

Adopted

**2025 PROPOSED FEE SCHEDULE
UCC ENFORCEMENT, ZONING AND STORMWATER FEES**

APPLICATION FEES

Application Fees. All applications shall be accompanied with an application fee due unless specified at the time of application filing as set forth below. All Application and/or filing fees are non-refundable. Upon permit approval, the application fee shall be credited to the applicant in the calculation of the final permit fee due to the Township. Application fees are as follows:

- A. Zoning Permit Application Fee: \$50.00**
- B. Storm Water Exempt Projects Phase Application Fee: \$25.00**
- C. Storm Water Small Projects Phase Application Fee: \$75.00**
- D. Storm Water Large Projects Phase Application Fee: \$250.00**

PLAN REVIEW

Residential – Less than 1,000 sq. ft.	\$50.00
Residential –Greater than 1,200 sq. ft.	\$100.00
Residential--Renovation, Alterations	\$50.00 plus \$5.00 per \$1,000.00 of estimated cost (\$200.00 maximum)
Non-residential.....	\$200.00 plus \$0.05 per SF over 2,000 SF
Non-residential Renovation, Alterations	\$50.00 plus \$6.00 per \$1,000.00 of estimated cost
Reviews for Misc. Projects (billed per hour).....	\$70.00/hr.
Decks, Swimming Pools, Signs, Misc. Structures.....	\$50.00

Accessibility Review

Total Estimated Project Cost up to \$100,000.....	\$200.00
Total Estimated Project Cost over \$100,000.....	\$300.00

INSPECTIONS/PERMITS

New Construction (Including Additions)

- Residential\$0.30 per sq. ft of usable floor area
- Residential Accessory Structures\$0.20 per sq. ft of usable floor area (without mechanical, electrical, plumbing)
- Non-residential, Commercial, Industrial\$0.35 per sq. ft of usable floor area
- Residential Renovations, Alterations\$50.00 plus \$5.00 per \$1,000.00 of est. cost
- Commercial Renovations, Alterations\$50.00 plus \$5.00 per \$1,000.00 of est. cost

Demolition

Residential.....	\$200.00
Non-Residential	\$300.00
Accessibility Inspection.....	\$40.00 fee plus \$70.00 per hour

Electrical

Residential Inspections (Rough, Final).....	\$150.00
Residential Service.....	\$75.00
Non-residential Inspections	\$100.00 fee plus \$5.00 per \$1,000.00 of estimated cost

Electrical continued:

Non-residential Service 400 Amp or less	\$100.00
Non-residential Service over 400 Amp to 1,000 Amp	\$200.00
Non-residential Service over 1,000 Amp.....	\$400.00

Plumbing

Residential.....	\$50.00 fee plus \$7.50 for each fixture
Non-residential.....	\$100.00 fee plus \$5.00 per \$1000.00 of estimated cost

Residential Sprinkler System..... \$50.00 fee plus \$2.00/sprinkler

Non-Residential Fire protection

Sprinkler System.....	\$50.00
Charge per Head	\$1.00
Standpipe System.....	\$100.00

Building Sewer Service..... \$50.00 fee plus \$75.00/inspection

Mechanical

Residential.....	\$50.00 per heating/cooling unit
Non-residential.....	\$100.00 fee plus \$5.00 per \$1,000.00 of estimated cost

Pools:

In-ground Pool	\$150.00
Above-ground Pool.....	\$50.00
Bonding Inspection	\$50.00
Final Inspection.....	\$50.00

Sheds, Accessory and Misc. Structures

Under 1,000 SF

.....	\$150.00 (Zoning Permit Only)
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Temporary Structures

Construction Trailers	\$100.00
Tents.....	\$50.00

Decks & Patios..... \$50.00 plus \$0.15 per sq. ft.

MISCELLANEOUS FEES

UCC Residential Application fee for New Buildings and Additions*

.....	\$50.00
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UCC Commercial Application fee for New Buildings, Additions, Renovations, and Alterations*

.....	\$250.00
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*(non-refundable, due at time of filing)

Permit Extension/Renewal.....\$50.00

Penalties

Permits obtained as a result of a stop work order being Normal Fee x 2 Or Minimum \$250.00 issued and/or construction installation, etc. that has been completed without permit/inspection

Special test and/or agencies required to determine At cost

compliance with concealed construction and/or work completed prior to obtaining permit

Re-Inspection on the same matter. Fee must be paid

.....	\$75.00-Residential
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before further inspections take place

.....	\$150.00-Non-residential
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STORMWATER FEES

Stormwater Permit Application

Residential.....	\$125.00
Non-Residential, Commercial, Industrial.....	\$200.00

Stormwater Plan Review and Inspections

Residential

Plan Review	\$125.00
Inspection*	\$100.00
*(includes one (1) inspection – after BMP installation)	

Non-Residential, Commercial, Industrial

Plan Review	\$200.00
Inspection*	\$150.00
*(includes one (1) inspection – after BMP installation)	

If the SWM Facility is part of a Subdivision/Land Development Project these fees do not apply.

