

Fee Schedule



Upper Providence Township Fee Schedule

**ATTENTION: Add \$4.00 for each Building Permit Application submitted
(except Zoning Permits)
Once Permit Fee is figured, please round to the nearest dollar(\$).**

Description

Fee

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Description Fee

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Description	Fee
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Building-NEW CONSTRUCTION	(except Use Group "U")
RESIDENTIAL (include in square footage-attics, basements, attached garages and crawl spaces 6 feet or higher)	
Single & Two Family Dwellings-	\$1,250.00 up to 2000 sq. ft. Plus \$140.00 for each additional 500 sq. ft. or fraction thereof
Townhouses-	\$1250.00 per unit/room
Multi-Unit Buildings-	\$900.00 per unit/room (includes apartment buildings, condominiums, motels & hotels)
COMMERCIAL	
	\$300.00 Minimum Fee
1-10,000 sq. ft.	0.55 per sq. ft. -plus-
10,001 to 100,000 sq. ft.	0.45 per sq. ft. -plus-
100,001 to 500,000 sq. ft.	0.30 per sq. ft. -plus-
500,001 sq. ft. and up	0.20 per sq. ft. -plus-
(Fees required for special engineering review are to be paid by the applicant in addition to the standard fee, i.e. sprinkler, structural, HVAC, etc. Requirements for special engineering review to be determined by the Township.)	
Building-ADDITIONS (Includes attached garages)	(except Use Group "U")
Residential-	\$200.00 up to 300 sq. ft. Plus \$30.00 for each additional 200 sq. ft. or fraction thereof
Commercial, Institutional & Non-Residential Buildings-	
1-10,000 sq. ft.	\$400.00 Minimum Fee 0.75 per sq. ft. -plus-
10,001 to 100,000 sq. ft.	0.50 per sq. ft. -plus-
100,001 to 500,000 sq. ft.	0.40 per sq. ft. -plus-
500,001 sq. ft. and up	0.30 per sq. ft.

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Description	Fee
Building-ALTERATIONS & REPAIRS (includes installation of porch, patio & deck covers)	
Residential-	\$140.00 up to \$5,000.00 in value Plus \$10.00 for each additional \$1,000.00 in value or fraction thereof
Commercial, Institutional & Non-Residential Buildings-	\$450.00 up to \$10,000.00 in value Plus \$10.00 for each additional \$1,000.00 in value or fraction thereof
Use Group U... ACCESSORY BUILDING-new/add/alt incl. (Sheds, Detached Garages, Pole Barns, Decks, etc.)	<i>Over 200 sq. ft.</i> <i>(under 200 sq. ft. see Zoning Permit below)</i>
Residential-	\$160.00 up to 450 sq. ft. Plus \$10.00 for each additional 100 sq. ft. or fraction thereof
Commercial, Institutional & Non-Residential Buildings-	\$400.00 up to 500 sq. ft. Plus \$50.00 for each additional 500 sq. ft. or fraction thereof
Building-MISCELLANEOUS	
Demolition	Buildings only-not suites(seeAlteration)
Accessory-(Use Group U)-	\$75.00
Residential-	\$175.00
Commercial-	\$200.00 up to 50,000 sq. ft. Plus \$50.00 for each additional 5,000 sq. ft. or fraction thereof
Electrical - (Including Solar Panels) Noted-This is an administrative permit and inspections are to be done by a Certified Third Party Electrical Inspector	Solar panels require a letter from a Structural Engineer regarding load & uplift. For all Electrical work that is not permitted as part of a regular building permit
Residential & Commercial-	\$65.00
Mechanical (HVAC & Geo-Thermal)	For all HVAC work that is not permitted as part of a regular building permit
Residential-	\$90.00

