

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2025-01

**A RESOLUTION AMENDING AND REESTABLISHING
THE FEE SCHEDULE FOR CERTAIN SERVICES
RENDERED BY LOWER SALFORD TOWNSHIP**

WHEREAS, Lower Salford Township is authorized and/or required by the Second Class Township Code, 53 P.S. §55101, *et seq.*, and various Township Ordinances to perform services, which include, the review, processing and taking action on a variety of applications, including but not limited to, applications relating to building and zoning, land development, conditional uses, permits, sewage facilities planning modules and other building and zoning matters; and

WHEREAS, the Township incurs certain costs and expenses in connection with its review of such applications and the performance of such services, including fees from the Township's professional consultants; and

WHEREAS, the Township wishes to amend various fees currently charged by the Township to adequately reflect the present-day costs and expenses it incurs in connection with its performance of services and review of applications and to consolidate the list of said fees into one Fee Schedule.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Lower Salford Township, that the rates, fees and charges set forth in the Schedule of Fees attached hereto as Exhibit "A", as may be amended from time to time in whole or in part by a similar resolution or resolutions, is hereby adopted and immediately placed in full force and affect.

DULY ADOPTED, this ___ day of _____, 2025, by the Board of Supervisors of Lower Salford Township, Montgomery County, in lawful session duly assembled.

LOWER SALFORD TOWNSHIP

By: _____

Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____

Joseph S. Czajkowski, Secretary

Exhibit "A"

Fee Schedule



Lower Salford Township

379 Main Street Harleysville, PA 19438; phone # 215-256-8087

FEE SCHEDULE

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A. BUILDING AND ZONING PERMITS

1. BUILDING

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Gross Floor Area (GFA) – In association with the 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, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6'-0"). Attics and crawl spaces having minimum headroom of less than six feet (6'-0") are not included within the GFA.

Where Fees are calculated using Construction Costs the Township reserves the right to require the Applicant to produce suitable evidence establishing the stated Construction Costs.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, S-1 and S-2.

All Permit Fees are due upon issuance of permits, NOT with the Permit Application; with the exception of roof replacements, sheds, fences, and driveway expansions.

The Pennsylvania UCC Fee, as prescribed by the Pennsylvania Department of Labor and Industry, plus any Administrative Fee shall be added to all Building Permits.

All Building Permit Applications that propose a change to either the existing footprint or Use of any structure on the site in question shall be subject to a Zoning Permit and all applicable Zoning Permit Fees in addition to the Building Permit Fees.

(a) New Construction

- (1) Use Groups R-3 and R-4..... \$500.00
plus \$0.30 per SF of GFA
- (2) All other Use Groups..... \$1,000.00
plus \$0.30 per SF of GFA

(b) Additions/Alterations/Fit-out of Existing Space

- (1) Use Groups R-3 and R-4..... \$130.00
plus \$0.25 per SF
Minimum Fee \$200.00
- (2) All other Use Groups..... \$300.00
plus \$0.25 per SF
Minimum Fee \$550.00

(c) Demolition

- (1) Use Groups R-3 and R-4..... \$65.00
plus \$0.25 per SF

Minimum Fee \$130.00

(2) All other Use Groups..... \$130.00
plus \$0.25 per SF
Minimum Fee \$300.00

(d) Accessory Structures (Not Agricultural)
(Not associated with agricultural uses)

(1) Sheds, Detached Garages, Pole Barns and Temporary Buildings that are more than one thousand square feet (>1000 sf) shall be considered **New Construction**.

(2) Sheds, Detached Garages, Pole Barns and Temporary Buildings that are less than one thousand square feet (<1000 sf) shall require a **Zoning Permit only**.

(3) Uncovered Decks or Patios..... \$0.30 per SF
Minimum Fee \$200.00
(Individual applications for covered decks and covered patios shall be classified as an Addition.)

(e) Accessory Structures (Agricultural)
(Associated with approved agricultural uses)

(1) Barns, animal sheds, and similar structures when associated with properties identified as having an approved Agricultural Use as the primary Use:..... \$100.00 plus \$0.10 per sf

(f) Certificate of Occupancy
(New construction and changes in existing Use)

Each individual unit requires a Certificate of Occupancy (ex. residential units, multiple family dwelling units, condominium units and similar facilities that have separate and distinct individual units.)

(1) Use Groups R-3 and R-4 and Multi-Family Dwellings (New Structure):..... \$100.00 per dwelling unit

(2) All other Use Groups (New Structure):..... \$300.00 per unit

(3) All other Use Groups (Fit-out/Renovations):..... \$100.00

(4) Temporary Certificate of Occupancy for New Construction: \$200.00 per unit in addition to all other applicable costs

- (5) Copy of Certificate of Occupancy or Letter: \$25.00 per copy after original is issued.
- (g) **Miscellaneous Renovations**..... 2% of Construction Cost
(Includes all applications not covered elsewhere within this Resolution)
- (h) **Swimming Pools**
(Pool fencing is included within permit cost)
- (1) Aboveground (Portable)..... \$100.00
- (2) In ground (Permanent)..... \$250.00
- (i) **Blasting Permit**..... \$100.00/day \$300.00/week
(Blasting Permit approval shall be issued by Zoning Officer after review by the Building Inspector, Fire Marshal and Township Engineer)
- (j) **Storage Tanks (Non-Residential)**
(Tanks not associated with residential heating or cooking operations.)
- (1) Tank Installation *(Aboveground/Underground)*
- (i) 0 to 10,000 Gallons:..... Gallons x \$0.05
 Minimum Fee \$75.00
- (ii) Greater than 10,000 Gallons:..... Gallons x \$0.05
 Minimum Fee \$250.00
- (2) Tank Removal *(Underground)*..... \$100.00 per tank
(Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.)
- (k) **Storage Tanks (Residential)**
(Oil/Propane tanks specifically associated with residential heating or cooking operations.)
- (1) Tank Installation *(Aboveground/Underground)*
- (i) 0 to 1,000 Gallons:..... Gallons x \$0.05
 Minimum Fee \$60.00
- (ii) Greater than 1,000 Gallons:..... Gallons x \$0.05
 Minimum Fee \$75.00

(2) Tank Removal (*Underground*)..... \$50.00 per tank
(Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.)

(l) Fireplaces

(1) Masonry Fireplaces..... \$100.00

(2) Pre-manufactured fireplace inserts/Wood Stoves..... \$50.00

(m) **Elevators**..... \$100.00 each
(Certificate of approval from PA Department Labor and Industry shall be provided to the Township.)

(n) Industrialized Housing (Mobile Home) Units Installation

(1) Permanent Residential..... \$150.00 per unit

(2) Temporary Residential..... \$50.00

(When associated with an application for a permanent single family detached dwelling. Permit may be renewed at the option of the Township each six month period, each period shall be an additional application.)

