

South Coventry Township
Fee Schedule
(Effective 12/4/2017)

For all permits in all permit categories – If actual costs for review, engineering, inspection, planning and/or legal review plus a township administrative fee exceed the fee paid, the additional amount is the applicant’s responsibility and will be reimbursed to the Township by the applicant.

The permit fee for permits issued after construction/activity has been initiated shall be twice the amount of the required fee for that construction and/or zoning permit.

Building Permit Review Fee – Non-refundable – must be submitted with building permit application

Residential Review Fees – applied to permit price when issued

New Construction Single Family Dwelling	\$300.00
New Construction Multi-Family Dwelling	\$500.00
Manufactured Housing (Modular and Mobile Homes)	\$300.00
Additions, Alterations and/or Substantial Repairs	\$100.00
Pools, Decks, Porches, Outbuildings	\$ 50.00

Commercial Review Fees

New Construction	\$500.00
Additions, Alterations and/or Substantial Repairs	\$250.00
Accessory Structures	\$100.00
Erection of Tower (Television, Telephone, Wind Turbine, etc.)	\$200.00
Signs	\$ 50.00

Pennsylvania DCED Continuing Education Fee (for all building permits) \$ 4.50 per permit

Residential Building Permits

20% Senior Citizen Discount (does not apply to new dwellings) – Qualified applicants must be 65 years of age or older and applying for permit(s) on property that they currently own and occupy. Resident must notify Township of this discount when applying for permit.

New Buildings & Additions	\$100.00 basic inspection fee
Per square foot	\$.30
Use & Occupancy Permit	\$ 50.00 per unit
Decks (<i>Decks 30” or less above grade only require a zoning permit</i>)	\$100.00 minimum fee
Per square foot	\$.30
Use & Occupancy Permit	\$ 50.00 per unit
<i>Existing Structures (alterations, improvements and fit-outs that do not increase the footprint of an existing structure – electrical, plumbing and mechanical work for existing residential structures will be covered with one building permit based on the total estimated construction value of the entire project)</i>	
\$0.00 to \$1,000.00 of estimated construction value	\$100.00
Each additional \$1,000.00	\$5.00 per \$1000
Use & Occupancy Permit	\$ 50.00 per unit
Mechanical Permits	
New Home	\$225.00
Additions/Replacement	\$ 85.00

Electrical Permits	
First \$1000 of cost (<i>min. per unit</i>)	\$ 30.00
Each additional \$1000 of cost up to \$15,000	\$ 20.00 per \$1000
Each additional \$1000 of cost above \$15,000	\$ 10.00 per \$1000
Plumbing Permits	
Basic Inspection Fee (<i>per unit</i>)	\$ 70.00
Per each fixture or trap	\$ 10.00
Sprinkler System	\$150.00 plus plan review

Manufactured Dwellings (New Buildings)

Minimum Fee	\$100.00
Per square foot	\$.30
Use and Occupancy	\$ 50.00 per unit
Electrical Permit	\$ 50.00
Mechanical Permit	\$ 50.00
Plumbing Permit	\$ 75.00

Apartment/Multi-Family Dwellings (New Buildings)

Minimum fee per unit	\$400.00
Per square foot	\$.30
Use & Occupancy Permit	\$ 50.00 per unit

Commercial/Industrial/Institutional

New Buildings, Additions, Alterations, Improvements

Basic Inspection Fee	\$250.00
Per square foot	\$.45
Use & Occupancy Permit	\$100.00 per unit
Existing Structures (<i>alterations, improvements and fit-outs that do not increase the footprint of an existing structure</i>)	
\$0.00 to \$1,000.00 of estimated construction value	\$200.00
Each additional \$1,000.00	\$10.00 per \$1000
Use & Occupancy Permit	\$100.00 per unit
Electrical Permits	\$.05 per sq. ft. (\$350min)
Electrical Permits (alternate fees)	
600amp service or less-up to and including 200 devices	\$350.00
Over 200 devices	\$350.00 plus \$.50 per device over 200
Over 600 amp service	\$.05 per sq ft (\$350min)
Branch circuit work (600amp or less) 50 devices or less	\$225.00
Over 50 devices	\$275.00
Service upgrade (600amp or less)	\$125.00
Miscellaneous permit/plan review & inspection	\$ 82.50 per hour
Mechanical Permits	\$.05 per sq. ft. (\$300min)
Accessibility	\$.05 per sq. ft. (\$300min)
Plumbing Permits	
Basic Inspection Fee (per unit)	\$150.00
Per each fixture or trap	\$ 15.00
Sprinkler System	\$ 5.00 per head
Fire Protection (other than sprinkler system)	\$.05 per sq. ft. (\$300min)

Stormwater Review for Residential Properties

Simplified Plan Review (including inspection)	\$100.00
Engineered Plan Permit Fee	\$500.00
Engineered Plan Review Escrow	\$500.00
Inspection Escrow for Engineered Plan Facilities (must be provided with payment of required construction permit fees)	
Stormwater Escrow (new home construction)	\$2500.00
Stormwater Escrow (residential improvements other than new home)	\$1000.00

Stormwater Review for Non-Residential Properties – Land Development Plan is required

Zoning Permits

Residential Zoning Permit (<i>includes patios, sheds up to 1000sf and decks 30" or less above grade</i>)	\$ 50.00
Non-residential Zoning Permit	\$100.00
Commercial Use & Occupancy	
Change in Ownership (<i>no change in use or scope of business</i>)	\$100.00
Change in Use (<i>or scope of business</i>)	\$250.00
Agricultural Buildings (<i>as defined by Act 45, if not exempt under Act 45, a commercial building permit is issued</i>)	\$ 75.00