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Description	Fee
Commercial-	\$250.00
Building-MISCELLANEOUS (cont.)	
Plumbing -incl. Hot Water Heaters & Sewer Hook-ups (all EDU fees paid in advance-see Sewer Fees)	For all Plumbing work that is not permitted as part of a regular building permit (Commercial-See Alteration)
All Residential Plumbing Work-	\$40.00 Minimum Fee \$20.00 for each fixture or trap
Roof & Re-Roof	
Residential-	\$65.00
Commercial-	\$120.00 + \$5.00 per \$1,000.00 in value or fraction thereof (over \$10,000)
Swimming Pools	Minimum Fee \$90.00 \$25.00 per \$1,000.00 in value or fraction thereof
Building Moving Permit	\$1.00 per \$100.00 of estimated cost of moving plus foundation costs & all other work necessary to replace building
Re-Inspection Fee	\$50.00 per inspection for those required over & above those normally required to comply with the Building Code as established by the Code Official
Failure to Obtain Required Permits	Should the owner or contractor fail to obtain the required building, fire, zoning, plumbing, mechanical or electrical permit-fees are doubled at the discretion of the Code Official
Verification Fees	In accordance with Act46 of 2010 as regards previously approved Act247 Projects and Act45 of 1999 as regards previously approved UCC permits
Residential	\$100.00
Commercial	\$500.00

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Description	Fee
SEWER FEES	Code of the Township of Upper Providence §143-10.; Resolution #2005-19 Dated May 31, 2005 Effective July 1, 2005
Main Connection Fee-	\$300.00 (if required to stub @ main)
Sewer EDU Tapping Fee for Capacity (residential)-	\$1,300.00 per household Calculated gallons per day per household= 250gpd
Sewer EDU Tapping Fee for Capacity (commercial)-	\$1,040.00 per non-household commercial= 200gpd
Re-Capture Fees-	\$390.00/household Rittenhouse Road Trunk Sewer (2002)
Sewer Certification Fee-	\$15.00
Zoning Permit	
Use Group U	
Accessory Building (Sheds, Detached Garages, Pole Barns, Decks, etc.)	<i>Under 200 sq. ft.</i>
Residential-	\$50.00
Agricultural Building (as defined under Act 45, other agricultural structures shall be charged at 50% of Commercial rate for new construction)	\$50.00
Fence	\$20.00 per \$1,000.00 in value or fraction thereof
Signs	Temporary signs require \$75.00 refundable removal deposit
Temporary (incl. political signs)-	\$45.00 plus deposit Code of Upper Providence Township §182-154
Special Sales-	\$45.00 plus deposit Code of Upper Providence Township §182-155
Permanent Signs-	\$80.00 (under 25 sq. ft.)
-	\$120.00 (over 25 sq. ft.)

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Description	Fee (Reminder-round fee to nearest \$ amt.)
FIRE PROTECTION	
Automatic Sprinkler Systems (# of sprinklers)	
1-20	\$155.00
21-100	\$340.00
101-200	\$680.00
201-300	\$920.00
301-500	\$1,620.00
Over 500	\$1,620.00 Plus \$1.16 for each sprinkler over 500
Fire Alarm & Detection Systems (# of devices)	
1-10	\$255.00
11-25	\$360.00
26-50	\$540.00
51-75	\$1,020.00
76-100	\$1,170.00
101-200	\$1,335.00
Over 200	\$2,000.00 Plus \$4.00 for each device over 200
Restaurant Wet Chemical Systems (# of nozzles)	
1-15	\$250.00
16-30	\$390.00
31-50	\$625.00
Over 50	\$625.00 Plus \$10.00 for each nozzle over 50
Restaurant Dry Chemical Systems (pounds of agent)	
1-50	\$330.00
51-100	\$400.00
101-200	\$410.00
201-300	\$430.00
301-400	\$465.00
401-500	\$865.00
501-750	\$925.00
751-1,000	\$980.00
Over 1,000	\$980.00 Plus \$0.46 for each pound of agent over 1,000

