

Exhibit A
Fee Schedule of Lower Gwynedd Township

Building Permits.

Residential. The fees associated with residential building, construction, alteration, and related activities are as follow:

| Type | Fee |
|---|---|
| State Inspection Fee (add this fee to the cost of all permits) | \$4.50 |
| Pre-Submission Plan Review for Single-Family Residential (this is done prior to a formal submission and is for a quick overview of a proposed plan to answer general questions; only done if requested) | \$150 |
| Building Permit New Construction | \$500 + \$0.35 per square foot above grade & \$0.25 per square feet of attic and basement space; requires grading permit; |
| Alterations & Additions to Existing Structures Building Permit | \$250 + \$0.35 per square feet for all space |
| Kitchen Alterations Building Permit | \$150 |
| Accessory Structure/Uses Building Permit (ex. decks, patios, sidewalks, garages, etc.) | \$175 + \$0.25 per square foot |
| Shed Building Permit- required for sheds greater than 200 square feet (zoning review is part of application) | \$200 + \$0.15 per square foot |
| Shed Zoning Permit- required for sheds less than 200 square feet; no building permit required | \$150 |
| Swimming Pools, Tennis/Basketball Courts & Other Recreational Uses Building Permit | \$300 + \$0.45 per square foot of surface area; also requires grading permit |
| Demolition Permit | \$300 |
| Electrical Permit | \$50 per 100 amps of electrical service or equivalent; minimum permit fee \$50 |
| Plumbing Permit | \$55 + \$15 per fixture; \$150 per grease trap, ejector |
| HVAC Replacement Permit | \$150 |
| Use & Occupancy Permits | \$150 |
| Storage Tanks | \$200 per 1,000 gallons of capacity |
| Removal of Oil Tank | \$150 |
| Gas Fireplaces | \$100 |
| Generator Permit | \$75 + electrical permit (in some cases a plumbing permit may also be needed) |

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|---|---------------------------|
| Solar Permit | \$250 + electrical permit |
| Residential Re-Roofing (only required if sheathing is being replaced) | \$100 |

Non-Residential. The fees associated with multi-family residential building, non-residential building, construction, alteration, and related activities are as follow:

| Type | Fee |
|---|--|
| New Construction Building Permit | \$750 Plan Review- this fee is to review plans in advance of a formal permit application submission; the review is a detailed plan review provided by the plan examiner and is separate from a pre-submission plan review; this fee is due at submission \$600 + \$0.45 per square foot- Permit/Inspections |
| Building Work/Alterations Building Permit | \$750 Plan Review- this fee is to review plans in advance of a formal permit application submission; the review is a detailed plan review provided by the plan examiner and is separate from a pre-submission plan review; this fee is due at submission \$500 + \$0.35 per square foot-Permit/Inspections |
| Demolition Permit | \$100 per 1,000 square foot |
| Electric Permit | \$250 + \$50 per 100 amp service |
| Plumbing Permit | \$250 + \$15 per fixture, trap, appliance |
| HVAC | \$500 |
| Roofing Permit (New) | \$500 plus \$0.35 per square foot |
| Roofing Permit (Re-Roof) | \$250 plus \$0.10 per square foot |
| Re-Inspection (inspector is unable to conduct required inspection due to applicant error) | \$50 |
| Use & Occupancy Permit | \$250 |
| Removal of Oil Tank | \$450 |
| Storage Tank | \$200 per 1,000 gallons of capacity |
| Antenna Cell Tower Permit | \$2,500 permit + \$500 escrow |

Building Permit Licensing Fees.

| Type | Fee |
|---|------|
| Electrical Licensing Registration Fees | |
| Master Electrician | \$50 |
| Journeyman | \$35 |

| | |
|---|-------|
| Apprentice | \$10 |
| Inspection Agency | \$200 |
| | |
| Plumbing Licensing Registration Fees | |
| Master Plumber | \$125 |
| Journeyman | \$50 |
| | |
| General Contractor's License (fee applies to new homebuilders, commercial contractors and any contractor not registered in the State of PA) | \$125 |

Building Permit Other Fees.

| Type | Fee |
|---|---|
| Grading/Excavation/Stormwater Management- reviewed by Township Engineer | \$500 flat fee; in some instances, a grading permit may also require an escrow or PSA as directed by the Twp Engineer; grading permits in lieu of land development require an approved cost estimate & escrow |