(o) Contractor Registration (Non-Residential)

(1) Annual Registration..... \$75.00 per year

Required for all construction projects not defined as a "Home Improvement" within the Commonwealth of Pennsylvania Home Improvement Consumer Protection Act undertaken within the Township including, new construction, remodeling, alterations and renovations. In addition to the General Contractor, all subcontractors employed by the builder and General Contractor are also required to be registered, including but not limited to concrete, masonry, plumbing, HVAC, electrical, framing, roofing, sprinkler and landscaping contractors. Registration period is from January 1st to December 31st. Registration is for identification and insurance verification purposes only and is not meant to attest to the competency of any contractor or subcontractor.

(p) **Commonwealth of Pennsylvania UCC Fee**..... As prescribed by the Commonwealth of

(q) Solar Power Generating System

(1) Uses R3 and R4 (*Roof Mounted*)

(i) Where structural modifications
ARE NOT required to existing structures:..... \$75.00

(ii) Where structural modifications
ARE required to existing structures:..... \$200.00

(2) Uses R3 and R4 (*Ground Mounted*)..... \$250.00

(3) All Other Uses..... 2% of Construction Cost

(r) Accessibility Improvements/Review..... \$250.00

(s) Temporary Structures

(1) Seasonal Kiosks..... \$50.00 (*90 days maximum*)

(2) Tents, Canopies, Air Supported and Similar Structures

(i) Occupancy Capacity 0 to 100 persons:..... \$100.00 for up to 3 Days
plus \$10.00 for each
additional day

(ii) Occupancy Capacity 101 to 500 persons:..... \$150.00 for up to 3 Days
plus \$25.00 for each
additional day

(iii) Occupancy Capacity Greater than 500 persons: \$200.00 for up to 3 Days
plus \$50.00 for each
additional day

(t) Pennsylvania Uniform Construction Code Board of Appeals

(1) Decision on any Application by a meeting as permitted
under 34 PA.Code §403.122(d) and more fully defined
by the By-Laws of the UCC Board of Appeals:..... \$800.00

(2) Hearings/Meetings Continued at the Request
of the Applicant:..... \$400.00 per Hearing/Meeting

(u) Transfer of Issued Permit..... \$50.00

(Covering the Cost of transferring any previously issued permit to a different contractor.)

(v) Emergency Generator

(Application shall be reviewed and Approved and all Electrical Inspections associated with the application shall be performed by a by a Certified Third Party Agency Licensed by the Commonwealth of Pennsylvania Department of Labor and Industry.)

(1) R3 and R4 Uses..... \$100.00

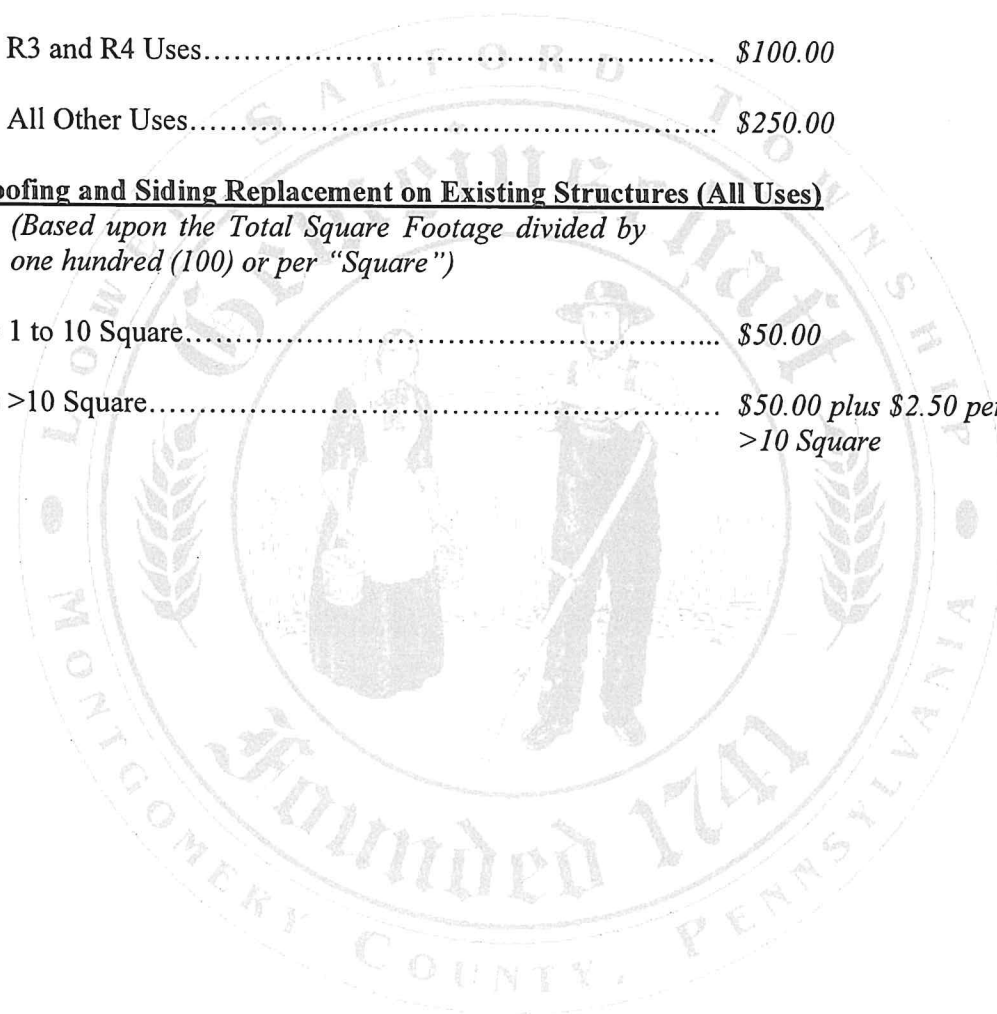
(2) All Other Uses..... \$250.00

(w) Roofing and Siding Replacement on Existing Structures (All Uses)

(Based upon the Total Square Footage divided by one hundred (100) or per "Square")

(1) 1 to 10 Square..... \$50.00

(2) >10 Square..... \$50.00 plus \$2.50 per Square
>10 Square



2. MECHANICAL

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

(a) Replacement of Existing Equipment (In kind)

(Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township. Manual J Calculations shall be submitted with the Application.)

(1) Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:

- (i)** Use Groups R3 and R4..... \$50.00
 - (ii)** All Other Use Groups..... \$100.00
- (2) Chimney Liner (All Use Groups)..... \$100.00**

(b) New Construction (Equipment Installation)

(Manual J Calculations shall be submitted with the Application.)

(1) Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:

- (i)** Use Groups R3 and R4..... \$50.00 for the first \$1,000 of construction cost plus \$20 for each additional \$1,000 of costs with a minimum fee of \$100.00.
- (ii)** All Other Uses \$100.00 for the first \$1,000 of construction cost plus \$25 for each additional \$1,000 of costs with a minimum fee of \$150.00 per unit.

