

CLIFTON TOWNSHIP
LACKAWANNA COUNTY, PENNSYLVANIA

SCHEDULE OF FEES

RESOLUTION NO. 2 - 2025

WHEREAS, the Board of Supervisors of Clifton Township, Lackawanna County, Pennsylvania have the authority to set fees pursuant to authority granted by the Pennsylvania Second Class Township Code, 53 P.S. §§ 65101, *et seq.*, as amended and the Municipalities Planning Code, 53 P.S. §§ 10101, *et seq.*, as amended, other State Statutes, and the Township of Clifton Code of Ordinances; and

WHEREAS, each of the aforementioned statutes and ordinances establishes authority for the Board of Supervisors to assess certain fees for the administration and enforcement of said statutes and ordinances,

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Clifton Township, Lackawanna County, Pennsylvania, at a duly convened public meeting conducted the 17th day of April, 2025, that that the following fees are hereby established, shall supersede any and all previously established fees, and shall be assessed in accord with the following schedule:

I. SUBDIVISION AND LAND DEVELOPMENT

All Subdivision/Land Development Applications shall require the following:

- Payment of the Application Fee as set forth in this Fee Schedule.
- An executed contract for Professional Services and establishment of a Professional Escrow Account.
- Township-incurred professional fees shall be billed in accordance with the Township's existing fee agreements with its professional consultants, as may be amended from time to time.
- When the balance of a Professional Escrow Account falls below 50% of the original amount, the applicant must replenish the account back to the original Escrow amount.
- The applicant shall not be entitled to any formal plan approval until all Township-incurred professional fees associated with the plan are paid in full.
- Any excess escrow balance remaining following payment of all associated Township review fees shall be returned to the applicant.

A. Formal Sketch Plan Review (Not Required)

1) Lot Line Adjustment/Minor Subdivision

Application Fee \$250.00

2) Major Subdivision/Land Development Plan

Application Fee \$400.00

B. Preliminary and/or Final Plan Submission (Required)

Application fee not required if already paid for sketch plan review.

1) Lot Line Adjustment

Application Fee \$250.00

Professional Escrow Account \$1,000.00

2) Residential Minor Subdivision/Land Development

Application Fee \$400.00

Professional Escrow Account \$2,000.00

3) Residential Major Subdivision/Land Development (Preliminary or Final)

Application Fee \$400.00

Professional Escrow Account \$2,000.00

4) Non-Residential Land Development

	Application Fee	Escrow Amount
2 Acres or less	\$1,000.00	\$5,000.00
>2 to 10 Acres		\$10,000.00
>10 to 50 Acres		\$15,000.00
>50 Acres		\$20,000.00

C. Plan Resubmission Fee

50% of Initial Fee

D. Joinder Deed (Lot Consolidation)

\$250.00

II. **ZONING FEES**

A. Residential

1) New Residential Dwellings, Residential Additions/Alterations,
Garages and Mobile Homes

\$150.00

2) Accessory Structure (deck/garage/shed/etc.)

\$150.00

3) Above Ground Pool

\$100.00

4) In Ground Pool

\$100.00

5) Fence

\$100.00

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| 6) Hot Tub | \$100.00 |
| 7) Outdoor Wood Furnace | \$150.00 |

B. Non-Residential

- 1) New structures and additions and/or alterations to existing structures

0 – 9,999 sq. ft.	\$2,000.00 plus \$0.30 per sq. ft.
10,000 – 49,999 sq. ft.	\$3,000.00 plus \$0.24 per sq. ft.
50,000 – 199,999 sq. ft.	\$5,000.00 plus \$0.20 per sq. ft.
200,000 – 499,999 sq. ft.	\$10,000.00 plus \$0.15 per sq. ft.
500,000 sq. ft. and above	\$25,000.00 plus \$0.10 per sq. ft.

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| 2) Tenant Fit Out/Use Permit | \$100.00 |
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| C. Change of Use | \$100.00 |
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D. Certificates of Occupancy

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| 1) Non-Residential and Residential over 200 sq. ft. | \$50.00 |
| 2) Accessory Structures under 200 sq. ft. | \$25.00 |
| 3) Each additional inspection after an initial inspection | \$50.00 |

III. <u>SIGNS</u>	\$100.00
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IV. PUBLIC HEARING FEES

A. Zoning Hearing Board

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| 1) Special Exception – per use | \$1,200.00* |
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*Plus full cost of Stenographer, including Appearance Fee and Transcription, and actual costs of advertising.

