

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS

RESOLUTION 2025-8

A RESOLUTION AMENDING RESOLUTION 2022-11 ESTABLISHING A PERMIT APPLICATION FEE SCHEDULE FOR ON-LOT SEWAGE SYSTEMS IN WILLIAMS TOWNSHIP

WHEREAS, the Supervisors of Williams Township has enacted Ordinance 1994-2 entitled "REGULATING ON-LOT SEWAGE DISPOSAL SYSTEMS, THE REQUIREMENT FOR INSTALLATION, APPLICATION PROCEDURES, REPAIRS, RENOVATIONS AND REINSTATEMENTS OF PERMITS, AND PROCEDURES FOR PENALTIES FOR VIOLATION OF SAME", and

WHEREAS, the Supervisors of Williams Township wish to improve the administration of the application process for On-Lot Sewage Permits; and

WHEREAS, the Supervisors of Williams Township wish to establish a schedule of fees for On-Lot Sewage Permits, Land Development and Subdivision, and now there be it;

RESOLVED, and it is hereby resolved by the Supervisors of Williams Township that the Schedule of Fees for On-Lot Sewage Permits are fixed as follows:

I. NEW SYSTEMS

| | | |
|-------------------------|----------|---|
| <u>Application Fee</u> | \$850.00 | Permit Application & Inspections |
| <u>Soil Probes</u> | \$ 80.00 | |
| <u>Percolation Test</u> | \$800.00 | If performed by others, a witness fee of \$280.00 |

II. REPAIRS

| | | |
|---------------------|----------|--|
| <u>Major Repair</u> | \$300.00 | Permit & issuance, additional inspection \$75.00 |
|---------------------|----------|--|

Minor Repair \$160.00 Pump replacement, broken pipe, etc.

Percolation Test (same as above)

III. PERMIT RENEWAL

Renew Expiring Permit \$250.00

IV. ADDITIONAL FEES \$80.00 per hours

NOTE: Additional fees will be imposed under the following circumstances:

A. A contractor or consultant for the applicant is not present at the scheduled time and required the Sewage Enforcement Officer to reschedule the appointment;

B. The Sewage Enforcement Officer is required to conduct an additional inspection because the contractor was not ready as scheduled or the installation to be inspected was not installed correctly and would require the Sewage Enforcement Officer to conduct an additional inspection;

C. A percolation test is cancelled after one of the required observations by the Sewage Enforcement Officer has already conducted, i.e., the Sewage Enforcement Officer has already observed the required initial presoak of the percolation test the day before the test was to be conducted and the following day the applicant or consultant cancelled the remainder of the test. Therefore, when the testing is rescheduled, the Sewage Enforcement Officer would have to re-observe the initial presoak the day before the rescheduled test.

D. Research permits as requested by client.

V. SUBDIVISION AND LAND DEVELOPMENT

A COMPLETED PROFESSIONAL SERVICES AGREEMENT MUST ACCOMPANY THE ESCROW AMOUNTS BELOW:

INITIAL ESCROW DEPOSIT WITH THE TOWNSHIP OF \$260.00/LOT OR \$2,500.00 MINIMUM TO COVER SOILS TESTING AND PLANNING MODULE REVIEW.

SPECIAL EXCEPTION ESCROW \$300.00

VI. PAYMENT OF COSTS AND FEES

All testing and planning costs shall be reimbursed by the developer to the Township. The cost of services to be reimbursed by the developer will be in accordance with the adopted Township Engineer Fee Schedule in place at the time the services were provided, and be it further

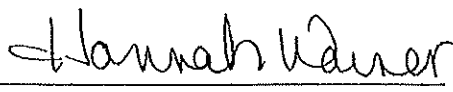
All fees be made payable to Williams Township, and be it further

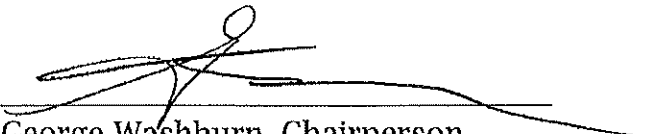
The total fees paid at the time of permit issuance must be equal to the most recently adopted fee schedule.

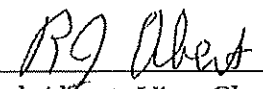
RESOLVED, ADOPTED AND APPROVED, this 6th day of January 2025, at a regular meeting of the Board of Supervisors of Williams Township.

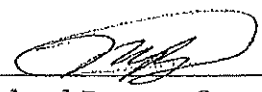
ATTEST:

WILLIAMS TOWNSHIP BOARD
OF SUPERVISORS


Hannah Warner, Secretary


George Washburn, Chairperson


Raymond Abert, Vice-Chairperson


N. Michael Bryant, Supervisor

**WILLIAMS TOWNSHIP
FEE SCHEDULE
February 12, 2025**

PLEASE NOTE:

These fees are subject to change. Please contact the Township Office to verify you have the most recent Schedule prior to conducting business with the Township.

