

**RESOLUTION # 26 -2020**  
**THE MUNICIPALITY OF EAST BRADFORD TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

A RESOLUTION PROVIDING FOR AN UPDATE TO THE FEES REQUIRED BY EAST BRADFORD TOWNSHIP FOR THE CONDUCT OF BUSINESS INCLUDING SUBDIVISION/LAND DEVELOPMENT FEES AND (REVIEW) ESCROWS AND RELATED PROCEEDINGS; BUILDING PERMITS; ZONING FEES AND REVIEWS; AND MISCELLANEOUS OTHER ADMINISTRATIVE FEES FOR SERVICES

WHEREAS, from time to time it is necessary for the Township to review and revise its fee schedule to reflect the increased cost of doing business, and

WHEREAS, the Second Class Township Code, P.L. 350, No. 60, as amended, pursuant to General Powers, Section 1506, provides for the adoption of regulations for the proper management of township finances, and

WHEREAS the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as amended, pursuant to Article V Subdivision and Land Development, Section 503, provides for the charge of review fees including the necessary and reasonable charges by the municipality's professional consultants or engineer for review or report and,

WHEREAS the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as amended, pursuant to Article VI Zoning, Section 617.3 (e) provides for the governing body to prescribe reasonable fees with respect to the administration of a zoning ordinance and with respect to hearings before the zoning hearing board and,

WHEREAS the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as amended, pursuant to Article IX Zoning Hearing Board and Other Administrative Proceedings, Section 908, provides for the governing body to prescribe reasonable fees with respect to hearings before the zoning hearing board and also for conditional uses before the governing body (Section 913.2) to attach reasonable conditions it may deem necessary to implement the purposes of The Act and,

WHEREAS, East Bradford Township provides within Chapter 45 of the East Bradford Code for the charge of building plan review and inspection fees including reasonable permit fees deemed necessary by the municipality's Building Official professional and for reviews or reports for attendant inspections including, but not limited to, Chapter 90, Soil Erosion and Sediment Control of the East Bradford Code; and,

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors of East Bradford Township, Chester County, Pennsylvania, as follows:

**SUBDIVISION / LAND DEVELOPMENT**

- I. **First Tier Filing Fees and Escrow** – Every Applicant, at the time of filing an application for approval of a subdivision, land development, or planned residential development plan, shall pay to the Township of East Bradford a non-refundable filing fee and escrow deposits (First Tier) for reasonable and necessary charges by the professional consultants and Township Engineer and staff in accordance with the schedule provided below. If at any time the escrow falls below the minimum balance, including all balances due, the Township shall cease any work and/or withhold building permits until the applicant submits a deposit to bring the account back to a minimum balance.

The First Tier escrow deposit for site plan review shall be used to pay for engineering reviews, special administrative costs attendant to the subdivision/land development, consultant reviews

(including but not limited to legal review (when permitted) of subdivision plans, legal documents, agreements and performance guarantees) and other miscellaneous costs of application review and approval, but does not include a deposit for site inspections and other monitoring during development. The amounts for such review will in no event exceed the rate or cost charged by the consultants to the Township. The amounts charged when Township staff is used shall include the current rate plus customary employee overhead expenses (taxes, benefits, mileage...), plus administrative preparation/processing. When the amount of the initial escrow deposit falls below the appropriate minimum account balance indicated herein, the Applicant shall be notified by the Township Manager and/or Secretary-Treasurer or other authorized staff to deposit sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited or to an amount deemed reasonable at the discretion of the Township Manager or Treasurer as may be applicable for the Township to carry on its services with the Applicant. Upon completion of the subdivision/land development plan review activity, any unused funds remaining in the escrow account shall be returned to the Applicant upon request.