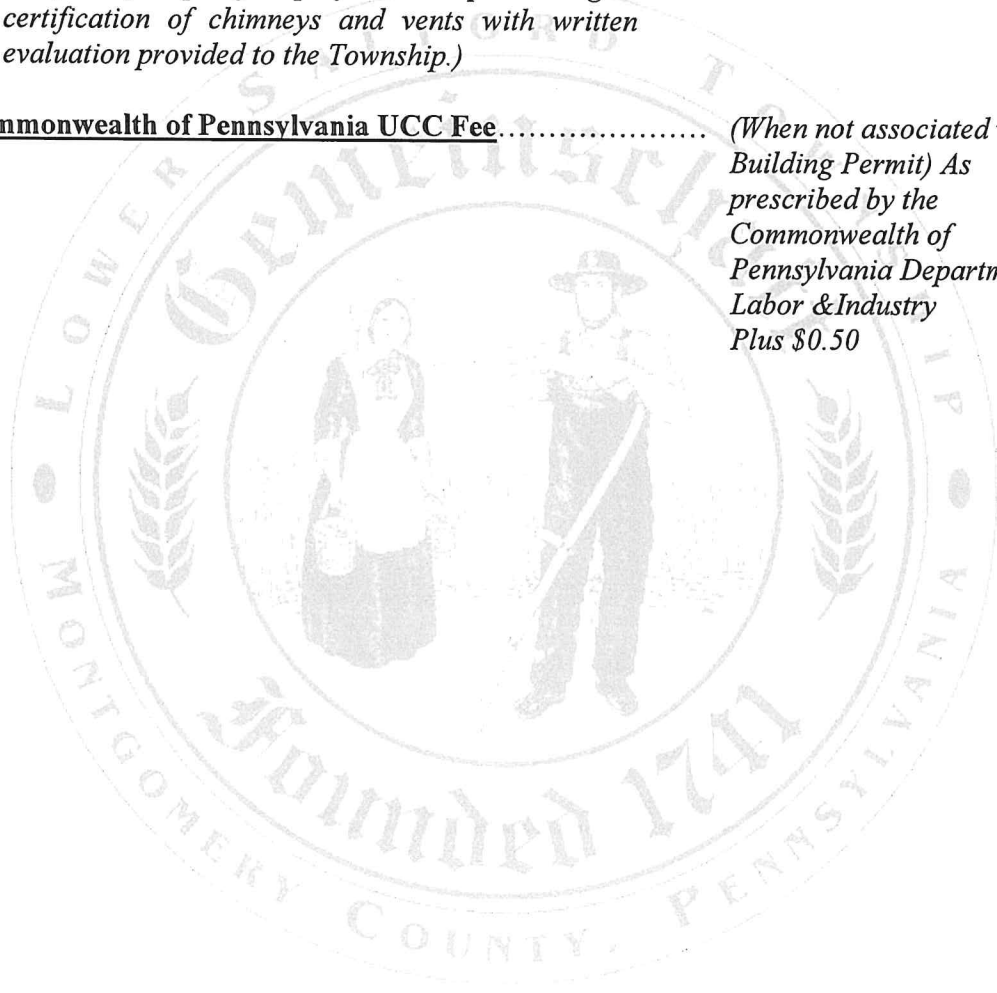
(c) Alterations to Existing HVAC Systems (Re-Alignment of Ductwork Only)

- (1) Use Groups R-3 and R-4..... \$25.00
- (2) All other Use Groups..... \$100.00

(d) Commercial Kitchen Exhaust System..... \$250.00

(Units utilizing an existing chimney and/or vent pipe shall have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.)

- (e) Commonwealth of Pennsylvania UCC Fee.....** *(When not associated with a Building Permit) As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$0.50*



3. PLUMBING

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

Prior to a Plumbing Permit being issued, the applicant is required to present to the Township written proof that the Sewer Authority has approved the application and all applicable fees have been paid in full, where applicable.

(a) New Construction and Alterations

- (1) Use Groups R-3 and R-4..... \$150.00 for first five (5) fixtures
\$20.00 for each additional
\$100.00 Min. per new dwelling unit
- (2) All other Use Groups..... \$200.00 for first five (5) fixtures
\$20.00 for each additional
\$100.00 Min. per new dwelling unit within Multi-family Facilities
\$200.00 Min. for all other Use Groups

**(b) Hot Water Generator/Domestic Water Heater or Coil
(New or Replacement)**

- (1) Use Groups R-3 and R-4..... \$25.00
- (2) All other Use Groups..... \$30.00

(c) Boiler to Potable Water tie-In (All Use Groups)..... \$20.00

**(d) Lawn Sprinkler System to Potable Water Tie-In
(including backflow preventer)**

Connections to the potable water system may only be performed by a registered master plumber.

- (1) Use Groups R-3 and R-4..... \$20.00

(2) All other Use Groups..... \$50.00

(e) Fire Sprinkler System to Potable Water Tie-In

Connections to the potable water system may only be performed by a registered master plumber.

(1) Use Groups R-3 and R-4..... \$20.00

(2) All other Use Groups..... \$50.00

(f) Circulators Pumps & Sump Pumps (All Use Groups)

(1) Under 2 H.P..... \$20.00

(2) 2 H.P. to 6 H.P..... \$30.00

(3) 6 H.P. and Greater..... \$60.00

(g) Sanitary Sewer and Water Laterals

(1) New Construction

(i) R3 and R4 Uses Sanitary Sewer Lateral..... \$100.00

(ii) R3 and R4 Uses Water Lateral..... \$100.00

(iii) All other Uses Sanitary Sewer Lateral..... \$200.00

(iv) All other Uses Water Lateral..... \$200.00

(2) Repairs or Replacement of Existing

(i) R3 and R4 Uses Sanitary Sewer Lateral..... \$100.00

(ii) R3 and R4 Uses Water Lateral..... \$100.00

(iii) All other Uses Sanitary Sewer Lateral..... \$250.00

(iv) All other Uses Water Lateral..... \$250.00

(h) Interceptors

All interceptors shall be inspected by the Township Engineer and are to be associated with a Land Development Application with an associated approved Developers Agreement.