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Description	Fee (Reminder-round fee to nearest \$ amt.)
FIRE PROTECTION (cont.)	
Compressed Gas System	Each System- \$150.00
Fire Pumps	Each- \$255.00
Standpipe Systems	Each- \$275.00
Private Fire Hydrants	Each- \$360.00
Flammable & Combustible Liquids	
Pipelines, Terminals, Fuel Dispensing Station or Similar Facility-	\$50.00
Flammable or Combustible Liquid Tanks Residential-	\$50.00-fee to remove undgrd oil tanks
Commercial-	\$150.00 (less than 5,000 gallons)
-	\$300.00 (greater than 5,000 gallons)
Hazardous Materials	\$150.00 per Facility
Industrial Ovens	\$150.00 per Oven
Spraying or Dipping	Minimum Fee \$150.00 \$50.00 per \$1,000.00 in value Plus \$25.00 for each additional \$1,000.00 or fraction thereof
Temporary Membrane Structures (incl. tents/canopies-in excess of 400 sq. ft.-prox. 20 x 20) No fee for residential tents.	\$50.00-NonResidential only
Fireworks Display-Public	\$150.00 per display
Annual Fire & Life Safety Inspections	Chg by sq. ft.
Up to 3,000	\$50.00
3,001-5,000	\$85.00
5,001-10,000	\$140.00
10,001-30,000	\$175.00
30,001-50,000	\$200.00
50,001-100,000	\$350.00
Over 100,000	\$350.00 up to 100,000 Plus \$35.00 each additional 10,000 or fraction thereof

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Description	Fee
FIRE PROTECTION (cont.)	(Reminder-round fee to nearest \$ amt.)
IFC Safety Plan Reviews- For specialty or outsourced reviews	Chg by cu. ft.
Up to 10,000	\$295.00
10,000-30,000	\$325.00
30,001-60,000	\$350.00
60,001-80,000	\$450.00
80,001-100,000	\$505.00
100,001-150,000	\$615.00
150,001-200,000	\$700.00
Over 200,000	\$700.00 Plus \$1.85 per 10,000 cu. ft. or fraction thereof over 200,000
Truss Identification Placards & Fire Dept. Placards	\$15.00 ea.
Fire Investigation Report	\$75.00
Fire Apparatus Event Support	\$500 min. charge - up to 4 hours \$1000.00 per day
Fire Investigation Photographs	\$5.00 per photograph and/or \$100.00 per CD or DVD (All photographs remain the property of Upper Providence Township and may not be reproduced or sold without written permission from the Township)
Failure to Obtain Required Permits	Should the owner or contractor fail to obtain the required building, fire, zoning, plumbing, mechanical or electrical permit-fees are doubled at the discretion of the Code Official

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Description **Fee**

Township Fire Code Violation Assessment Fees (ALL fees are *Per Offense*)

Section	Means of Egress	FEE
1003.3	Adequate aisle width not provided	\$ 50.00
1008.1	Means of egress doors	\$ 200.00
1008.1.9	Panic hardware non-operational	\$ 200.00
1011	Exit signs not illuminated/visible	\$ 50.00
1011	Additional exit signs needed	\$ 50.00
1006.1	Emergency lighting not provided/maintained	\$ 50.00
Section	Fire Extinguishers	FEE
906.1	Not provided/maintained properly	\$ 25.00
906.7	Brackets/hangers not provided or installed properly	\$ 25.00
906.9	Improper height above floor	\$ 25.00
906.2	Improperly maintained/inspected	\$ 25.00
906.6	Obstructed or not visible	\$ 25.00
906.3	Maximum travel distance of 75' exceeded	\$ 25.00
Section	Fire Alarm Systems	FEE
907.9	Improperly maintained/inspected	\$ 50.00
907.2.12	Improperly maintained for special amusement bldgs	\$ 100.00
Section	Smoke/Heat Vents & Draft Curtains	FEE
910.1	Non-Conforming smoke & heat vents	\$ 25.00
Section	Fire Pumps	FEE
913.5	Improperly maintained	\$ 100.00

**Township Code, Chapter 60, Sections 60-5, Part B, item#3, Sub-Section E, F907.25
False Alarm Fees**

1 st Alarm	a warning
2 nd Alarm	\$ 50.00
3 rd Alarm	\$ 75.00
4 th Alarm	\$100.00
5 th Alarm & any Alarm thereafter	\$200.00 for each alarm