Signs Minimum Fee (up to 20 square feet of sign area)	\$ 75.00
Each additional square foot over 20	\$ 1.00

Re-roofing Permits

Not involving structural changes	\$ 25.00
Involving structural changes - First \$1000 of cost	\$ 35.00
Each additional \$1000 of cost	\$ 5.00 per \$1000

Swimming Pools

All Permanent Swimming Pools (<i>electrical permit also required</i>)	
First \$1000 of cost (<i>minimum fee</i>)	\$ 50.00
Each additional \$1000 of cost	\$ 15.00
Escrow (to ensure fencing, alarms & electrical inspections)	\$200.00
Seasonal Pools (<i>between 24" and 48" in height</i>)	\$ 30.00

Driveway Permits/Road Occupancy Permits

Road Occupancy Permits (<i>per PennDOT Fee Schedule</i>)	\$ 50.00 minimum
Driveways on State Roads – Administrative cover letter	\$ 50.00
Residential Driveway on Township Road	\$ 100.00
Residential Driveway Escrow (<i>must be submitted with application</i>)	\$1000.00
Non-residential Driveway on Township Road	\$ 500.00
Non-residential Driveway Escrow (<i>must be submitted with application</i>)	\$2500.00

Solar Energy Systems

Residential Fee	\$ 75.00
Per panel	\$ 5.00
Commercial Fee	\$ 150.00 plus plan review
Per panel	\$ 8.50

Miscellaneous Permits

Residential Re-inspection Fee (must be made prior to re-inspection)	\$ 50.00
Commercial Re-inspection Fee (must be made prior to re-inspection)	\$ 82.50
Permit Renewal Fee	\$ 50.00
Permit Transfer Fee	\$ 50.00
Sewer Tapping Fee	Contact Township Office
Sewer Lateral Connection Permit	\$100.00
Sewer Lateral Inspection Fee	\$125.00
Water Tapping Fee	Contact Township Office
Water Lateral Connection Permit	\$100.00
Water Lateral Inspection Fee	\$125.00
Demolition Permits	
Residential Minimum Fee	\$ 15.00
Non-residential Minimum Fee	\$ 75.00
Per square foot (<i>footprint only</i>)	\$.10
Blasting Permits	
Per day of blasting	\$ 75.00
Grading Permits	
Residential Fee	\$100.00
Residential Escrow (<i>must be submitted with application</i>)	\$250.00
Non-residential Fee	\$250.00
Non-residential Escrow (<i>must be submitted with application</i>)	\$500.00
Security Alarm Systems	
Registration within 21 days of installation	Free
Registration after 21 days of installation	\$ 50.00
Registration after a false alarm	\$100.00
False Alarm Fee – Police Response only	\$125.00
False Alarm Fee – Fire Response only	\$150.00
False Alarm Fee – Police & Fire Response	\$175.00

Subdivision and Land Development Fees

Minor Subdivision – Preliminary	\$200.00
Per lot or unit	\$ 25.00
Major Subdivision – Preliminary	\$500.00
Per lot or unit	\$ 30.00
Multi-Family/Non-residential Land Development – Preliminary	\$500.00
Per square foot of gross floor area or retail area (<i>retail area is any space where products are displayed, shown or sold for retail use</i>)	\$.10
Final Plan – If Preliminary Plan has been approved	\$200.00
Escrow Fees – <i>Actual cost for engineering, review, inspection, planning and legal in all categories are the applicant's responsibility and will be reimbursed to the Township by draws from the escrow account. If the initial escrow fee is exhausted, the review of the proposal will cease until the escrow account is replenished to the original amount.</i>	
Residential Subdivision	
1 to 4 lots	\$ 2,500.00
5 to 15 lots	\$ 5,000.00
15 or more lots	\$10,000.00
Multi-Family Development	
9 or less units	\$ 5,000.00
10 or more units	\$10,000.00

Non-residential Land Development

Up to 10,000 sq. feet of gross building area	\$ 5,000.00
10,000 to 50,000 sq. feet of building area	\$10,000.00
Over 50,000 sq. feet of building area	\$15,000.00

Hearing Fees *(If actual hearing costs incurred exceed fee, additional amount is applicant's responsibility and will be reimbursed to the Township by the applicant)*

Zoning Hearing Board	\$ 1,000.00
Conditional Use Hearing	\$ 1,000.00
Building Code Appeals Board Fee	\$ 250.00
Petition for Re-Zoning <i>(plus court stenographer fees)</i>	\$ 1,000.00
Request for a Curative Amendment <i>(plus court stenographer fees)</i>	\$ 1,000.00

Additional Fees

Pavilion Reservation Fee	Residents	\$ 25.00
	Non-residents	\$ 50.00
Water/Sewer Certification		\$ 35.00 each
Zoning Ordinance of 2001 (includes Zoning Map)		\$ 25.00 each
Zoning Map Packet		\$ 5.00 each
Subdivision/Land Development Ordinance of 2007		\$ 25.00 each
Comprehensive Plan		\$ 20.00 each
Open Space, Recreation and Environmental Resource Plan		\$ 20.00 each
Copies	8 ½" x 11"	\$.25 each
	8 ½" x 14"	\$.50 each
	11" x 17"	\$.75 each
	Plans, color copies & other materials	actual costs
	True & Correct Certification <i>(per document)</i>	\$ 1.00 each