

GERMANY TOWNSHIP PERMIT FEES
BY RESOLUTION 2020-01

Building Permit Fees:

- Ten (\$.15) cents per square foot of area to be constructed for residential.
- Twenty (\$.25) cents per square foot of area to be constructed for commercial.
- A minimum cost to be thirty (\$50.00) dollars.

(See Land & Sea Services fee schedule for their fees)

Driveway Permit Fee:

- Township Road - \$75.00

(For State Road contact PennDot)

Well Permit Fee:

- Well Permit - \$100.00

Subdivision and Land Development Application Fee Schedule

Concept Plan/Sketch Plan

- No Fee, unless review and comment is requested above and beyond that by the Germany Township Planning Commission. The fees shall be as follows:

Subdivision

- Three (3) or fewer lots or dwelling units - \$200
- Four (4) to nine (9) lots or dwelling units - \$200 plus \$10 per lot or dwelling unit
- Ten (10) or more lots or dwellings - \$200 plus \$20 per lot or dwelling unit

Land Development

- Commercial: \$250 plus \$25 per each 1,000 square feet, or part thereof, ground floor area and \$25 per acre (rounded to the nearest acre) for each acre of the total Land Development Plan
- Residential: \$250 plus \$15 per lot or dwelling unit
- Mobile Home Park: \$250 plus \$15 per lot

Preliminary Plans

Subdivision

- Three (3) or fewer lots or dwellings - \$350
- Four (4) to nine (9) lots or dwellings - \$450 plus \$50 per lot or dwelling unit
- Ten (10) or more lots or dwellings - \$750 plus \$50 per lot or dwelling unit

Land Development

- Commercial: \$1,000 plus \$50 per each 1,000 square feet, or part thereof, ground floor area up to 50,000 square feet, plus \$50 per each 1,000 square feet, or part thereof, ground floor area over 50,000 square feet and \$25 per acre (rounded to the nearest acre) for each acre of the total Land Development Plan
- Residential: \$1,000 plus \$50 per lot or dwelling unit
- Mobile Home Park: \$800 plus \$50 per lot

Final Plans*

Subdivision

- Three (3) or fewer lots or dwelling units - \$300
- Four (4) to nine (9) lots or dwelling units - \$400 plus \$25 per lot or dwelling unit
- Ten (10) or more lots or dwellings - \$700 plus \$25 per lot or dwelling unit

Land Development

- Commercial: \$800 plus \$50 per each 1,000 square feet, or part thereof, ground floor area and \$25 per acre (rounded to the nearest acre) for each acre of the total Land Development Plan
- Residential: \$750 plus \$25 per lot or dwelling unit
- Mobile Home Park: \$600 plus \$25 per lot

*** Subdivision/Land Development plans submitted as a final plan, where submission of a preliminary plan had been waived, shall pay the application fee for both preliminary plan and final plan.**

Additional Fees

Developer requested extensions - \$50 for each request

The review of all subdivision and land development plans shall include costs over and above the preliminary and final plan application fees shown in this Fee Schedule including, but not limited to, the fees for planning commission review, special township meetings, advertising costs, engineering review fees, legal fees, if applicable, module review and plan recording costs. Prior to Township acceptance of the Subdivision/Land Development Application, the applicant shall execute the attached Developers Agreement for payment of such costs.

Stormwater Management Plan Review Fee Schedule

Level 1:

Administrative Fee \$ 50.00

Level 2:

Administrative Fee \$ 50.00

Engineering \$ 150.00

Total Fee \$ **175.00**

Level 3:

Administrative Fee \$ 50.00

Engineering \$ 300.00

Total Fee \$ **325.00**

Level 4:

Administrative Fee \$ 50.00

Engineering Escrow *** \$ 350.00

Total Fee \$ **375.00**

Estimate of Fees Breakdown:

Level 2

- Telephone conversations with Landowner to explain disconnected impervious area and to assist them in filling out Municipal Worksheets A&B. Estimated 3 calls with landowner. (0.5 - 0.75 hrs)
- Review of Worksheets A&B and submitted site sketch to verify that disconnected impervious area criteria is met (slope, length, lot area, etc.). (0.5 - 0.75 hrs)
- Coordination with Township to approve Level 2 exemption criteria. (0.25 hrs)
- Estimated Costs – 1.25-1.75 hrs @ \$60/hr = \$75 to \$105

Level 3

- Telephone conversations with Landowner to explain Simplified Approach documentation and to assist them in filling out Municipal Worksheets A&B. Estimated 4 calls with landowner. (0.75 – 1.0 hrs)
- Site meeting with Landowner as necessary to evaluate suitability of site. (1.0 hrs)
- Review of Worksheets A&B, submitted site sketch, and sample BMP drawings to verify that Simplified Approach criteria is met. (1.0 – 1.25 hrs)
- Coordination with Township to approve Level 3 stormwater plan. (0.25 hrs)
- Site inspections (2 inspections estimated) of construction of stormwater BMPs and final Completion Certificate issuance. (2.0 – 2.5 hrs)
- Estimated hours –
 - Plan Approval - 3.0-3.5 hrs @ \$60/hr = \$180 to \$210
 - Inspection – 2.0-2.5hrs @ \$40/hr = \$80 to \$100
 - TOTAL Estimated Costs = \$260 - \$310

Level 4

- Telephone conversations with Landowner and/or Designer to discuss stormwater management plan requirements. Estimated 1-2 calls (0.25 – 0.5 hrs)
- Review of submitted stormwater management plan prepared by landowner's consultant. Issuance of review comments. Review of revised plan to ensure compliance with stormwater management ordinance. (3.0 – 3.5 hrs)
- Coordination with Township to approve Level 4 stormwater plan. (0.25 hrs)
- Site inspections (2 inspections estimated) of construction of stormwater BMPs and final Completion Certificate issuance. (2.0 – 2.5 hrs)
- Estimated hours –
 - Plan Approval – 3.5-4.25 hrs @ \$60/hr = \$210 to \$255
 - Inspection – 2.0-2.5hrs @ \$40/hr = \$80 to \$100
 - TOTAL Estimated Costs = \$290 - \$355

The fees above are estimated based on prior experience in reviewing stormwater management plans for residential construction within local municipalities and should cover the average project submitted. We will evaluate these costs on an annual basis to determine if the fees should be adjusted based on the actual time spent on the average project within each category.