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Township Fire Code Violation Assessment Fees (ALL fees are *Per Offense*)	

Section	Fire Sprinkler & Standpipe Systems	FEE
901.6	Improperly maintained/inspected	\$ 25.00
903.3.6	Improper Fire Department connection	\$ 50.00
912.3	Fire Department connection inaccessible	\$ 100.00
912.3.1	Fire Department connection capped/marked	\$ 100.00
903.3.3	Fire sprinklers not provided, obstructed locations	\$ 100.00
901.6	Fire sprinklers painted/corroded/loaded	\$ 25.00
315.2.1	Clearance of 18" below sprinkler not maintained	\$ 25.00
901.6	Spare sprinklers/wrench not provided	\$ 25.00
509	Fire Sprinkler room not identified	\$ 25.00
Section Kitchen Suppression Systems FEE		
904.11.6	6-month maintenance/inspection not provided	\$ 25.00
609.3.3	Hoods, fans & ducts not clean	\$ 50.00
609.3.1	Exhaust systems not functioning	\$ 50.00
904.11.6.3	Fusible links/sprinkler heads not clean	\$ 100.00
904.11.5	Class K fire ext. not provided within 30'	\$ 25.00
Section Electrical Systems FEE		
605.5	Improper use of extension cords	\$ 25.00
605.1	Improper wiring, fuses, grounding	\$ 25.00
605.6	Exposed wiring	\$ 50.00
315.2.3	Storage in electrical rooms	\$ 50.00
605.3	30"/36" clear working space not provided	\$ 25.00
605.3.1	Electrical room not marked/identified	\$ 25.00
Section General Hazards FEE		
315.2.1	Clearance of 24" not maintained below ceiling	\$ 25.00
703.1	Unsealed penetrations of ceilings & walls	\$ 50.00
315.2.3	Combustibles stored in mechanical rooms	\$ 50.00
315.2.4	Combustible storage under stairs & floors	\$ 100.00
309.2	Combustible storage within 3' of battery chargers	\$ 50.00
304.3.1	Containers not provided for oily rags	\$ 25.00
3809.1	Storage of LP-gas containers	\$ 50.00
304.2	Combustibles within 15' of building	\$ 25.00
312.1	Gas service unprotected from impact	\$ 100.00
Section Allowable Burning FEE		
	Failure to comply with as amended	\$ 200.00

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Township Fire Code Violation Assessment Fees (ALL fees are *Per Offense*)

Section	Miscellaneous	FEE
	Failure to comply with any other section of the fire code Not specifically listed in the violation assessment fees list	\$ 25.00
109.2.4	Unauthorized tampering of signs/notices posted by AHJ	\$ 200.00
111.4	Failure to comply with "Stop Work Order"	\$ 200.00
<p>*Multiple violations of the same Section within a year, beginning on the first assessment will result in the doubling of assessment fees:</p>		
<p>Ex:</p>		
1 st Offense	\$ 50.00	2 nd Offense \$ 100.00
		3 rd Offense \$ 200.00, etc.

Miscellaneous Items	
State Assessments-pursuant to Act 13 shall be added to each appropriate permit	\$4.00 (This fee is assessed by the Commonwealth of PA and is subject to change if the Commonwealth changes their assessment.)
Copies	\$ 0.25 ea.
Large Plan Copies	\$ 4.00 ea.
Comprehensive Plan	\$25.00
Official Map	\$10.00
Open Space	\$30.00
Sewer Map	\$ 3.25
Sewer Specs	\$25.00
Street Maps	\$ 7.50
Sub-Division/Land-Development	\$13.00
Zoning Map	\$12.00
Zoning Ordinance	\$21.00
Iron Mountain Box Retrieval	\$75.00