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| 2) All other applications and appeals | \$1,000.00* |
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*Plus full cost of Stenographer, including Appearance Fee and Transcription, and actual costs of advertising.

B. Board of Supervisors

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| 1) Conditional Use – per use | \$1,200.00* |
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*Plus full cost of Stenographer, including Appearance Fee and Transcription, and actual costs of advertising.

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| 2) All other applications and appeals | \$1,000.00* |
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*Plus full cost of Stenographer, including Appearance Fee and Transcription, and actual costs of advertising.

V. CELL TOWERS

A. Application Fees	
1) Initial tower site application	\$750.00
2) Subsequent applications to co-locate on same tower and/or add additional arrays	\$500.00
3) Permit fee valid for ten (10) years if not sooner revoked for each tower site and each array on a tower	\$1,000.00
4) First renewal fee valid for ten (10) years if not sooner Revoked for each tower site and each array on a tower	\$1,500.00
5) Subsequent renewal fee valid for ten (10) years if not sooner for each tower site and each array on a tower.	\$2,000.00

VI. SEWAGE PERMITS/INSPECTION FEES

1) Application – Residential	\$120.00
2) Application – Commercial per EDU	\$360.00
3) Test Pit	\$120.00
4) Perc Test Residential	
Conduct Test	\$420.00
Perc Confirmation per Reading	\$72.00
5) Perc Test Commercial	
Conduct Test Per hold	\$72.00
Confirmation of Test Per Reading	\$120.00
6) System Installation Inspection	
Initial Inspection	\$120.00
Each Additional Inspection	\$120.00
7) Planning Module Review	
Residential	\$60.00
Commercial	\$120.00
8) Hourly Rate	\$36.00
9) Mileage Fee – flat rate	\$33.00

VII. RESIDENTIAL AND NON-RESIDENTIAL BUILDING CODE FEES

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

VIII. OTHER FEES

A. Driveway	\$100.00
B. Short Term Rental Permit	
<i>Due by February 15 of each year</i>	
1) Application Fee (non-refundable)	\$500.00
2) Annual Renewal Fee	\$250.00

- C. Adult Business License
- 1) Application and Investigation Fee \$1,000.00
 - 2) Annual Fee \$10,000.00
- D. Junkyard
- 1) Application \$500.00
 - 2) Special permit to crush motor vehicles or other junk material \$200.00 for 14-day period
- E. Landfill
- 1) Application \$500.00
 - 2) Further Deposit \$10,000.00
 - 3) Permit Transfer \$1,500.00
- F. Wind Turbine Generator
- 1) Application \$1,500.00 per proposed megawatt
 - 2) Accessory windmill and accessory windmill turbine generation installation permit \$150.00
- G. Publications
- 1) Zoning Ordinance \$30.00
 - 2) Zoning Map Actual copying costs
 - 3) Subdivision & Land Development Ordinance \$30.00
- H. Any and all county, state, or federal agency fees or charges billed to the Township in conjunction with any subdivision, land development, zoning, or any other application shall be due and payable from the applicant as a direct reimbursement to the Township.
- I. Checks Returned for Insufficient Funds \$35.00
- J. Copies \$0.30/sheet for black & white
\$0.50/sheet for color

EXHIBIT "A"
CLIFTON TOWNSHIP
BUILDING CODE FEE SCHEDULE

Part 1 – Residential

Residential Building Under the IRC

New construction and additions	\$48.00 plus \$0.18 per sq. ft. of GFA*
Alterations & Repairs	1.5% of total construction cost (labor & material) Minimum Fee \$75.00 per inspection
Pools	1.5% of total construction costs
Solar	\$75.00
Hot Tub	\$75.00
Occupancy Inspections	\$150.00

Utility & miscellaneous use groups

Sheds, fences, towers, pools, concrete slabs and retaining walls, etc. (labor & material)	1.5% of total construction cost (Minimum fee \$75.00 per inspection)
Decks	\$150.00 flat rate
Energy inspections	\$125.00 flat rate
Residential Plan Review	\$150.00 flat rate (new construction only) Minimum Fee \$75.00

Residential Mechanical Under the IRC

Underground Inspection	\$75.00
Rough-in Inspection	\$75.00
Final Inspection	\$75.00

Residential Plumbing Under the IRC

Underground Inspection	\$75.00
Rough-in Inspection	\$75.00
Generator	\$75.00
Final Inspection	\$75.00
Utility service connections (water or sewer) Per Connection	\$75.00 Minimum fee \$75.00

