

THORNHURST TOWNSHIP

LACKAWANNA COUNTY

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FEE RESOLUTION NO. 4-25

A resolution establishing fees for the filing of applications, permits, and licenses for the Township of Thornhurst.

WHEREAS, the Board of Supervisors of the Township of Thornhurst has adopted a codification, consolidation, and revision of the ordinances of the Township of Thornhurst; and,

WHEREAS, it is the desire of the Board of Supervisors of the Township of Thornhurst to eliminate all filing fees, permit fees and license fees from the Code of Ordinances and enact them instead by resolution; and,

NOW, THEREFORE BE IT RESOLVED THAT and it is hereby resolved by the Board of Supervisors of the Township of Thornhurst that all fees are hereby fixed as follows:

BUILDING FEE SCHEDULE

Residential

New construction	\$100, plus .15 per sq. foot of GFA*
Additions	\$60, plus .15 per sq. foot of GFA*
Alterations and Repairs	1.5% of construction cost
Utility and miscellaneous use groups (sheds, decks, fences, pools, towers, concrete slabs, retaining walls, etc.)	1.5% of construction cost
Minimum fee	\$60

All use groups other than residential

New construction and additions	\$100, plus .25 per sq. foot of GFA*
Alterations	2.5% of construction cost
Demolition	\$75
Signs	\$50
Minimum fee	\$50

* **GFA** - GROSS FLOOR AREA defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways, and attics with floor to ceiling height of 7'0" or more.

ELECTRICAL FEE SCHEDULE

Service and feeders

200 amp or less	\$50
201 amp to 400 amp	\$60
over 400 amp	\$1,500
over 600 amp	\$3,000

Residential flat rate inspections

2 trip maximum	
100 amp service and max 100 devices	\$80
200 amp service and max 200 devices	\$100
Over above limits use individual fee calculations	
Modular/mobile homes, 1 trip, service and feeder	\$50
Minor alterations and service - max 15 devices	\$50

Rough wire

All switches, receptacles, and lighting outlets	
1 to 25	\$15
each additional 10	\$5

Finished wiring

All switches, receptacles, and lighting outlets	
1 to 25	\$15
each additional 10	\$5

Heating, cooling, cooking, appliances, equipment motors, generators, transformers, capacitors, etc.

Less than 1/3 hp, kw, kva use finished wiring fee	
Over a hp, kw, kva	
1/3 to 1.0	\$10
1.1 to 5.0	\$12
5.1 to 10.0	\$15
10.1 to 30.0	\$20
30.1 to 50.1	\$25
50.1 to 100.0	\$30
Over 100 volts	\$1 per hp, kw, kva
Over 600 volts	2 times above fees

Signalling, communications, and alarm systems

1 to 10 devices	\$50
Each additional device	\$1

Minimum fee

\$50

LICENSES, PERMITS, AND GENERAL BUSINESS REGULATIONS

Short Term Rentals

Application fee	\$500
Renewal fee	\$200
Additional fees from Management Company	Management company

Junkyards

Permit fee	\$1,250
Yearly licensing fee	\$500
Transfer permit	\$1,250

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Septic Permits (SEO)

If the costs involved in any sewage permit exceed the application fee charged, the excess will be billed to the applicant plus 10% handling charge by the Township.

* Excavation of pits, preparation of percolation holes, water, and gravel is the responsibility of the applicant.

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| 1. Installation and inspection of new system for single family residence. This includes pit evaluations (up to 3 pits), percolation test, and 3 or 4 inspections during construction.* | \$800 |
| 2. Installation and inspection of new system for multi-family residence.* | \$1,200 |
| 3. Installation and inspection of new system for Institutions (Hospitals, Churches or Schools), Commercial Facilities and other applications.* | \$1,500 |
| 4. Repairs, alterations, or replacement of existing system for single family residence | |
| a. Treatment tank | \$200 |
| b. Drainfield repairs * | \$400 |
| 5. Repairs, alterations, or replacement of existing system for multi-family, commercial, or other applications | |
| a. Treatment tanks | \$400 |
| b. Drainfield involvement * | \$800 |
| 6. Repairs, alterations, or replacement of existing system for Institutions (Hospitals, Churches, or Schools) | |
| a. Treatment tanks | \$500 |
| b. Drainfield involvement * | \$800 |
| 7. Site Evaluation Fee. For those who want written evidence that ground is suitable for on-lot sewage, for planning and subdivision approvals. Maximum of 3 pits and 8 perc holes. Includes backhoe and percolation test results which may be transferred to a new sewage permit application in the future. * | \$500 |
| 8. Sewage system design review. Design is the responsibility of the applicant. | \$100 |
| 9. Minor planning module review (less than 10 lots) | \$75 per lot |
| 10. Major subdivision module review (more than 10 lots) | \$50 per lot |
| 11. Accompaniment of a soil scientist on site evaluation by the soil scientist. | \$100 per visit |

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LICENSES, PERMITS, AND GENERAL BUSINESS REGULATIONS**CONTINUED**

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| 12. Soil placement verification. Certifying, with a qualified soils scientist hired by the applicant, that good mineral soil has been added to a prescribed depth in a marked location in order that the area may be tested after a four year waiting period to determine if it is suitable for on-lot sewage use. The drainfield must be located in the same exact area. A new permit application must be applied for and new testing performed after a minimum four year interval, to ascertain if the replacement area is suitable for on-lot sewage use. * | \$400 |
| 13. If engineering or consulting services are required by the Township to complete review of an application, the applicant shall pay all expenses incurred. | Billed to applicant |
| 14. Any other work required of the SEO not covered by this fee schedule will be billed at the SEO hourly rate. | SEO hourly rate |
| 15. APPEALS: appeals from the denial or granting of a sewage permit PLUS costs of advertising, court stenographer, and consultants hired by the Township. | \$1,000 |

MECHANICAL AND PLUMBING

All appliances and fixtures including, but not limited to, sinks, water closet, bath tub, shower, washing machine, hose bib, floor drain, dish washer, drinking fountain, water heater, air handlers, and any fuel burning devices (gas, oil, wood, or coal).