(i) Sanitary Sewer Rental Fees..... *Refer to Sewer Authority Fee Schedule*

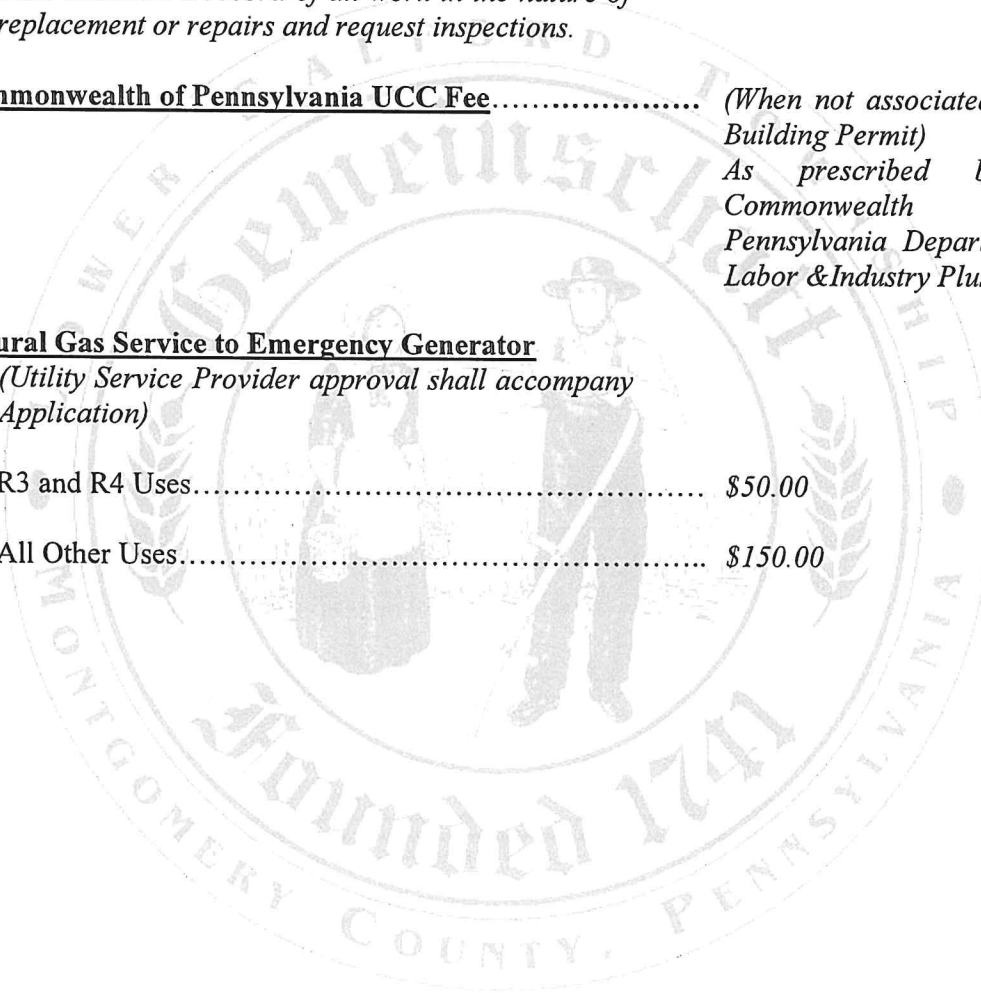
- (j) **Sanitary Sewer Connection Fee**..... *Refer to Sewer Authority Fee Schedule*
- (k) **Sanitary Sewer Customer Facility Fee**..... *Refer to Sewer Authority Fee Schedule*
- (l) **Sewer Certification**..... *Refer to Sewer Authority Fee Schedule*
- (m) **Industrialized Housing (Mobile Home) Units**..... *\$150.00 per unit*
- (n) **Sanitary Sewer System Standard Construction Specifications**..... *Refer to Sewer Authority Fee Schedule*
- (o) **Sewage Holding Tank**..... *\$150.00*
At the time of the Sewage Holding Tank Application the applicant shall execute an Operation and Maintenance Agreement with the Township.
- (p) **On-Site Septic Systems**
- (1) Standard and Pressure Dose New Systems or System Replacement for Single Family Dwelling, Community Residential and Commercial Land Development (Includes Redesign/Relocation of Existing System)..... *\$500.00 plus \$125.00 for each Additional EDU (EDU = 400 GPD) (Requires Commonwealth of PA Permit)*
- (2) Permit Fee includes a maximum of two (2) Deep Hole Test Pits and two (2) Percolation (perc) Tests.
- (3) Additional Deep Hole Test Pits and Perc Tests (>2)..... *\$75.00 each (in addition to Permit Fee) (Requires Township Permit Only)*
- (4) Septic Tank Replacement..... *\$100.00 (Requires Commonwealth of PA Permit)*
- (5) Modifications/Repairs to Existing Systems (D Box, Broken Lateral, etc.)..... *\$75.00 (Requires Township Permit Only)*
- (q) **Annual Plumbing Permit Fee**..... *\$300 per year*

When the nature of the Plumbing Work is for routine repairs, maintenance or replacement the Township may issue as Annual Permit for a designated site upon the payment of the required Fee by January 31st of each year. The Annual Permit for the routine repair, maintenance or replacement of Plumbing Work and equipment may be issued to Owner(s) or occupant of a building regularly employing one or more licensed plumber on the premises. Each holder of an Annual Permit shall maintain a record of all work in the nature of replacement or repairs and request inspections.

(r) **Commonwealth of Pennsylvania UCC Fee**..... (When not associated with a Building Permit)
 As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$0.50

(s) **Natural Gas Service to Emergency Generator**
 (Utility Service Provider approval shall accompany Application)

- (1) R3 and R4 Uses..... \$50.00
- (2) All Other Uses..... \$150.00



4. FIRE PROTECTION SYSTEMS AND HAZARDOUS EQUIPMENT

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

(a) Fire Suppression and Detection (New or Re-Aligned)

- (1) 1 to 20 Sprinkler Heads or Smoke/Heat Detectors..... \$200.00
- (2) 21 to 100 Sprinkler Heads or Smoke/Heat Detectors..... \$500.00
- (3) 101 to 200 Sprinkler Heads or Smoke/Heat Detectors..... \$1,000.00
- (4) 200 to 400 Sprinkler Heads or Smoke/Heat Detectors..... \$1,500.00
- (5) 401 and greater Sprinkler Heads or Smoke/Heat Detectors.. \$2,000.00

(b) Plan Review Cost

In addition to the above referenced per head costs, the applicant shall pay the Township for the actual costs of Plan Review for each system proposed, plus a fifteen percent (15%) Administrative Fee, that were incurred for Engineering and/or Third Party Plan Review of the Application. Additional outside Plan Review shall be at the sole discretion of the Building Inspector/Building Code Official, Zoning Officer or Township Engineer.

(c) Non-Residential Kitchen Hood Suppression System..... \$500.00

(d) Fire Report from Fire Marshal..... \$100.00 plus \$20.00 per page/per copy \$250 per CD

(e) All Other Inspections

All other Inspections, not referenced herein, performed by Building Inspector, Fire Inspector and/or Fire Marshal

(1) Inspection Cost..... \$85.00 per hour, 1 hour minimum

(f) Fireworks Permit..... \$200.00/per display

Fireworks Permit shall be issued by Zoning Officer after review by Fire Marshal.