Additional Stormwater Fees (As Applicable)

Failed or Additional Inspections	\$150.00 Each
Site Meeting or Site Visit	\$150.00 Each
Hourly Rate for Specified Work	\$75.00/hour
Exemption	\$75.00 with application fee

OTHER FEES

Administrative Fee.....	\$20% of Total Permit Fee
UCC (Act 45) PA State Department Community & Economic Development Training Charge	\$4.50 each permit

DRIVEWAY PERMITS (ONTO TOWNSHIP ROADS)

Application Fee – All Driveway Permits.....	\$75.00
Driveway Paving.....	\$150.00
Low Volume (Local).....	\$225.00
Medium Volume (Minor Collector).....	\$225.00
High Volume (Major Collector)	\$300.00
State Highways; consult PaDOT at 610 929-0766	
Escrow for all Permits.....	\$250.00

ZONING PERMITS

Residential.....	\$100.00
Non-residential.....	\$200.00
Use & Occupancy Permits	
Industrial	\$175.00
Commercial.....	\$150.00
Office	\$150.00
Residential.....	\$100.00
Sign Permits (for each sign)	
Up to 25 SF	\$100.00
26 to 99 SF	\$150.00
100 SF and over	\$250.00

Signs continued:		
Public Service Organizations (temporary)	Exempt	
Use (new or change required with all building permits).....	\$50.00	
Home Based Business.....	\$50.00	

Street Cutting Permit

Street Opening Permit Application Fee (Non-Refundable) \$250.00
 The fee includes the review and processing of the permit application. The fee is non-refundable. If the permit application needs to be returned for simple corrections, this fee includes one (1) simple re-review. If the permit application needs to be returned for extensive revisions/corrections, an additional fee in the amount of \$150.00 must be submitted to the Township before the application is re-reviewed. If multiple roads are involved in the project, a separate permit with separate fees is required for each road.

Time Extension Fee \$250.00

Inspection Fee for the Street Opening Permit – Non-Refundable and Based on the Following:
 Boring and Non-paved Areas..... \$20.00 per 100 ft.
 Improved Shoulders – Open Cut..... \$30.00 per 100 ft.
 Paved Areas – Open Cut \$80.00 per 100 ft.
 Potholing \$200.00 per crossing
 Features such as pits, pedestals, poles, guywires, vaults, etc. \$75.00 per feature

Bond/Deposit Fee Refundable if Conditions Warrant Refund and Based on the Following:
 Restoration costs for the Street Opening, Excavation, and/or Boring
 Boring and Non-Paved Areas Restoration \$0.50 per foot
 Improved Shoulder, i.e. gravel/stone \$6.00 per foot.
 Paving, Trench Restoration, and Backfill for a 3 ft. wide trench
 and 1 ft. wearing course overlay \$30.00 per foot.

Any work started without an approved Township permit will be issued a Stop Work Order until a permit is granted by the Township with all permit fees being doubled, and all professional services fees paid in full.

NOTES:

- Usable Floor Space – Defined as areas within a structure designed for use by occupants, whether finished or unfinished.
- Building permit fee schedule includes the cost for all required inspections including an allowance for one re-inspection. Additional reviews for failed or additional inspections will be billed an additional charge at \$75.00 per hour, to be paid by applicant prior to Use & Occupancy Permit.
- If no new buildings or additions are involved, the plumbing, mechanical and permit fees shall be in accordance with Renovations, Alterations
- Rough plumbing, rough mechanical and framing inspections assumed to be performed concurrently.
- Certain commercial/industrial inspections may require permitting and inspections by Labor and Industry.
- In accordance with Act 37 of 2017, a \$4.50 State charge will be added on every permit issued.

The Code Enforcement Officer is authorized to collect fees and will deliver the fees to the Township on a regular basis with his activity report.

WINDSOR TOWNSHIP
SEWAGE ENFORCEMENT FEES 2025

SERVICES	FEES
PERMIT APPLICATION.....	\$72.00
FIELD/CONSULTATION	HOURLY RATE
INVESTIGATION/MALFUNCTION	HOURLY RATE
OBSERVE/CONDUCT PROBES.....	72.00/PROBE
OBSERVE PERCOLATION.....	216.00
CONDUCT PERCOLATION	432.00
DESIGN REVIEW:	
ELEVATED SAND.....	108.00
PRESSURE DOSED	108.00
IN-GROUND	72.00
DRIP IRRIGATION	144.00
PERMIT ISSUE/DENY.....	36.00
INSPECTION:	
ELEVATED SAND (4 @ \$108.00)	432.00
IN-GROUND.....	216.00
DRIP IRRIGATION	408.00
REISSUE EXPIRED PERMIT.....	144.00
VERIFY PRIOR TESTING.....	144.00
TRANSFER PERMIT	36.00
HOURLY RATE FOR UNSPECIFIED WORK.....	72.00