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Description	Fee
Miscellaneous Items (cont.)	
Appeals to the Board of Appeals for Building or Fire Code issues	\$500.00 Plus reasonable fees for hearing administration; (ie: legal, transcripts, etc.)
Plan Reviews	(not included as part of a regular Building Permit application)
Residential-	\$150.00
Commercial-	\$250.00 Minimum Fee \$0.30 per sq. ft.
ZONING	
Zoning Map Amendments	
Residential-	\$1,000.00 Plus \$50.00 for each dwelling unit permitted under the proposed district classification Plus court reporter's charge for pages of testimony in excess of 20 pages
Non-Residential-	1,500.00 Plus \$150.00 per acre of lot area Plus court reporter's charge for pages of testimony in excess of 20 pages
Zoning Ordinance Text Amendments	\$2,500.00 Plus court reporter's charge for pages of testimony in excess of 20 pages
Curative Amendments	\$2,000.00 Plus \$125.00 per acre of lot area Plus court reporter's charge for pages of testimony in excess of 20 pages
Postponments	\$300.00 for ANY postponment requested by an applicant or necessitated by the failure of an applicant to appear at an announced hearing

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Description	Fee
ZONING (cont.)	
Hearing before the Zoning Hearing Board	
Residential-	\$500.00 Plus \$50.00 per unit in excess of one (1) unit
Non-Residential-	\$950.00 Plus \$150.00 per acre Plus court reporter's charge for pages of testimony in excess of 20 pages
Challenges to the Validity of the Zoning Ordinance	\$2,500.00
Postponments	\$300.00 for ANY postponment requested by an applicant or necessitated by the failure of an applicant to appear at an announced hearing
Use & Occupancy Certificate	
New Single-Use Structure	Included in Building Permit Fee
New Multi-Use Structure	\$50.00 per use
Change in Existing Use-	\$80.00
Temporary Occupancy-	\$80.00
Certificate of Compliance	
Residential-	Not as a part of regular building permit \$25.00
Commercial-	\$100.00
Re-Issuance of Existing U & O	\$10.00
SUB-DIVISION/LAND-DEVELOPMENT	
Fee in lieu of Open Space Land Dedication reference: Upper Providence Township Code §154-40.6.B	\$4,000.00 per dwelling unit
Application Filing Fees	NON-REFUNDABLE
Tentative Sketch Plan	
Residential-	\$1,500.00 (less than 25 lots/units) \$2,500.00 (25 or more lots/units)
Non-Residential*-	\$2,000.00 (less than 10 acres or less than 50,000 sq.ft. gross floor area) \$3,000.00 (10 acres or more or 50,000 sq. ft. or more gross floor area)

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Description	Fee
SUB-DIVISION/LAND-DEVELOPMENT (cont.)	
Preliminary Plan	
Residential-	\$2,000.00 (less than 25 lots/units) \$4,000.00 (25 or more lots/units)
Non-Residential *-	\$3,000.00 (less than 10 acres or less than 50,000 sq.ft. gross floor area) \$4,500.00 (10 acres or more or 50,000 sq. ft. or more gross floor area)
Conditional Use Request	
Residential-	\$1,500.00
Non-Residential-	\$2,500.00
<p>Plan Review Escrow-In addition to the Non-Refundable Application Fees described herein, each applicant, owner, subdivider, or developer seeking approval of any zoning change(map or text)amendment, curative amendment, sub-division ordinance amendment, or any plan for sub-division or land development shall place into escrow with the Township, at the time of application, an amount as outlined below to cover all costs of engineering reviews and/or inspections, professional planning review(not to include the Montgomery County Planning Commission application fee), specialized legal services, and other professional services used by the Township in connection with the application. From this escrow, the Township shall pay invoices of these professionals, as they become due. When the escrow amount is determined to have become insufficient during the processing of an application, the Township may request additional funds from the applicant before the application is processed further. Any amount remaining in the plan review escrow account after the applicant's Final Plan has been recorded and the associated Development Escrow Agreement has been executed, and all invoices related to that application have been paid, will be refunded to the applicant.</p>	
Plan Review Escrow Amounts Required	
Zoning Change/Curative Amendment-	\$5,000.00
Sub-Division Ordinance Amendment-	\$2,500.00
Grading Permit	\$80.00 Plus Township Engineer's review & inspection charges