(g) All Other Fire Code Operational and Construction Permits: \$100.00

All Other Fire Code Operational and Construction Permits not included elsewhere in this Fee Schedule

(h) Commonwealth of Pennsylvania UCC Fee..... (When not associated with a Building Permit)
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry
Plus \$0.50



5. ELECTRICAL

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

(a) New Construction and Alterations

(All Plan Review and Inspections shall be performed by a Certified Third Party Agency licensed by the Commonwealth of Pennsylvania Dept of Labor and Industry with Approvals provided to the Township.)

- (1) Use Groups R-3 and R-4..... \$100.00
- (2) All Other Uses..... \$250.00

(b) Commonwealth of Pennsylvania UCC Fee *(When not associated with a Building Permit)
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$0.50*

6. ZONING

All Fees referenced within this section shall be **doubled** if the project is started without the applicable Permits and/or Approvals. All Permit Fees are due upon issuance of permits, NOT with the Permit Application, with the exception of roof replacements, sheds, fences, and driveway expansions.

(a) **Written Zoning Opinion** (upon request)..... \$200.00

(b) **Zoning Permits** (R-3 and R-4 Use Groups)

(In addition to any applicable Subdivision and/or Land Development costs)

(1) New Dwelling Unit (Each).....\$100.00

(2) Additions to existing dwelling unit..... \$50.00

(3) Accessory Buildings/Structures..... \$50.00

(This item includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.) Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall and sheds, pole barns and temporary buildings less than one thousand square feet (1,000 sf) shall require a Zoning Permit only. This item shall include alternative energy systems (solar, wind, etc.) when not placed on an existing structure.

(c) **Zoning Permits** (All other Use Groups)

(In addition to any applicable Subdivision and/or Land Development costs)

(1) New Construction..... \$150.00

(2) Additions/Fit-Outs to existing space..... \$150.00

(3) Accessory Buildings/Structures..... \$100.00

(Includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.)

(4) Multi-Family Uses..... \$150.00

plus \$20 per Dwelling Unit

(d) **Fences**

(1) R-3 and R-4 Use Groups..... \$75.00

(2) All other Use Groups.....	\$200.00
(e) <u>Well Permit</u>	
(1) Installation of New Well.....	\$325.00
(2) Geothermal Well.....	\$325.00 (Each)
(3) Abandonment of Existing Well.....	\$200.00
(f) <u>Temporary Construction Trailer</u>	\$130.00/year
(g) <u>Flood Plain Determination Review</u>	\$150.00 plus Standard hourly fees of Township Engineer
<i>(For new construction, Township Engineer shall be included in the review of the request only if deemed necessary at the sole decision of the Township Staff.)</i>	
(h) <u>Storage Units Placed On-Site (PODS or similar)</u>	\$75.00 <i>(Only where approved in accordance with the Zoning Ordinance and for a maximum of 30 days)</i>
(i) <u>Solar Power Generating System (Ground Mounted)</u>	
(1) Uses R3 and R4.....	\$100.00
(2) All Other Uses.....	\$150.00
(j) <u>Emergency Generator</u>	
(1) R3 and R4 Uses.....	\$50.00
(2) All Other Uses.....	\$100.00
(k) <u>Driveway/Parking Area</u>	
(1) Accessory to R3 and R4 Uses.....	\$50.00
(2) Accessory to All Other Uses.....	\$50.00 plus \$1,500.00 Escrow
<i>(Plus, all other approvals including but not limited to Land Development, etc.; Applicant shall establish an Escrow Account with the Township to reimburse the Township Engineer Review and Inspection)</i>	
(l) <u>Relocation of Structure</u>	\$50.00

- (m) **Sales Trailers** *(All Uses)*..... \$100.00
(Applicant shall obtain approval from the Lower Salford Township Board of Supervisors prior to the Application.)
- (n) **Permanent Roadside Stand**..... \$200.00
- (o) **Temporary Roadside Stand**..... \$50.00



B. CONTROL OF ALARMS

1. FIRE ALARM REGISTRATION FEE - PER ALARM..... \$25.00 one time fee
Fire Alarm Registrations are issued by and through the Fire Marshal and by the Zoning Officer to qualified applicants.

2. EMERGENCY ALARM REGISTRATION FEE (PER ALARM):\$25.00 one time fee
Emergency Alarm Registrations are issued by and through the Lower Salford Township Police Department to qualified applicants.

3. ALARM PENALTY FEE
*Alarm Penalty Fee for False/Accidental Alarms with Police/Fire Response
(Fee is assessed for a twelve (12) month period.)*

(a) **1 to 3 False Alarms**..... \$50.00 per alarm

(b) **4 to 6 False Alarms**..... \$100.00 per alarm

(c) **6 or more False Alarms**..... \$500.00 per alarm

4. REGISTRATION FEE FOR THE OPERATION OF AN ALARM BUSINESS
(Defined as a Central Station/Office for receiving and distributing alarms signals.)

(a) **First year**..... \$100.00

(b) **Succeeding years**..... \$50.00

C. SIGNS

1. PERMANENT RESIDENTIAL SIGN..... \$35.00

2. PERMANENT NON-RESIDENTIAL SIGN..... \$75.00

3. TEMPORARY SIGN..... \$50.00

D. ZONING HEARING BOARD APPLICATIONS

All applications: \$150 plus 1/2 stenographic fees for each continued or additional hearing necessitated by applicant.

1. RESIDENTIAL..... \$300 plus 1/2 stenographic fees

2. NONRESIDENTIAL..... \$900 plus 1/2 stenographic fees

E. CONDITIONAL USE APPLICATIONS

All applications: 1/2 the stenographic fees for the first hearing. An applicant shall also pay an additional fee of \$250.00 plus 1/2 the stenograph fees for each continued or additional hearing necessary to complete the testimony related to the application.

1. APPLICATION FEE..... \$1,000.00

2. ESCROW..... \$5,000.00

F. ZONING ORDINANCE AMENDMENT OR ZONING MAP AMENDMENT

All applications: 1/2 stenographic fees, plus \$250, plus 1/2 stenographic fees for each continued or additional hearing necessitated by applicant.