A. *Sketch Plan Applications – Level 1 (Informal Review Only – refer to Sketch Plan Policy):* No cost

B. *Sketch Plan Applications – Level 2 (Written Review – refer to Sketch Plan Policy)*

Filing Fee	\$400
Escrow Deposit	\$800 initial deposit \$400 minimum balance

C. *Subdivision Applications*

1. Plans from two (2) through and including three (3) lots/units:

Filing Fee	\$400
Escrow Deposit	\$800 initial deposit \$400 minimum balance

2. Plans from four (4) through and including ten (10) lots/units:

Filing Fee	\$1,000
Escrow Deposit	\$3,000 initial deposit \$1,000 minimum balance

3. Plans of eleven (11) or more lots/units:

Filing Fee	\$1,000 for the first ten (10) lots plus \$125 for each additional lot
Escrow Deposit	\$3,000 initial deposit for the first ten (10) lots plus \$250 for each additional lot \$2,000 minimum balance

D. *Land Development Applications – First Tier*

1. Plans of less than ten (10) acres of development:

Filing Fee	\$1,000
Escrow Deposit	\$3,000 initial deposit \$1,000 minimum balance

2. Plans of ten (10) through and including forty-nine (49) acres of development:

Filing Fee	\$1,500
Escrow Deposit	\$6,000 initial deposit \$3,000 minimum balance

3. Plan of fifty (50) or more acres:

Filing Fee	\$2,000 for the first fifty (50) acres plus \$125 for each additional acre
Escrow Deposit	\$9,000 for first fifty (50) acres plus \$250 for each additional acre \$3,000 minimum balance

- II. **Second Tier Filing Fees and Escrow** Every Applicant, after receiving final approval of a subdivision, land development, or planned residential development plan, but before any building permits may be reviewed or issued or any development activity or construction commenced, shall pay to the Township of East Bradford a non-refundable filing fee and escrow deposits (Second Tier) in accordance with the following schedule.

The Second Tier escrow deposit during development and construction shall be used to pay for site inspections and other monitoring during development and whatever other administrative and consultant fees are incurred during development and construction. The amounts charged when Township staff is used shall include the current rate plus customary employee overhead expenses (taxes, benefits, mileage...), plus administrative preparation/processing. When the amount of the initial escrow deposit falls below the appropriate minimum account balance indicated herein, the Applicant shall be notified by the Township Manager and/or Secretary-Treasurer or other authorized staff to deposit sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited or to an amount deemed reasonable at the discretion of the Township Manager or Treasurer as may be applicable for the Township to carry on its services with the Applicant. When all construction is complete and the Township has accepted all public improvements for dedication, as may be applicable, and there are no outstanding charges to be placed against the escrow account, any remaining balance shall be returned to the Applicant.

A. *Subdivision Application*

1. Plan of two (2) through and including three (3) lots:

Filing Fee	\$150
Escrow Deposit	\$500 per lot \$750 minimum balance

2. Plan of four (4) or more lots:

Filing Fee	\$300
Escrow Deposit	\$500 per lot \$2,000 minimum balance

B. *Land Development*

1. Plan of less than ten (10) acres of development:

Filing Fee	\$750
Escrow Deposit	\$5,000 initial deposit \$3,000 minimum balance

2. Plan of ten (10) through and including forty-nine (49) acres of development:

Filing Fee	\$1,750
Escrow Deposit	\$15,000 initial deposit \$3,000 minimum balance

3. Plan showing fifty (50) or more acres:

Filing Fee	\$3,000
Escrow Deposit	\$20,000 for first fifty (50) acres plus \$500 for each additional acre \$3,000 minimum balance

III. **Resubmission Fees:** A Resubmission Fee shall be assessed to an Applicant at the time of a plan resubmission when resubmission is necessary to address written Township review comments pertaining to Township regulations and/or generally accepted engineering, design and survey professional standards.

A. *Subdivision Resubmission:*

1. Plans from two (2) through and including three (3) lots/units: \$150
2. Plan of four (4) or more lots/units: \$250

B. *Land Development Resubmission:* \$250

IV. **Fee In Lieu of Park and Open Space Land Dedication:** Section 94-34.1 of the Subdivision and Land Development Chapter of the East Bradford Township Code provides for a fee in lieu of park and open space land dedication in accordance with Section 503(11) of the Municipalities Planning Code, 53 P.S. § 10503(11). The 2009 East Bradford Township Open Space, Recreation, and Environmental Resources Plan contains a recommendation regarding the amount of the fee in lieu of park and open space land dedication:

A. *Residential:* \$5,780 per new residential dwelling unit

B. *Non-residential:* \$1.60 per square foot of building area (on all floors) of new non-residential development

V. **Administrative Agency Fee:** An Administrative Agency Fee will be assessed for the administration of any construction / development accounts held by the Township (excludes cash escrow accounts for Soil erosion, sedimentation, and grading control; Zoning Hearing Board; conditional uses; and subdivision/land development). In lieu of an application fee, the Administrative Agency Fee is equal to the accrued interest over the life of the account.