Fire. The fees associated with fire safety and inspections are as follows:

| Type | Fee |
|---|---|
| False Alarms: Number within 12 Calendar Months | |
| 3 | \$35 |
| 4 or 5 | \$50 |
| 6 or more | \$100 |
| Residential | |
| Fire Safety Sprinkler Permit (residence over 2,000 square feet) | \$200 |
| Fire Safety Sprinkler Inspection | \$300 |
| Fire Alarm Installation Permit | \$150 |
| Fire Alarm Installation Inspection | \$250 |
| Home Alarm | \$100 |
| Non-residential | |
| Fire- Wet Ansul System or Other | \$250 |
| Fire Safety Sprinkler System- New | \$700- includes \$400 inspection fee + \$300 permit fee |
| Fire Safety Sprinkler System- Add on | \$500- includes \$300 inspection fee + \$200 permit fee |

| | |
|---|---|
| Fire Alarm Installation Permit/Fire Alarm Installation Inspection | \$500- includes \$300 inspection fee + \$200 permit fee \$150 |
|---|---|

Other General Fees

| Type | Fee |
|--|---|
| Banner | \$25 |
| Copying | \$0.25 per page |
| Copying-Wide Format | \$4.50 per page |
| Fireworks | \$150 |
| Peddlers/Canvassers License (Issued by Police) Effective Res. 2019-12 (5/14/19) | \$40 per day/per person or \$60 per week/per person |
| Returned Check Fee | \$25 |
| Subdivision/Land Development Ordinance | \$30/\$35 by mail |
| Zoning Map | \$10/\$15 by mail |
| Zoning Ordinance | \$30/\$35 by mail |

Park & Recreation Fees.

Facilities and Fields. There are set fees for the use of Township Fields and Facilities. Fees for field use and facilities shall be as follows:

| Type/Facility | Resident Fee | Nonresident Fee | Business Group Fee |
|---|----------------------|-----------------------|------------------------|
| <u>Security Deposit:</u> Required for all facility | \$200 | \$200 | \$200 |
| use includes game area | | | |
| Type/Facility | Resident Fee | Nonresident Fee | Business Group Fee |
| <u>Penllyn Woods</u> Community Building | \$60 per hour | \$95 per hour | \$130 per hour |
| <u>Picnic Pavilions</u> Up to 4 hours Up to 8 hours Electricity | \$40 \$70 \$20 | \$75 \$125 \$20 | \$125 \$200 \$20 |
| <u>Baseball/Soccer Fields</u> Youth Associations Nonprofit Groups | N/A | N/A | N/A |
| <u>Baseball/Soccer Fields</u> Individual: one-time use | \$50 | \$75 | \$85 |

| | | | |
|---|-------|-------|-------|
| <u>Baseball/Soccer Fields</u> Team: full season (5 consecutive weeks of play or more), one day a week use | \$220 | \$250 | \$250 |
| <u>Baseball/Soccer Fields</u> One week consecutive use (Mon-Fri) | \$370 | \$400 | \$420 |
| <u>Basketball, Tennis, Volleyball Courts</u> Individual- one time only | \$30 | \$40 | \$75 |
| <u>Basketball, Tennis, Volleyball Courts</u> Team: full season (5 consecutive weeks of play or more), one day a week use | \$150 | \$175 | \$200 |
| <u>Basketball, Tennis, Volleyball Courts</u> One week consecutive use (Mon-Fri) | \$300 | \$300 | \$300 |

Planning & Zoning Code Fees

Land Development and Subdivision Filing Fees. Fees in the amount set forth in this section shall be paid when filing a preliminary land development application or a preliminary/final subdivision application.