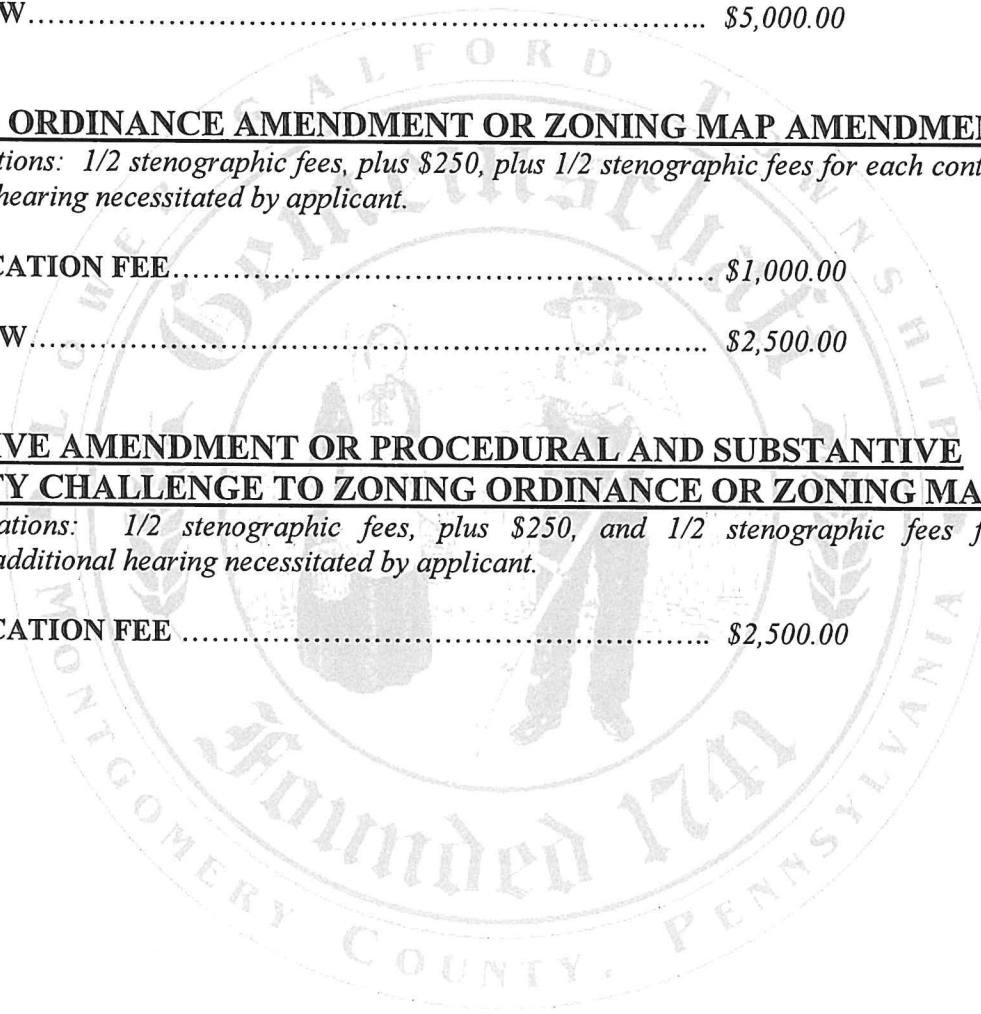
1. APPLICATION FEE..... \$1,000.00

2. ESCROW..... \$2,500.00

G. CURATIVE AMENDMENT OR PROCEDURAL AND SUBSTANTIVE VALIDITY CHALLENGE TO ZONING ORDINANCE OR ZONING MAP

All applications: 1/2 stenographic fees, plus \$250, and 1/2 stenographic fees for each continued/additional hearing necessitated by applicant.

1. APPLICATION FEE \$2,500.00



H. SUBDIVISION AND LAND DEVELOPMENT

At the time of filing a subdivision or land development application, in addition to those fees required for administration and review of the subdivision or land development plan, the applicant shall be required to deposit with the Township such escrow accounts as are set forth in the escrow deposit schedule. Until such time as all applicable fees and required escrow deposits have been received by the Township, the application shall not be deemed complete nor officially received for review. It shall not be necessary for the escrow amount to be deposited by the Township in an interest-bearing account, but any unused portions of the escrow shall be returned to the applicant at such time as the subdivision or land development application is approved, denied or withdrawn. The amounts required to be deposited by the applicant shall be in accordance with the following schedule:

In all cases, the applicant shall be responsible for 100% of all professional fees incurred in the course of reviewing a subdivision or land development plan and may be required to post additional escrow deposits as a condition for further review of such plans in the event the initial deposits are exhausted.

1. RESIDENTIAL

(a) Residential Lot Line Adjustment, Simple Conveyance & Minor Subdivisions

(Lot line adjustment, simple conveyance and minor subdivision up to and including two lots)

- (1) Application Fee..... \$250.00
- (2) Escrow..... \$5,000.00

(b) Residential Subdivisions (Not including Minor Subdivisions)

(Residential Subdivisions in excess of two lots)

- (1) 3 to 10 Lots inclusive
 - (i) Application Fee..... \$500.00, plus \$100 for each lot in excess of five lots.
 - (ii) Escrow..... \$10,000.00, plus \$420 per lot for each lot in excess of 3 lots
- (2) In excess of 10 lots
 - (i) Application Fee..... \$500.00, plus \$100 for each lot in excess of five lots.
 - (ii) Escrow..... \$14,200.00

(c) Residential Land Developments

- (1) Application Fee..... \$500.00, plus \$100 for each lot in excess of five lots.

(2) Escrow..... \$10,000.00

2. NONRESIDENTIAL

(a) Nonresidential Lot Line Adjustment, Simple Conveyance & Minor Subdivisions

(Lot line adjustment, simple conveyance and minor subdivision up to and including two lots)

(1) Application Fee..... \$250.00

(2) Escrow..... \$5,000.00

(b) Nonresidential Subdivisions (Not including Minor Subdivisions)

(Nonresidential Subdivisions in excess of two lots)

(1) 3 to 10 Lots inclusive

(i) Application Fee..... \$500.00, plus \$200 for each lot of the subdivision.

(ii) Escrow..... \$10,000.00, plus \$420 per lot for each lot in excess of 3 lots

(2) In excess of 10 lots

(i) Application Fee..... \$500.00, plus \$200 for each lot of the subdivision.

(ii) Escrow..... \$14,200.00

(c) Nonresidential Land Developments

(1) Application Fee..... \$500, plus \$100 per acre, or part of, disturbed over five acres.

(2) Escrow..... \$10,000.00

I. WAIVER OF FORMAL SUBDIVISION AND LAND DEVELOPMENT REVIEW

- 1. APPLICATION FEE..... \$1,000.00
- 2. ESCROW..... \$5,000.00

J. SKETCH PLAN

- 1. APPLICATION FEE..... \$1,000.00
- 2. ESCROW..... \$5,000.00

K. GRADING PERMIT

- 1. APPLICATION FEE..... \$1,000.00
- 2. ESCROW..... \$5,000.00

L. USE AND OCCUPANCY

Application for Use and Occupancy Permit (Separate from required Certificate of Occupancy)

- 1. APPLICATION FEE..... \$150.00

M. FENCE AGREEMENT

Escrow for professional services provided for the preparation, coordination, and recording of easement agreements where fences are proposed within existing easements. Must have prior approval from the Township.

- 1. ESCROW..... \$500.00

N. INSPECTION

- 1. INSPECTION FEE..... \$50 per hour in addition to permit fee.