## ZONING ADMINISTRATION & BUILDING PERMIT FEES

### I. Residential

A. *New dwellings, including but not limited to single-family detached, semi-detached, townhomes, apartments (including residential nursing care and assisted living), and motels/hotels:*

1. Zoning Fee: \$250 per building

2. Building Fee: \$30 for each 100 sq. ft., or fraction thereof (outside dimensions, including attached garages, enclosed porches, finished basements and finished attics, but not including unfinished basements, on grade patios, unfinished attics, and crawl spaces). Minimum fee: \$400.

3. Escrow Fee: Refer to Section XXVI (Soil erosion, sedimentation and grading control)

B. *Alterations/Repairs:*

1. Zoning Fee: \$75 if, in the opinion of the Building Code Official, an evaluation of use is warranted.
2. Building Fee: \$300 for the first \$1,000 of construction cost plus \$10 for each additional \$1,000, or fraction thereof, of construction cost. Maximum fee: \$600.

C. *Additions:*

1. Zoning Fee: \$200
2. Building Fee: \$30 for each 100 sq. ft., or fraction thereof (outside dimensions, including attached garages, enclosed porches, finished basements and finished attics, but not including unfinished basements, on grade patios, unfinished attics, and crawl spaces). Minimum fee: \$400.
3. Escrow Fee: Refer to Section XXVI (Soil erosion, sedimentation and grading control)

D. *Swimming pools (in-ground or above ground) and hot (soaking) tubs:*

1. Zoning Fee: \$200
2. Building Fee: \$250 for the first \$1,000 of construction cost plus \$6 for each additional \$1,000, or fraction thereof, of construction cost as determined by the Building Official. Construction cost shall include fences and gates and shall be determined by the Building Official or designated agent. Minimum fee: \$400.
3. Escrow Fee: Refer to Section XXVI (Soil erosion, sedimentation and grading control)

E. *Decks – New decks and additions to existing decks:*

1. Zoning Fee: \$150
2. Building Fee: \$250 for the first 200 sq. ft., or fraction thereof plus \$6 for each additional 100 sq. ft.

- F. *Decks – Alterations to existing decks (no change to size):* Building Fee: \$350 for the first \$1,000 of construction cost plus \$6 for each additional \$1,000, or fraction thereof, of construction cost.

G. *Concrete Decks/Elevated Patios – New decks and additions to existing decks:*

1. Zoning Fee: \$150
2. Building Fee: \$450 for the first 200 sq. ft., or fraction thereof plus \$12 for each additional 100 sq. ft.

- H. *Concrete Decks/Elevated Patios – Alterations to existing decks (no change to size):* Building Fee: \$450 for the first \$1,000 of construction cost plus \$12 for each additional \$1,000, or fraction thereof, of construction cost.
- I. *Manufactured housing, including mobile homes (all construction except delivered structure):* Same as residential alterations.
- J. *Plumbing and mechanical permits not associated with another permit:* \$75 for the first \$1,000 of construction cost plus \$6 for each additional \$1,000 or fraction thereof. Minimum fee: \$200.
- K. *Electrical permits not associated with another permit:* \$75