Land Development Fees. The fees for land development include an application fee which is the set amount plus the calculated fee based on the per square footage rate. In addition, an escrow account is required to be established to cover the cost of professional services rendered in conjunction with any application. Remaining funds will be returned at the time of escrow closure. Escrows are explained in detail below.

| Acres Affected | General Fee | Escrow |
|-----------------------|--------------------|---------------|
| 0-2.5 acres | \$2,500 | \$5,000 |
| 2.5-5 acres | \$4,000 | \$6,500 |
| 5-10 acres | \$5,000 | \$8,500 |
| 10-20 acres | \$6,000 | \$10,000 |
| 20-50 acres | \$7,500 | \$11,500 |
| 50-100 acres | \$9,000 | \$13,000 |

| | | |
|---|--|--|
| | | |
| PLUS Gross Floor Area in SQ. Ft. | Fee Per 1,000 Square Feet | |
| 0 to 49,000 | \$50 | |
| 50,000 to 299,000 | \$40 | |
| 300,000 or more | \$30 | |
| Traffic Impact Fee | See Resolution | N/A |
| Final Plan Filing Fee | No application fee will be charged for filing an improvement construction plan or record plan, unless no preliminary plan has been filed, in which case the fees established for preliminary plans will apply. | Based on approved estimate of costs from Township Engineer |

Subdivision Fees. The subdivision fee includes a flat application fee plus a calculated fee based on the per lot rate. In addition, an escrow account is required to be established to cover the cost of professional services rendered in conjunction with any application. Remaining funds will be returned at the time of escrow closure. Escrows are explained in detail below. Prior to recording a subdivision plan, each developer shall submit digital plans in CAD format for the purpose of updating the Township’s GIS Parcel Map. In addition to the digital plans, each developer shall submit a fee for updating the GIS Parcel Map.

| Number of Lots | General Fee | Escrow |
|-----------------------|--------------------------|---------------|
| Lot Line Adjustment | \$1,800 | N/A |
| Minor = 1 to 2 | \$1,800 | \$5,000 |
| Major = 3 to 5 | \$4,500 + \$250 per lot | \$5,500 |
| Major = 6-10 | \$6,750 + \$250 per lot | \$7,500 |
| Major = 11-50 | \$9,000 + \$250 per lot | \$10,000 |
| Major = 51-100 | \$12,000 + \$250 per lot | \$11,500 |
| Major = 101 and over | \$17,500 + \$250 per lot | \$13,000 |
| GIS Parcel Map Update | \$300 | |
| Traffic Impact Fee | Set by Resolution | |

Fees of Professional Consultants. The Township shall be reimbursed for the charges of its Solicitor, Engineer, Planner or other professional consultant in connection with any land use matter. The Township also requires a Professional Services Agreement (PSA) with associated fees to be paid by anyone wishing to meet with and discuss potential land use items with any of the professional consultants prior to the filing of a formal application.

Escrow Costs. A cash escrow is required in order to guarantee payment of:

- The services of the Township Engineer, as provided in the Subdivision and Land Development Regulations, being Title Four of the Planning and Zoning Code, plus all costs for other engineering and professional certification as deemed necessary.
- The services of the Township Solicitor for legal services incidental to the preliminary and final approval of plans of each subdivision or development, or section thereof, and specifically including, but not limited to, the review of all plans, correspondence and permits; the preparation of subdivision and escrow agreements, easements, covenants and deeds; the attendance at any meetings with the Board of Supervisors, the Planning Commission, the Township Engineer, the developer or the developer's representatives in connection with the development; and any telephone conferences in connection with any of the above. The same expectation is maintained for the services rendered by the Township Engineer and the Township Planner/Zoning Officer and any other professional land use consultant in conjunction with a subdivision or land development.
- The actual costs of all drainage, water and/or material tests.
- Legal fees, advertising and other costs involved in the dedication of streets and public improvements to the Township.
- The administrative costs of processing subdivision and land development escrow account release request as follows: 10% of the total amount of every escrow release request of less than \$500 and in the amount of \$50 for every escrow release request in excess of \$500. Such charge shall be due and payable at the time as any escrow release is submitted to the Township for processing.
- The costs set forth in this subsection shall be estimated and escrowed at 10% of the total construction cost of the public improvements required to be built under the improvement construction plan (s) of the final plans, unless in the judgment of the Township Engineer a greater amount is necessary to secure the payment of the expenses which the Township is likely to incur in connection with the subdivision. Such estimate shall be escrowed with the Township in cash and shall be placed, by the Township, in an interest-bearing account with the interest accruing for the benefit of the developer. The Township may draw upon the escrow as necessary to reimburse itself for the fees and costs set forth in this subsection. Simultaneously with each such draw from the escrow by the Township, the Township shall send the developer an invoice (marked "paid") for the amount drawn, specifying the particular fee, cost or expense for which the Township has drawn payment for reimbursement. The developer shall at no time permit the cash escrow required by this subsection to be reduced below an amount reasonably estimated by the Township Engineer to be necessary to reimburse the Township for the remaining fees, costs and expenses which the Township is reasonably likely to incur prior to the completion of the subdivision or land development. Within 10 days of the developer's receipt of notice from the Township that the balance of the escrow required by this subsection is deemed inadequate to cover the reasonable costs and expenses likely to be incurred by the Township, the developer shall post such additional moneys as have been specified in the notice. Subject to the dispute resolution procedure set forth in the Pennsylvania Municipalities Planning Code, as amended, the refusal to post such moneys as shall be requested by the Township shall be deemed a breach of the developer's obligations under the improvement agreement and shall