Per appliance or fixture	\$10
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Utility service connections (water or sewer), boiler, grease traps, sewer pumps, refrigeration units, water cooled air conditioners, etc.

Per appliance	\$50
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Minimum fee	\$40
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SOLID WASTE**Sanitary landfills (DEP) - section 20-103**

Permitting fee	\$2500, plus escrow of \$50,000
License fee for operation	
each calendar year	\$2,500
on or after July 1 of calendar year	\$1,250

SUBDIVISION AND LAND DEVELOPMENT

Subdivision and Land Development Review Fees

A. **Township Administrative Fees.** Fees for plans which can be reviewed at one meeting of the Township Planning Commission and/or Supervisors shall be based on the following schedule:

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| 1. Plans which qualify as minor subdivisions, in accordance with section 22-305. | \$75 |
| 2. Plans which do not qualify as minor subdivisions, in accordance with section 22-305. | |
| Preliminary plans | \$100, plus \$10 per lot or unit for subdivisions or \$10 per acre for land developments |
| Final plans | \$100, plus \$10 per lot or unit for subdivisions or \$10 per acre for land developments |

B. **Additional Review Fees.** Fees for plans which require more than one meeting and/or public hearing or special meeting shall include any of the expenses which are incurred by the Township and will require a minimum deposit of \$1000 toward the following expenses:

1. Additional Township administrative fees.
2. Cost of preparation and advertisement of necessary legal or other public notices or ads.
3. Cost of required stenographic services.
4. Cost of retention of professional services.
5. Cost of time, materials, travel expenses, and other expenses incurred by Township staff and consultant advisors in preparing special reports or recommendations, in providing testimony, or of field trips and inspections or other necessary activities to complete the review of the plan.

C. **County Costs.** Actual fees to secure necessary reviews by Lackawanna County Regional Planning Commission.

Except for the Township administrative costs included in A.1. and A.2. above, such fees shall be based on estimates, payable in advance by the subdivider or applicant, of the proposed work to be undertaken. Such advanced payments shall be later accounted for and reconciled, after receipt of actual invoices from the services involved.

ZONING

Zoning Review Fees - section 27-610

In accordance with section 27-610 of the Township Zoning Ordinance (Chapter 27), Township shall levy "filing fees" to cover the reasonable and necessary costs incurred by the Township for reviewing and processing all applications for zoning permits, occupancy permits, certificate for registration of nonconforming uses, requests for variances, amendments or appeals, public hearings, interpretations, and other related zoning matters, and for determining compliance with this ordinance, as required herein. Such fees shall be payable by the applicant at the office of the Zoning Officer or Township Secretary.

A. **Zoning Permits and Applications.** Applications for zoning permits or other actions shall be required to pay the following fees:

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| 1. Zoning permit for permitted use | \$100 |
| 2. Zoning application requiring special Zoning Hearing Board or Township Supervisors meeting and/or public hearing and action by either body. The zoning application must include the following: | |
| a. Deposit | \$1,000 |
| b. Permits for "special or conditional uses" | |
| residential | \$100 |
| commercial | \$200 |
| c. Request for amendment | \$150 |
| d. Request for variances | \$150 |
| e. Appeals for alleged errors | \$150 |
| 3. Occupancy permits | Determined by UCC
(Uniform Construction Code) |

B. **Deposit for Review Fees.** As applications of the type listed under A.2 above require at least one meeting and/or public hearing by the Zoning Hearing Board or the Township Supervisors, additional reasonable fees are necessary to defray costs which must be incurred by the Township for the necessary compensation for the Secretary and Members of the Zoning Hearing Board, notice and advertising costs, and necessary administrative overhead connected with the hearing, in and advertising costs, and necessary administrative overhead connected with the hearing, in accordance with the requirements of section 908 of the Pennsylvania Municipalities Code.

C. **Basis for Fees.** The above fees are necessary to pay for the cost of advertisements, stenographic recording and minutes, administration by Zoning Officer, review by Planning Commission and other expenses.

Fees for a required stenographic record of the proceedings and for the cost of transcripts shall be shared by the Township and the applicant as also set forth in section 908 of the Pennsylvania Municipalities Planning Code.

The applicant may dispute the amount of such fees in accordance with the requirements of section 503(1) of the Pennsylvania Municipalities Planning Code, as amended.

FEE RESOLUTION NO. 4-25

RESOLVED this 13th day of November, 20 25

ATTEST:

TOWNSHIP OF THORNHURST

Kim D. Grab
Secretary

Elaine J. Evans
Chair - Board of Supervisors

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[Signature]