**II. Non-Residential**

- A. *New construction and additions to structures:*
  - 1. Zoning Fee: \$250 per building
  - 2. Building Fee: \$30 for each 100 sq. ft., or fraction thereof (outside dimensions, including attached garages, enclosed porches, finished basements and finished attics, but not including unfinished basements, on grade patios, unfinished attics, and crawl spaces). Minimum fee: \$400.
  - 3. Escrow Fee: Refer to Section XXVI (Soil erosion, sedimentation and grading control)
- B. *Alterations/Repairs:*
  - 1. Zoning Fee: \$100 if, in the opinion of the Building Code Official, an evaluation of use is warranted.
  - 2. Building Fee: \$300 for the first \$1,000 of construction cost plus \$6 for each additional \$1,000, or fraction thereof, of construction cost.
- C. *Gasoline pumps:* \$250 for each pump.
- D. *Sprinkler system:* \$75 for the first \$1,000 of cost plus \$25 for each additional \$1,000 or fraction thereof of cost. Cost shall be determined by the Building Official or designated agent.
- E. *Fire alarm system:* \$275 for the first \$1,000 of construction cost plus \$6 for each additional \$1,000, or fraction thereof, of construction cost.
- F. *Plumbing and mechanical permits not associated with new construction:* \$75 for the first \$1,000 of construction cost plus \$6 for each additional \$1,000 or fraction thereof. Minimum fee: \$200.
- G. *Electrical permits not associated with another permit:* \$75
- H. *Cell towers (new installation):*
  - 1. Zoning Fee: \$250
  - 2. Building Fee: \$500

- I. *Antennae (co-locating on existing structure):*
  - 1. Zoning Fee: \$100
  - 2. Building Fee: \$250 per antennae
- J. *Non-Tower Wireless Communication Facility Annual Fee: \$250*
- K. *Accessibility: \$200.*

**III. Roof-mounted solar energy system:**

- A. Zoning Fee: \$150
- B. Building Fee: \$50 for each 100 square feet or fraction thereof. Minimum fee: \$200.

**IV. Ground-mounted solar energy system:**

- A. Zoning Fee: \$200
- B. Building Fee: \$50 for each 100 square feet or fraction thereof. Minimum fee: \$200.

**V. Generators:**

- C. Zoning Fee: \$100
- D. Building Fee: \$150

**VI. Retaining walls in excess of a four foot grade differential:**

- A. Zoning Fee: \$200
- B. Building Fee: \$250 for the first \$1,000 of construction cost plus \$5 for each additional \$1,000 or fraction thereof. Minimum fee: \$250.
- C. Escrow Fee: Depending on the location and specifications of the wall, an escrow fee for soil erosion, sedimentation and grading control may be required in accordance with Section XXVI of this schedule.

**VII. Demolition (except Class I and II Historic Resources):**

- A. Zoning Fee: \$250 per permit
- B. Building Fee: \$250 per permit

**VIII. Demolition of Township Class I and Class II Historic Resources:**

- A. Zoning Fee: \$350 per permit
- B. Building Fee: \$250 per permit

**IX. Construction site trailers, sales trailers, and temporary structures:**

- A. Zoning Fee: \$200 per trailer for the first year; \$50 for each additional year

- B. Building Fee: \$350 per trailer
- X. **Accessory buildings ≤250 sq. ft. without a foundation (and additions to accessory buildings resulting in a structure that is ≤250 sq. ft.):** Zoning Fee: \$200
- XI. **Accessory buildings ≤250 sq. ft. with a foundation (and additions to accessory buildings resulting in a structure that is ≤250 sq. ft.):**
  - A. Zoning Fee: \$250
  - B. Escrow Fee: Refer to Section XXVI (Soil erosion, sedimentation and grading control)
- XII. **Accessory buildings >250 sq. ft. and <500 sq. ft. (with or without a foundation) (and additions to accessory buildings resulting in a structure that is >250 sq. ft. and <500 sq. ft.):**
  - A. Zoning Fee: \$250
  - B. Escrow Fee: Refer to Section XXVI (Soil erosion, sedimentation and grading control)
- XIII. **Accessory buildings ≥500 sq. ft. (with or without a foundation) (and additions to accessory buildings resulting in a structure that is ≥500 sq. ft.):**
  - A. Zoning Fee: \$250
  - B. Building Fee: \$35 for each 100 sq. ft., or fraction thereof (outside dimensions, including attached garages, enclosed porches, finished basements and finished attics, but not including unfinished basements, on grade patios, unfinished attics, and crawl spaces). Minimum fee: \$400.
  - C. Escrow Fee: Refer to Section XXVI (Soil erosion, sedimentation and grading control)
- XIV. **Hardscaping (e.g. patio):** Zoning Fee: \$250
- XV. **Non-residential, agricultural, animal husbandry, stables, field barns, loafing sheds and shelter for animals:** For production buildings and structures and living spaces over 300 sq. ft.: \$200 flat fee for working farms (those which produce agricultural goods for market) only. There shall be no fee for buildings and structures under 300 sq. ft. For non-working farms, the single family dwelling rates shall apply.
- XVI. **Floodplain letters of determination:** \$300.
- XVII. **HARB Certificate of Appropriateness:** \$250.
- XVIII. **Township highway occupancy permit and driveway permit:** \$75.
- XIX. **Permanent signs:** \$250 for the first 40 square feet. \$75 for each additional ten square feet or fraction thereof.
- XX. **Temporary signs:** \$200 for the first three months. \$75 for each additional 3-month term or fraction thereof.
- XXI. **Lighted Signs.** If a sign permit includes lighting elements, a review by the Township lighting consultant may be required in which case the hourly rate of the lighting consultant will be added to the cost of the permit.