O. SEWAGE FACILITIES PLANNING MODULES

For the review of Sewage Facilities Planning Module Applications:

- 1. APPLICATION FEE..... \$750.00
- 2. ESCROW..... \$1,000.00

P. PUBLICATION/SERVICES FEES

1. ZONING ORDINANCE.....	\$45.00
2. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.....	\$25.00
3. COMPLETE CODIFIED ORDINANCES.....	\$300.00
4. ENGINEERING STANDARDS.....	\$2.00
5. COMMUNITY PATH, OPEN SPACE, COMPREHENSIVE PLAN.....	\$20.00
6. ZONING MAP.....	\$3.00
7. COPIES.....	\$0.25 per sheet

Q. ANNUAL FIRE INSPECTION PROGRAM

Fees for the Fire Inspection Program shall be collected annually and are due by March 31st every year per the following:

(All square footages are based on Gross Square Footage of building or space)

1. DISCOUNT RATE

(a) If Payment is received IN JANUARY

(1) 999 sf or less.....	\$75.00
(2) 1,000 sf to 3,499 sf.....	\$100.00
(3) 3,500 sf to 12,499 sf.....	\$150.00
(4) 12,500 sf to 24,499 sf.....	\$200.00
(5) 24,500 sf to 49,999 sf.....	\$300.00
(6) 50,000 sf to 99,999 sf.....	\$500.00
(7) 100,000 sf and more.....	\$1,000.00
(8) Any High Hazard Use.....	\$1,250.00

2. REGULAR RATE

(a) If Payment is received IN FEBRUARY

(1) 999 sf or less.....	\$150.00
(2) 1,000 sf to 3,499 sf.....	\$175.00
(3) 3,500 sf to 12,499 sf.....	\$225.00
(4) 12,500 sf to 24,499 sf.....	\$275.00
(5) 24,500 sf to 49,999 sf.....	\$375.00
(6) 50,000 sf to 99,999 sf.....	\$600.00
(7) 100,000 sf and more.....	\$1,200.00
(8) Any High Hazard Use.....	\$1,500.00

3. PENALTY RATE

(a) If Payment is received IN MARCH

(1) 999 sf or less.....	\$225.00
(2) 1,000 sf to 3,499 sf.....	\$250.00
(3) 3,500 sf to 12,499 sf.....	\$300.00
(4) 12,500 sf to 24,499 sf.....	\$350.00
(5) 24,500 sf to 49,999 sf.....	\$450.00
(6) 50,000 sf to 99,999 sf.....	\$700.00
(7) 100,000 sf and more.....	\$1,500.00
(8) Any High Hazard Use.....	\$2,000.00

4. LATE FEES AND CITATION

(a) If Payment is received AFTER March 31st..... *A 10% late fee will be added each month for any unpaid invoices.*

(b) A Citation will be issued if payment is not received by July 1st

R. SCHEDULE OF FEES FOR HIGHWAY OCCUPANCY PERMITS

1. PERMIT ISSUANCE FEES

These fees are applied to the administrative costs incurred in reviewing the application and plan(s) and issuing and processing the permit, including the preliminary review of the site location identified in the application, whether or not a permit is issued and processed.

(a) Application Fee

(1) Utility..... \$50.00

(2) Driveways

(i) minimum use (e.g., single-family dwellings, apartments with five or fewer units)..... \$15.00

(ii) low volume (e.g., office buildings, car washes)..... \$30.00

(iii) medium volume (e.g., motels, fast food restaurants, service stations, small shopping plazas)..... \$40.00

(iv) high volume (e.g., large shopping centers, multi-building apartment or office complexes)..... \$50.00

(3) Other (e.g., bank removal, sidewalk and curb)..... \$20.00

(b) Supplement Fee

(1) Each six-month time extension or each submitted change... \$10.00

(c) **Emergency Permit Card** (each card)..... \$5.00

(d) **Exemption** (see below for list of exemptions)

2. GENERAL PERMIT INSPECTION FEES

These fees are applied to the costs incurred in the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with PennDOT specifications and permit provisions.

(a) Driveways

(1) Each minimum use driveway..... \$10.00

(2) Each low-volume driveway..... \$20.00

(3) Each medium-volume..... \$35.00

(4) Each high-volume..... \$50.00

(b) Linear Surface Openings

(These fees are calculated on the total linear feet of the opening being permitted within different areas of the right-of-way.)

(1) Total linear feet of opening each (100 foot increment or fraction thereof):

(i) Opening in pavement..... \$40.00

(ii) Opening in shoulder..... \$20.00

(iii) Opening outside pavement and shoulder..... \$10.00

(2) If a longitudinal opening simultaneously occupies two or more highway areas identified above, only the higher fee will be charged. Linear distances shall be measured to the nearest foot.

(c) Surface Openings of Less Than 36 Square Feet

(e.g., service connections performed independently of underground facility installation, pipe line repairs) (each opening)

(1) Opening in pavement..... \$30.00

(2) Opening in shoulder..... \$15.00

(3) Opening outside pavement and shoulder..... \$10.00

(4) If an opening simultaneously occupies two or more highway areas identified above, only the higher fee will be charged.

(d) Above-Ground Facilities

(e.g., poles, guys and/or anchors if installed independently of poles)

(1) Up to 10 physically connected above-ground facilities (each continuous group)..... \$20.00

(2) Additional above-ground physically connected facilities (each pole with appurtenances)..... \$2.00

(e) Crossings

(e.g., "overhead" tipples, conveyors or pedestrian walkways and "undergrade" subways or mines)

(1) Crossings \$80.00

(f) Seismograph — Vibroseis Method

(e.g., prospecting for oil, gas)

(1) First mile..... \$50.00

(2) Each additional mile or fraction thereof..... \$5.00

(g) Non-Emergency Test Holes in Pavement or Shoulder

(1) Each hole..... \$5.00

(h) Other *(e.g., bank removal, sidewalk and curb)*..... \$20.00

3. EXEMPTIONS

Highway Occupancy Permit issuance fees and general permit inspection fees are not payable by any of the following:

(a) The Commonwealth

(b) Political Subdivisions of The Commonwealth

Political Subdivisions of The Commonwealth, except when placing a facility longitudinally within more than 100 total linear feet of pavement. In that case, the application and inspection fees for pavement openings will be charged.

(c) Governmental Authorities

Governmental authorities organized under the laws of the commonwealth.

(d) The Federal Government

(e) Charitable Organizations

Charitable organizations that are in compliance with Act No. 337, approved August 9, 1963, P.L. 628, as amended (churches, hospitals, schools, charitable institutions, veterans' organizations, non-profit organizations)

(f) Utility Facility Owners For:

(1) The installation of street lights at the request of PennDOT or the political subdivision.

(2) The replacement or renewal of their facilities prior to a township resurfacing project after notice from the township.

(3) The removal of poles and attached appurtenances.

(4) Facilities moved at the request of PennDOT or the political subdivision.

(5) The reconstruction or maintenance of their facilities that occupy the right-of-way under private status.