entitle the Township to withhold any requested inspections or permits until such time as the escrow has been increased as requested by the Township.

Zoning Fees. Fees associated with Conditional Use applications, Rezoning, and the Zoning Hearing Board shall be as follows:

Conditional Use Fees. Conditional Use applications submitted to the Board of Supervisors c/o the Zoning Officer shall have the following fees.

| Type | Fee | Escrow |
|---|------------|---------|
| Residential | \$1,500 | \$2,500 |
| Non-Residential | \$2,500 | \$2,500 |
| Additional Hearing (as necessitated by applicant) | \$500 each | N/A |

Rezoning/Zoning Ordinance Amendment Fees. Rezoning requests or Zoning Ordinance Amendments submitted to the Board of Supervisors c/o the Zoning Officer shall have the following fees. Costs include copies of transcripts as requested, solicitor, stenographer, etc.

| Type | Fee |
|---------------------------------|-----------------|
| Zoning Map Amendment | \$1,800 + costs |
| Zoning Ordinance Text Amendment | \$1,800 + costs |
| Curative Amendments | \$3,500 + costs |
| Additional Hearings | \$650 each |

Zoning Hearing Board Fees. Zoning Hearing Board application fees for Special Exceptions, Variances and/or Interpretations (excluding Curative Amendments). Fees are non-refundable regardless of hearing outcome.

| Type | Fee |
|---|---------|
| Residential | \$1,200 |
| Non-Residential | \$3,000 |
| Other Matters | \$1,500 |
| Sign | \$1,500 |
| Validity Challenge | \$2,500 |
| Additional Hearings (necessitated by applicant) | \$400 |
| Postponement/Continuance (applicant's request) | \$120 |
| Zoning and Floodplain Certification | \$50 |

Zoning Other

Zoning Permits. Zoning permits are required for all new construction, alterations, decks, fences, accessory structures, and other; if a building permit is also required the building permit fee includes the zoning review and is not a separate or additional fee. If a building permit is not required than the zoning permit fee below applies.

| Type | Fee |
|--|-------|
| Residential | \$150 |
| Non-residential | \$250 |
| Home Businesses Use & Occupancy | \$150 |
| Home Occupation Use & Occupancy | \$150 |
| Signs (up to 40 square feet) | \$150 |
| Signs (over 40 square feet as per ZHB approval) | \$250 |
| Temporary Signs (exceeding 8 square feet in residential districts or 12 square feet in nonresidential districts) | \$25 |

Sewer Fees. The fees associated with on-site septic systems and public sewer systems are set forth in this section as follows:

| Type | Fee |
|---|--|
| On-Site Septic Systems | |
| Deep hole testing & percolation testing (including permit app fee) | \$300 |
| Standard trenches and seepage bed systems | \$160 |
| Alternate Systems: including sand mounds & filters | \$400 |
| Repair Application Fee | \$25 |
| Repair and/or alteration of existing system | \$45 per hour |
| Additional and/or return inspections | \$45 per hour |
| Inspections made due to noncompliance with plans, unsatisfactory workmanship, miscellaneous inspections | \$45 per hour |
| Public Sewer | |
| Sewer Connection | \$250 |
| Sewer Lateral Inspection | \$100 for cast iron; Other \$45 per hour |
| Rent of Saddle or Cutter | \$200 |
| Sewer Rental Certification | \$50 |
| Sewer Quarterly Rental Rate | See Sewer Rate Resolution |

Revised January 7, 2022

Driveway/Road Opening Permits & Fees

| Type | Fee |
|---|--|
| Driveway/Road Opening Permit- reviewed by Public Works Director | \$250 + calculated as per the application fee schedule |

HIGHWAY OCCUPANCY PERMIT FEES

The following fees are applied to the administrative costs incurred in reviewing the permit application and processing the permit; also includes preliminary site review **whether or not a permit is issued** and processed.