**XXII. Historic Signs (signs located within a historic district and/or serving a historic structure):**

- A. Permanent signs: \$300 for the first 40 square feet. \$35 for each additional ten square feet or fraction thereof.
- B. Temporary signs: \$300 for the first three months. \$75 for each additional 3-month term or fraction thereof.

**XXIII. Lighting permit:** \$100 administrative fee plus calculated hourly rate of lighting consultant.

**XXIV. Fuel storage tank** – exterior above and below grade: \$150.

**XXV. Change of use and occupancy:** \$150.

**XXVI. Fireworks:** \$250 per event.

**XXVII. Open Burning Permit:** \$100.

**XXVIII. Soil erosion, sedimentation and grading control (on lot):**

- A. For projects that include stormwater management

Filing Fee	\$200
Escrow Deposit	\$500 to \$1,000 initial deposit (as determined by the Codes Department) \$500 minimum balance

- B. For projects that **do not** include stormwater management

Filing Fee	\$100
Escrow Deposit	\$500 initial deposit \$250 minimum balance

(The escrow is for reasonable and necessary charges by the professional consultants in accordance with the schedule provided below. If at any time the escrow falls below the minimum balance, including all balances due, the Township shall cease any work and/or withhold building permits until the applicant submits a deposit to bring the account back to a minimum balance.)

**XXIX. Timber Harvest Permit:** \$250 permit fee and \$500 escrow deposit shall be posted with the Township. The escrow is for reasonable and necessary charges by the professional consultants in accordance with the schedule provided below. If at any time the escrow falls below \$100.00, including all balances due, the Township shall cease any work and/or withhold permits until the applicant submits a deposit to return the account to a minimum balance.

**XXX. Street openings and installations (Chapter 92 East Bradford Code):** Schedule set by Commonwealth of Pennsylvania, Department of Transportation.

**XXXI. Re-inspection fees:**

- A. Building: \$150 to be assessed upon failure to complete the construction for which the scheduled inspection is to be made and/or failure to make reasonable and diligent effort

to comply with documented deficiencies at the initial re-inspection. Fee is to be posted with the Building Official prior to the re-inspection. The Township will not provide further services until such fees are paid.

- B. Soil erosion, sedimentation and grading control: The Township Engineer (or his designee) may assess \$150 for failure to complete the site work/construction for which the scheduled inspection is to be made and/or failure to make reasonable and diligent effort to comply with documented deficiencies at the initial inspection. Fee is to be posted with the Township prior to the re-inspection. Re-inspection fees will not be assessed against the escrow account. The Township will not provide further services until such fees are paid.

XXXII. **Revisions to approved plans:** Calculated hourly rate of Codes Enforcement Officer.

XXXIII. **Special inspection:** Based on Building Official hourly rate; min of 1 hour.

XXXIV. **Measurements:** All measurements referred to above shall be as determined by the Building Official or designated agent.

XXXV. **Failure to obtain a permit:** Any person who fails to obtain a permit prior to commencing work shall be required to pay a fee that is double the amount set forth in this schedule.