S. PEDDLING AND SOLICITING

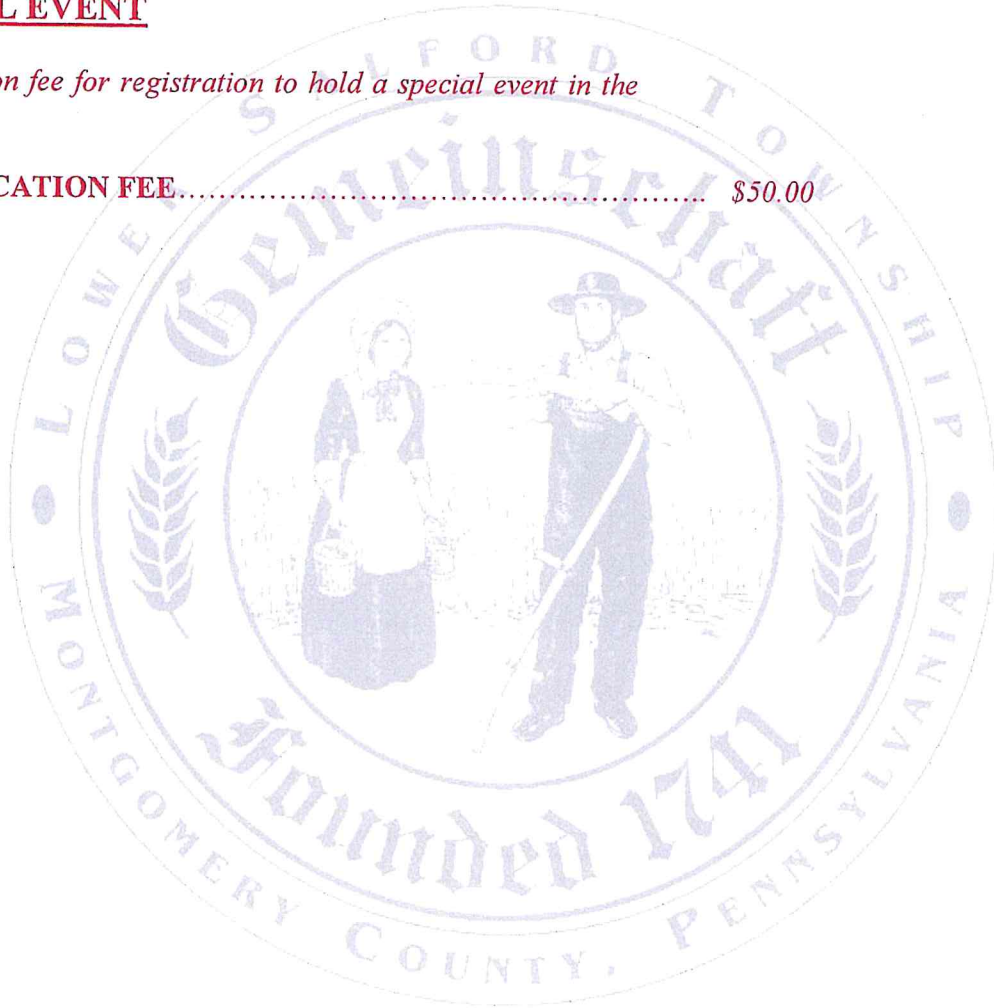
(Application fee for registration to engage in soliciting and peddling in the Township)

1. APPLICATION FEE..... \$100.00

T. SPECIAL EVENT

(Application fee for registration to hold a special event in the Township)

1. APPLICATION FEE..... \$50.00



**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2025-02

**A RESOLUTION SETTING THE POLICE DEPARTMENT
CONTRIBUTION TO THE PENSION FUND**

WHEREAS, the Lower Salford Township Board of Supervisors agreed in the current contract with the Police Department that the Township would make pension contributions to the Lower Salford Township Police Pension Plan, and;

WHEREAS, it has been determined by Conrad Siegel, actuaries for the Township of Lower Salford, that the police pension fund requires additional funding by participants.

NOW THEREFORE, BE IT RESOLVED that Lower Salford Township Board of Supervisors will require police officers to contribute to the pension fund for the calendar year 2025 and;

BE IT FURTHER RESOLVED that Lower Salford Township Board of Supervisors will also make payment to the police pension fund to sustain the soundness of the fund for the year 2025, and;

BE IT FURTHER RESOLVED that the contribution from general funds will be that amount necessary to supplement the police officer's pension contribution of 4% and the contribution the Township receives from the Commonwealth to the extent required to keep the police pension fund actuarially sound.

ADOPTED this 6th day of January, 2025.

LOWER SALFORD TOWNSHIP

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Secretary

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2025-03

**A RESOLUTION FOR THE SALE AND DISPOSITION OF PERSONAL PROPERTY
VALUED UNDER \$2,000.00 PURSUANT TO SECTION 1504 OF THE SECOND CLASS
TOWNSHIP CODE**

WHEREAS, from time to time, Lower Salford Township finds itself with excess personal property that is no longer of use to the Township; and

WHEREAS, Section 1504(b) of the Pennsylvania Second Class Township Code contains provisions regarding the sale of Township-owned personal property valued at less than two-thousand dollars (\$2,000.00); and

WHEREAS, Lower Salford Township desires to establish procedures for the sale and disposition of Township-owned personal property, either individual items or lots of items, which is estimated to be less than \$2,000.00, which may be sold or otherwise disposed of without further action by the Board of Supervisors; and

NOW, THEREFORE, BE IT RESOLVED that the Lower Salford Township Board of Supervisors, establishes the following procedures pursuant to Section 1504(b) of the Pennsylvania Second Class Township Code for the sale and disposition of Township-owned personal property, either individual items or lots of items, which is no longer needed of which the fair market value is estimated to be less than two thousand dollars (\$2,000.00) by authorizing the Township Manager to sell or dispose of such personal property as deemed appropriate, without further action by the Board of Supervisors:

1. The Township Manager shall have the responsibility for determining when such Township-owned personal property is no longer needed by the Township.
2. When the Township Manager determines that the Township no longer needs such personal property, he or she shall dispose of it in accordance with the regulations of the Second Class Township Code.
3. In the event that such personal property has not been successfully sold or auctioned off, despite reasonable efforts by the Township Manager, the Township Manager is authorized to donate the property to such non-profit entities he deems appropriate, negotiate the sale of such property to private individuals on terms he believes to be in the Township's interest, recycle, repurpose, or properly dispose of such property as deemed appropriate in the discretion of the Township Manager.

4. The Township Manager shall keep a record of all property disposed of pursuant to this provision that includes a description of any items disposed of, to whom, and the amount, if any, received for such items.

5. The Township Manager shall report such dispositions on a monthly basis to the Board of Supervisors.

APPROVED at the public meeting of the Lower Salford Township Board of Supervisors held on January 6, 2025

LOWER SALFORD TOWNSHIP

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Secretary