Permit Issuance Fees

Permit Application Fees

| | |
|---|----------|
| Application Fee..... | \$75.00 |
| Utility Application (Gas, Sewer, Water, Electric, Etc)..... | \$150.00 |

General Permit Inspection Fees

Driveways onto Township Dedicated Roadways

| | |
|--|----------|
| <u>Minimum Use</u> | \$50.00 |
| Single Family Dwellings, Apartments 4 or fewer units, less than 25 Cars | |
| <u>Low Volume</u> | \$75.00 |
| Apartment Buildings, Small Office Buildings more than 25 cars but less than 500 | |
| <u>Medium Volume</u> | \$100.00 |
| Motels, Restaurants, Service Stations, Small shopping complexes more than 500 Cars but less than 1000. | |
| <u>High Volume</u> | \$125.00 |
| Large shopping centers, multiple building apartments, condos, or offices more than 1000 cars daily. | |

| | |
|--|---------|
| <u>Other</u> | \$40.00 |
| Curbing, Sidewalk, embankment removal etc. | |

| | |
|--|---------|
| <u>Permit Extension or Changes</u> | \$30.00 |
|--|---------|

| | |
|-------------------------------|---------|
| <u>Emergency Permit</u> | \$40.00 |
|-------------------------------|---------|

Surface Openings

Calculated on the total amount of linear feet of installation in 100 foot increments.

| | |
|---|---------|
| Opening in Pavement..... | \$75.00 |
| Opening in Shoulder..... | \$60.00 |
| Opening outside pavement and shoulder | \$40.00 |

Note: If longitudinal opening simultaneously occupies two or more areas identified above, only the higher fee will be charged. Linear distances shall be measured to the nearest foot.

Surface Openings

Of less than 36 Square Feet (Service Connections or Utility Repairs)

| | |
|---|---------|
| Opening in Pavement..... | \$75.00 |
| Opening in Shoulder..... | \$60.00 |
| Opening outside pavement and shoulder | \$40.00 |

Above Ground Facilities

Poles, Anchors, Guide Cables, Etc

| | |
|--|---------|
| Up to 10 physically connected above ground facilities (each continuous group)..... | \$35.00 |
| Additional above-ground physically connected facilities (each)..... | \$5.00 |

Crossings

| | |
|--|----------|
| Overhead, tipples, conveyors or pedestrian walkways and "under grade" subways or mines | \$100.00 |
|--|----------|

Seismograph- Vibrosis Method (prospecting for oil or gas)

| | |
|---|---------|
| First Mile..... | \$75.00 |
| Each additional Mile or fraction thereof..... | \$20.00 |

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|--|---------|
| <u>Test Holes in Pavement & Shoulder (Each Hole)</u> | \$25.00 |
|--|---------|

Exemptions

Permit issuance fees and general permit fees are not payable to by any of the following:

- 1) The commonwealth.
- 2) Political subdivisions of the commonwealth, except when placing a facility within more than 100 total linear feet of pavement. In that case, the application and inspection fees for pavement openings will be charged.
- 3) Government Authorities organized under the laws of the commonwealth.
- 4) The Federal Government
- 5) Charitable organizations that are in compliance with the Act No. 337 approved August 9, 1963, P.L. 628, as amended (churches, hospitals, schools, charitable institutions, veteran organizations, non-profit organizations).
- 6) Utility facility owners for:
 - A. The installation of street lights at the request of Penn Dot or political subdivision.
 - B. The replacement or renewal of their facilities prior of a Township resurfacing project after notice from the Township.
 - C. Facilities moved at the request of Penn Dot or political subdivision.
 - D. The construction or maintenance of their facilities that occupy the right of way under private status.

Additional Fees

1. If the Township determines that the permitted work is of sufficient magnitude the Township may require that the permittee post an escrow or bond guaranteeing the completion and restoration of Township owned facilities.
2. If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more persons to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permittee shall be charged for additional salary, overhead and expenses incurred by each assigned inspector and the Township.