1. THE SEWAGE ENFORCEMENT OFFICER IS AUTHORIZED TO PERFORM SEWAGE PLANNING MODULE SOILS ELIGIBILITY TESTING AND SIGN THE FALSE SWEARING STATEMENT.
2. THE SEWAGE ENFORCEMENT OFFICER IS AUTHORIZED TO COLLECT FEES AND WILL DELIVER THE FEES TO THE BOROUGH ON A REGULAR BASIS WITH THE ACTIVITY REPORT.
3. ADDITIONAL REIMBURSEMENT FOR OUT-OF-POCKET EXPENSES AND ADMINISTRATIVE/UNSPECIFIED SERVICES WILL BE BILLED AT COST. TRAVEL WILL BE BILLED AT THE PREVAILING IRS RATE.

SECTION 1. FEES

I. HEARINGS BEFORE THE ZONING HEARING BOARD

A. APPEAL OF ZONING OFFICER ACTION	\$1,500.00
B. APPEAL OF VALIDITY OF ZONING ORDINANCE OR MAP	\$1,500.00
C. VARIANCES	\$1,500.00
D. SPECIAL EXCEPTION	\$1,500.00
E. CONTINUANCE FEE (CHARGED ONLY IF ADVERTISEMENT FOR MEETING HAS BEEN COMPLETE).....	\$500.00

II. HEARINGS BEFORE THE BOARD OF SUPERVISORS

A. ZONING CHANGE.....	\$2,000.00
B. CURATIVE AMENDMENT.....	\$2,000.00
C.CONDITIONAL USE.....	\$2,000.00

III. APPLICATIONS TO THE PLANNING COMMISSION

* ALL FEES IN EXCESS OF THE APPLICABLE FILING FEE, INCURRED FOR REVIEW OF PLANS AND REPORTS THEREON BY THE TOWNSHIP ENGINEER OR OTHER PROFESSIONAL CONSULTANT, WILL BE BILLED IN ACCORDANCE WITH THE ORDINARY AND CUSTOMARY CHARGES OF THE TOWNSHIP'S ENGINEER AND/OR PROFESSIONAL CONSULTANTS TO THE TOWNSHIP. THE APPLICANT SHALL, PRIOR TO THE TOWNSHIP APPROVAL OF THE FINAL PLAN, PAY THE TOWNSHIP THE EXCESS AMOUNT EXPENDED IN REVIEWING PLANS/REPORTS. ANY UNUSED PORTION OF THE TOTAL FEE CHARGED TO THE APPLICANT WILL BE RETURNED TO THE APPLICANT. THIS REFUND WILL BE MADE ONLY AFTER THE FINAL ACTION OF THE PLAN IS TAKEN BY THE PLANNING COMMISSION AND BOARD OF SUPERVISORS. NO DEVELOPMENT OR SUBDIVISION WILL BE APPROVED UNLESS ALL FEES HAVE BEEN PAID IN FULL.

A. TOWNSHIP FILING FEE.....	\$150.00
B. MINOR SUBDIVISION ANNEXATION PLAN	\$1,500.00
C. SKETCH PLAN..... COSTS OF THE ENGINEER OR FIRE MARSHALL, ETC.	\$500.00 +
D. PRELIMINARY PLANS FOR RESIDENTIAL LOT OR DWELLING UNIT FEE	\$2,500.00 +
E. COMMERCIAL..... \$200.00 PER ACRE OR PART THEREOF	\$3,000.00 +
F. FINAL PLAN – RESIDENTIAL LOT OR DWELLIN UNIT FEE	\$2,500.00 +
G. COMMERCIAL/INDUSTRIAL/NON-RESIDENTIAL \$100.00 PER ACRE OR PART THEREOF	\$3,000.00 +
H.LOT OR DWELLING FEE UNITS AS FOLLOWS:	
1. 10 LOTS OR UNITS (EACH).....	\$100.00
2. 11 TO 100 LOTS OR UNITS (EACH)	\$75.00
3. EACH ADDITIONAL LOT OR UNIT	\$50.00

IV. USAGE OF TOWNSHIP EQUIPMENT/EMPLOYEE

A. LOADER WITH OPERATOR.....	\$115.00/HR
B.1 TON DUMP WITH OPERATOR.....	\$68.00/HR
C.10 TON DUMP WITH OPERATOR.....	\$92.50/HR
D.PICK UP TRUCK.....	\$25.00/HR
.....	PLUS MILEAGE \$0.66/MILE
E. LABORER	\$33.38/HR
.....	\$50.07 OT
F. SUPERINTENDENT	\$39.00/HR

WINDSOR TOWNSHIP, BERKS COUNTY
UCC ENFORCEMENT, ZONING AND STORMWATER FEES
RESOLUTION 2025-5

Passed and adopted the 17th day of January, 2025.

David A. Magala
Chairman

Jerry De...

Craig A. Soy

Craig Soy
Township Secretary