XXXVI. If the Code's official determines that a third party consultant is required for an inspection, the applicant shall be required to reimburse the Township for the consultant's charges at the consultant's current applicable rate.

XXXVII. If an applicant decides not to proceed with a project after a permit has already been issued, the Township will assess a \$150 administrative fee to cover the Township's cost to review and process the permit.

XXXVIII. Enforcement related reviews, inspections, administration at the current rate for Township Engineer, Zoning Officer and necessary consultant review.

## **ZONING HEARING BOARD, BOARD OF SUPERVISORS AND RELATED PROCEEDINGS AND INSPECTIONS**

The below fee schedule supersedes any prior fee schedule with particular regard to Resolution 1 of 1981 and Resolution 2 of 1997.

### **I. Zoning Hearing Board (ZHB) Filing Fees**

A. *Bulk, area and dimensional (set-back, lot size, building area, lot coverage) variances:*

Residential:	\$750
Commercial/Industrial:	\$1,000

B. *Use variance (validity variance):*

Residential:	\$1,000
Commercial/Industrial:	\$1,000

C. *Special exception:*

Residential: \$750  
Commercial/Industrial: \$1,000

D. *Challenge to validity of ordinance or map or other ordinance challenge:*

Residential: \$1,500  
Commercial/Industrial: \$1,500

E. *Appeals (other) from Zoning Officer interpretation of the Zoning Chapter:*

Residential: \$750  
Commercial/Industrial: \$1,000

The purpose of the above fees is to cover the costs for the administration processing, public notices, and related overhead (court reporter, transcripts, ZHB Secretary). If the administrative costs for an application exceed the filing fee, the Applicant shall be required to reimburse the Township for such additional administrative expenses.

II. **Conditional Use Escrows and Other Proceedings (before the Board of Supervisors):**

A. *Conditional use (all, except as noted below):*

Filing Fee: \$500  
Escrow Deposit: \$2,500 initial deposit  
\$1,000 minimum balance

B. *Open space development option:*

1 Less than 10 lots/units:

Filing Fee: \$500  
Escrow Deposit: \$3,500 initial deposit  
\$1,000 minimum balance

2 10-19 lots/units:

Filing Fee: \$500  
Escrow Deposit: \$5,000 initial deposit  
\$2,000 minimum balance

3 20-29 lots/units:

Filing Fee: \$500  
Escrow Deposit: \$7,500 initial deposit  
\$3,500 minimum balance

4 30-39 lots/units:

Filing Fee: \$500  
Escrow Deposit: \$10,000 initial deposit  
\$5,000 minimum balance

5 40 lots/units and above:

Filing Fee: \$750  
Escrow Deposit: \$12,000 initial deposit plus \$250 for each lot/unit in excess of 50  
\$6,000 minimum balance

C. *Planned commercial/Industrial:*

1 Less than 10 acres:

Filing Fee: \$500  
Escrow Deposit: \$6,500 initial deposit  
\$3,000 minimum balance

2 10 acres and above:

Filing Fee: \$500  
Escrow Deposit: \$10,000 initial deposit plus \$1,000 for each additional acre  
in excess of 10  
\$5,000 minimum balance

D. *Major home occupation:*

Filing Fee: \$250  
Escrow Deposit: \$1,500 initial deposit  
\$500 minimum balance

E. *Zoning change request:*

Filing Fee: \$500  
Escrow Deposit: \$5,000 initial deposit  
\$2,000 minimum balance

F. *Solar energy system:*

Filing Fee: \$250  
Escrow Deposit: \$1,500 initial deposit  
\$500 minimum balance

The following is a list of expenses incurred by the Township for which the escrow may be used to offset charges to the General Fund:

- Cost of preparation and mailing of notices of hearings and decisions
- Cost of publication and Notice of Public Hearing and other legal publications and charges
- Cost of posting the property as required
- Cost of appearance fees of court reporters
- Cost of the original transcript(s) of the notes of testimony
- Township administrative and other legal fees (when permitted)
- Township Engineer fees
- Fees of other consultants engaged by the Township to review conditional use applications and plans or other related proceeding reviews

The Township shall provide the Applicant with a periodic transaction summary of all monies disbursed from the escrow account. If, at any time, the charges as listed above for zoning, conditional use or other proceedings exceed the initial escrow, the Township Manager and/or Secretary-Treasurer shall require the Applicant to make timely additional deposits to assure adequate funds to pay such charges, costs and expenses as they may accrue and in no event shall the additional deposit be less than One Thousand (\$1,000) Dollars. Failure of the Township to demand additional deposits from time to time shall not relieve the Applicant from obligation and liability for costs, charges and expenses in excess of fees and deposits.

