWING PAGE ***

IN WITNESS WHEREOF, the parties have caused their signatures to be affixed and have affixed their hands and seals hereto the day and year first above written.

ATTEST:

Riegelsville Borough

By: _____
President

Authority Seal

Secretary

ATTEST:

Developer

By: _____

Print Name: _____

Title: _____