***GFA—Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, reezeways, covered walkways and attics with floor to ceiling height of 6 ft. 6 in. or more.**

Part 2 – Non-residential

Building

New construction and additions	\$72.00 plus \$0.28 per sq. ft. of GFA*
Alterations, renovations, and repairs	Up to \$500,000 x \$0.015 (\$7,500.00) \$500,001 to \$1,000,000 x \$0.0125 plus (\$6,250.00) Above \$1,000,000 x \$0.01 plus (\$13,750.00) Minimum Fee \$100.00

Mechanical

Based on total installation costs (labor & material)	
First \$1,000.00 or fraction thereof	\$75.00
Over \$1,000.00 to \$500,000.00	\$12.00 per thousand
Above \$500,000.00	\$10.00 per thousand
<i>Copy of contract required</i>	
Minimum Fee \$75.00	

Plumbing

Based on total installation costs. (labor & material)	
First \$1,000.00 or fraction thereof	\$75.00
Over \$1,000.00 to \$500,000.00	\$12.00 per thousand
Above \$500,000.00	\$10.00 per thousand
<i>Copy of contract required</i>	
Minimum Fee \$75.00	

Energy

Energy inspection	\$0.02 per sq. ft. of GFA*
Minimum fee \$75.00	

Accessibility

Accessibility per inspection	\$150.00
Minimum fee \$75.00	

***GFA—Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, reezeways, covered walkways and attics with floor to ceiling height of 6 ft. 6 in. or more.**

Part 3 - Fire

All groups except one and two family

Sprinklers	\$75.00 plus \$.50 per sprinkler head
Standpipe	\$100.00 each
Wet/Dry Carbon Dioxide	\$100.00 up to 100 lbs. \$0.75 each pound over
Commercial Cooking System	\$160.00 per system (Hood, Duct, & Suppression) Minimum Fee \$75.00

Demolition \$0.01 per sq. ft. with a minimum of \$125.00.

Signs: \$50.00 plus \$3.00 per sq. ft. of sign area
(both sides when applicable)

Part 4 - Plan Review

- 1) For buildings with an estimated construction value up to \$3,000,000, the building plan review fee is \$0.0013 of the estimated value (\$350.00 minimum).
- 2) For buildings with an estimated construction value over \$3,000,000 up to \$6,000,000, the fee is \$3,900.00 plus \$0.0005 of the estimated value over \$3,000,000.
- 3) For buildings over \$6,000,000, the fee is \$5,400.00 plus \$0.0004 of the estimated value over \$6,000,000.

The plan review fee for electrical, mechanical and plumbing are computed at 25 percent of the building plan review fee for each discipline (\$350.00 minimum).

Part 5 – Electrical

Residential Electrical Under The IRC

Rough-In	\$75.00
Final	\$75.00

Residential Permanent Pool

Rough-in & Final	\$225.00
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Residential Signaling, Communication & Alarm Systems

Rough-in & Final	\$75.00
Generator	\$150.00
Hot Tub	\$150.00
Solar	\$150.00

Mobile/Modular homes

Service, Feeder, Rough and Final	\$150.00
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Service for Residential or Commercial

200 amps or less	\$75.00
201 amps to 400 amps	\$120.00
Over 400 amps	\$30.00 per 100 amps
Sub-feeders or sub-panels	1/4 of above fee
Over 250 volts	Double above fees

Commercial Signaling, Communication & Alarm Systems

	\$75.00 plus \$12.00 per thousand (total labor & material)
Over \$1,000.00 to \$500,000.00	\$12.00 per thousand
Over \$500,000.00	\$10.00 per thousand
<i>Copy of contract required</i>	

Commercial Electrical Building

Rough-in & Final	
\$20,000.00 to \$40,000.00	1.50%
\$40,000.01 to \$80,000.00	1.25%
\$80,000.01 to \$120,000.00	1.10%
\$120,000.01 to \$250,000.00	1.00%
\$250,000.01 to \$500,000.00	0.80%
\$500,000.01 to \$1,000,000.00	0.60%
Over \$1,000,000.00	0.50%

Copy of contract required

<u>Commercial Pools</u>	\$75.00 plus \$12.00 per thousand (total labor & material)
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Copy of contract required

ADOPTED by the Board of Supervisors of Clifton Township, this 17th day of April, 2025,
effective immediately upon adoption.