Any amounts deposited in excess of the initial escrow that are not expensed shall be refunded to the Applicant or applied against subsequent applications or proceedings.

**VEHICLES & TRAFFIC** (per Chapter 104, Vehicles and Traffic, of the East Bradford Code)

**I. Parking ticket fines:**

- A. Parked in a posted no-parking zone: \$50
- B. Parked in a posted temporary no-parking zone: \$50
- C. Parked within 15 feet of a fire hydrant: \$50
- D. Parked within 30 feet of a stop sign: \$50
- E. Double-parked: \$50
- F. Parked in a handicapped space: \$200
- G. Parked in a fire zone: \$50
- H. Parked on private property: \$50
- I. Parked against traffic flow: \$50
- J. Parked within 20 feet of a crosswalk: \$50
- K. Parked on a sidewalk: \$50
- L. Parked in front of a private or public drive: \$50
- M. Parked within an intersection: \$50

**II. Towing and storage:**

- A. Towing: \$100 per tow
- B. Storage: \$35 per day

**RECREATIONAL FACILITIES & FIELD USE FEES**

**I. Field use (including regular pre- and post-game maintenance):**

- A. East Bradford residents: \$15 per hour, non-refundable
- B. Non-residents and businesses, organizations, and non-profits (within or outside East Bradford Township): \$30 per hour, non-refundable

**II. East Bradford Park Pavilion:**

- A. East Bradford residents: \$45 for the first 3 hours; \$15 for each additional hour (3-hour minimum)

- B. Non-residents and businesses, organizations, and non-profits (within or outside East Bradford Township): \$90 for the first 3 hours; \$30 for each additional hour (3-hour minimum)
- C. If clean-up is required by the Township staff, clean-up will be charged at \$75 per hour
- III. **Tennis/Pickle ball courts:** \$15 per hour
- IV. **Special park permits (e.g. after hours, special events):**
  - A. East Bradford residents: \$75 per event per day
  - B. Non-residents: \$150 per event per day
  - C. Businesses, organizations, and non-profits and/or fundraising events: \$150 for the first 3 hours; \$50 for each additional hour (3-hour minimum)
  - D. Township personnel in attendance: \$75 per Township employee per hour.

**MISCELLANEOUS ADMINISTRATIVE FEES, RATES & SERVICES**

**I. The rates for reviews by the Township professional consultants is as follows:**

Township Engineer:	\$150 per hour
Township Special Projects Engineer:	\$92 - \$150 per hour
Alternate Building Inspector:	\$65 - \$110 per hour
Township Zoning Officer:	\$110 per hour
Township Landscape Architect/Planner:	\$80 - \$180 per hour
Township Environmental Planner:	\$55 - \$195 per hour
Township Lighting Consultant:	\$60 per hour
Township Traffic Consultant:	\$75 - \$165 per hour
Township Sanitary Sewer Consultant:	\$92 - \$150 per hour
Township Solicitor:	\$190 - \$205 per hour
Township Planning Special Counsel:	\$195 per hour
Township Zoning Hearing Board Solicitor:	\$80 - \$205 per hour

Other Township Consultants at the service rate as invoiced, including but not limited to Keystone Municipal Services (plan review/codes administration / inspection).

- II. **Tax and sewer certifications:** \$25 each (or at the prevailing rate of the agency providing the service)
- III. **Duplicate bill fee:** \$5 each
- IV. **On-site sewage management pumping administration fee:** \$25 per subsequent notice. Fee is payable when a property owner fails to have their systems pumped within the time period prescribed in the initial notice from the Township. The \$25 fee will be assessed for each subsequent notice.
- V. **Sewer user rates:** East Bradford Township divested and sold its public sewer system to Aqua in 2018. Public sewer rates for East Bradford Township customers connected to the system prior to December 12, 2018 are Aqua PA customers and subject to Aqua's rate schedules and billing procedures.