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Description	Fee
SUB-DIVISION/LAND-DEVELOPMENT (cont.)	
Sub-Division/Land Development Plans (Escrows)	
Residential-	\$3,000.00 (less than 5 lots/units) \$5,000.00 (5-9 lots/units) \$10,000.00 (10-24 lots/units) \$15,000.00 (25 or more lots/units)
Non-Residential (Subdivision only)-	\$7,000.00 (less than 10 lots/units) \$10,000.00 (10-24 lots/units) \$15,000.00 (25 or more lots/units)
Non-Residential (Land Development-existing structures) *-	\$5,000.00 (less than 50,000 sq. ft.) \$7,500.00 (50,000 to 299,999 sq. ft.) \$14,000.00 (300,000 or more sq. ft.)
Non-Residential (Land Development-new structures) *-	\$10,000.00 (less than 50,000 sq. ft.) \$15,000.00 (50,000 to 299,999 sq. ft.) \$25,000.00 (300,000 or more sq. ft.)
*(All figures above refer to Gross Floor Area)	
RECREATION	Refundable security deposit required for ALL rentals
Park Pavillions	
Resident (under 25 people)-	\$35.00 fee \$25.00 Security Deposit
(over 25 people)-	\$50.00 fee \$25.00 Security Deposit
Business (under 25 people)-	\$75.00 fee \$50.00 Security Deposit
Business (over 25 people)-	\$100.00 fee \$50.00 Security Deposit
Horseshoes & Volleyball-	\$0 fee \$25.00 Security Deposit
Field Seasonal Rentals	
Youth Organization ** (* * youth will need to provide volunteer services)-	(2-3 fields, 3-5 times/week) \$500.00 fee \$250.00 Security Deposit
Adult Organization-	\$750.00 fee \$250.00 Security Deposit

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Description	Fee
RECREATION (cont.)	Refundable security deposit required for ALL rentals
Field Seasonal Rentals	(1 field, 1-2 times/week)
Youth Organization ** (* * youth will need to provide volunteer services)-	\$200.00 fee \$250.00 Security Deposit
Adult Organization-	\$350.00 fee \$250.00 Security Deposit
Basketball Court/Deck Hockey Rentals	(one time use up to 4 hours)
Youth Organization ** (* * youth will need to provide volunteer services)-	\$50.00 fee \$100.00 Security Deposit
Adult Organization-	\$65.00 fee \$100.00 Security Deposit
Ampitheater	(4 hours)
Resident-	\$150.00 fee \$250.00 Security Deposit
Business-	\$250.00 fee \$250.00 Security Deposit
SPECIAL EVENTS PERMITS	
Annual Permit Fee-	\$400.00
Cleanup Deposit (all outdoor Events)-	\$200.00
Parade, Outdoor Athletic Events, Block Parties, Outdoor Rally, Street Fair, Soap Box Derby & Similar Outdoor Festivals/Events-	\$75.00
Indoor Athletic Events, Trade Shows, Conferences, Expositions, Indoor Rally & Similar Indoor Festivals/Events-	\$150.00
Re-Issue Fee-	\$10.00
Temporary/Directional Signs-	<i>See Zoning Permits above</i>
Police Control Fee: Fire Watch/FMO- Minimum 4 Hours	\$70.00/hr per person

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Description	Fee
Re-adopted in its entirety by Resolution No. 90-7 (repealed Res. 86-33 88-8)	
Revised by Resolutions 91-11, 93-6, 96-38, 97-3, 2004-10, 2004-23, 2005-4, 2005-19, 2006-15, 2006-56, 2008-11	
Last Revised by Resolution No. 2008-72, dated December 17, 2008.	
Last Revised by Resolution No. 2009-59, dated December 21, 2009.	
Last Revised by Resolution No. 2010- 31, dated August 2, 2010.	