Sewer connections that occur on or after January 1, 2019 are East Bradford Township sewer customers and subject to the following East Bradford Township residential sewer rates for 2019:

- A. Single Family Detached (and 3-bedroom+ units of any type): \$80.70 per month (billed quarterly by the Township at \$242.10 per quarter)
  - B. Townhouse (and 1- or 2-bedroom units of any type): \$65.25 per month (billed quarterly by the Township at \$195.75 per quarter)
- VI. **Public sewer connection fee:** \$2,732 per Equivalent Dwelling Unit (EDU). This rate may be amended from time to time by the Board of Supervisors (e.g. budget adjustment, Conditional Use decision).
- VII. **Public sanitary sewer connection fee for plan review and inspection:** \$1,000 escrow deposit shall be posted with the Township. The escrow is for reasonable and necessary charges by the professional consultants in accordance with the schedule provided above. If at any time the escrow falls below \$500, including all balances due, the Township shall cease any work and/or withhold permits until the applicant submits a deposit to bring the account back to a minimum balance.
- VIII. **Copies:**
- A. Black and white: \$0.25 per page
  - B. Color: \$0.50 per page
- Right-To-Know requests: Fee Structure as promulgated by PA Office of Open Records  
(On file at Township Office or on line at <http://openrecords.state.pa.us>)
- IX. **Alarm registration and schedule of costs (per Chapter 42, Alarm Systems, of the East Bradford Code):**
- A. Police alarms:
    - First false alarm per calendar year: warning
    - Second false alarm per calendar year: \$50
    - Third false alarm per calendar year: \$100
    - Fourth false alarm per calendar year: \$100
    - Fifth false alarm per calendar year and any subsequent false alarm per calendar year: \$250
  - B. Fire alarms: \$300 per occurrence
- X. **Hawking, peddling and soliciting:**
- Registration fee: \$50 per person
  - Motor vehicle registration: \$25 per vehicle
- XI. **Return check fee:** \$50
- XII. **West Chester Area Council of Governments application fee for appeals to the WCACOG Joint Building Code Appeals Board:** \$500 (approved 08-04-05 by the Board of Supervisors)
- XIII. **Private Special Events:**
- A. Private Special Event assessment: \$50

B. Private Special Event Permit: \$150

XIV. **Fees and escrows:** For the purposes contained herein, the term "Fee" is defined as a one-time, non-refundable payment and the term "Escrow" is defined as a deposit against anticipated expenses and if upon completion of the procedure any portion of it remains unexpended it is refundable to the owner (Applicant) by the fiduciary (Township).

XV. **East Bradford Township Resolution November 11, 1980:** For the purposes of this Resolution, East Bradford Township Resolution November 11, 1980 is restated, As Resolved – The officials of East Bradford Township, elected or appointed, are prohibited from issuing any permits (Building, Road or Occupancy), review any plans or documents, render any decisions or opinions for an individual, partnership or corporation with any outstanding (\$) balance from previous services rendered.

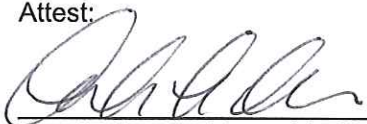
XVI. **Repealer:** All resolutions inconsistent herewith are repealed and of no force or effect from this date.

XVII. **Severability:** If any sentence, subsection, sentence, clause, phrase or figure of this Resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Resolution.


Duly presented and adopted by the Board of Supervisors of East Bradford Township in public meeting held this 8 day of December, 2020.

Board of Supervisors  
Township of East Bradford,  
Chester County, Pennsylvania

Attest:

  
\_\_\_\_\_  
Mandie Cantlin, Township Manager

BY:   
\_\_\_\_\_  
Vincent M. Pompo, Chairman

BY:   
\_\_\_\_\_  
John D. Snook, Vice Chairman

BY:   
\_\_\_\_\_  
J. Patrick Davis, Member