Williams Township ***does not*** require:

- **Contractor Licenses.** However, all contractors must show proof of Worker's Compensation Insurance.
- **Business Licenses.** However, all business must register with Keystone Collections, Earned Income Tax Collector at 888-328-0565.

Payments must be made in **CASH** or **CHECK/MONEY ORDER**, payable to "Williams Township". Payment in rolled or loose coin in excess of \$0.99 will not be accepted.

Payment is required at the time of application.

All Escrows must be accompanied by a completed Professional Services Agreement and submitted in a separate check from Application Fees

PLANNING

(Please submit 15 copies of the Planning Application to the Township)

SUBDIVISIONS AND LAND DEVELOPMENT

**Please note that all septic testing fees must be paid at the time of the Plan Submission*

1. RESIDENTIAL

| | <u>Application Fee</u> | <u>Professional Services Escrow</u> |
|-----------------------|-----------------------------------|--|
| A. Minor Subdivisions | \$1,000.00 | \$5,000.00 |
| B. Lot Line Changes | \$ 500.00 | \$3,000.00 |
| C. Sketch Plans | \$ 100.00 | \$2,000.00 |

| | | |
|--|------------|-------------|
| D. Preliminary Plans (Major Subdivisions/Land Developments) | | |
| 6 to 10 lots/units | \$1,500.00 | \$5,000.00 |
| 11 to 15 lots/units | \$2,500.00 | \$6,500.00 |
| 16 to 20 lots/units | \$3,500.00 | \$7,500.00 |
| 21 to 50 lots/units | \$4,500.00 | \$10,000.00 |
| 51 or more lots/units | \$5,500.00 | \$12,000.00 |
| E. Final Plans (Major Subdivisions/Land Developments) | | |
| 6 to 10 lots/units | \$1,500.00 | \$ 5,000.00 |
| 11 to 15 lots/units | \$2,500.00 | \$ 6,500.00 |
| 16 to 20 lots/units | \$3,500.00 | \$ 7,500.00 |
| 21 to 50 lots/units | \$4,500.00 | \$10,000.00 |
| 51 or more lots/units | \$5,500.00 | \$12,000.00 |
| F. Revised Final Plans | | |
| Minor Subdivisions | \$ 500.00 | \$ 1,000.00 |
| Major Subdivisions/Land Developments | | |
| 6 to 10 lots/units | \$1,500.00 | \$ 4,500.00 |
| 11 to 15 lots/units | \$2,000.00 | \$ 5,500.00 |
| 16 to 20 lots/units | \$2,500.00 | \$ 6,500.00 |
| 21 to 50 lots/units | \$3,500.00 | \$ 7,500.00 |
| 51 or more lots/units | \$5,000.00 | \$10,000.00 |
| G. Recreation Fees - Residential \$2,000.00 per dwelling unit | | |
| Commercial/Industrial \$2,000.00 x 80% of total # of acres | | |
| H. Emergency Services Fees - Residential \$200.00 per dwelling unit | | |
| Commercial/ Industrial \$200.00 per 2,000 sq. feet of proposed buildings and/or improvements | | |

2. NON-RESIDENTIAL

| | <u>Filing Fee</u> | <u>Professional Services Escrow</u> |
|---|-------------------|-------------------------------------|
| A. Minor Subdivisions | \$1,500.00 | \$6,500.00 |
| B. Lot Line Changes | \$1,000.00 | \$3,000.00 |
| C. Sketch Plans | \$ 250.00 | \$2,500.00 |
| D. <u>Preliminary Plans (Major Subdivisions/Land Developments)</u> | | |
| \$5,500 plus \$300.00 for each 5,000 square feet of Gross building area to be altered or constructed | | \$10,000.00 |
| E. <u>Final Plans (Major Subdivisions/Land Developments)</u> | | |
| \$3,000.00 plus \$200.00 for each 5,000 square feet of Gross building area to be altered or constructed | | \$10,000.00 |
| F. <u>Revised Final Plans</u> | | |

\$3,000.00 plus \$200.00 for each 5,000.00 square feet of \$10,000.00
Gross building area to be altered or constructed

- G. Land Development Waiver \$300.00 \$2,500.00
- H. Recreation Fees - Residential \$2,000.00 per dwelling unit
Commercial/Industrial \$2,000.00 x 80% of total # of acres
- I. Emergency Services Fees - Residential \$200.00 per dwelling unit
Commercial/ Industrial \$200.00 per 2,000 sq. feet of
proposed buildings and/or improvements

ZONING

Zoning/Building Permits (Non Refundable)

1. Residential
 - a. New Construction-One or Two Units \$250.00
 - b. New Multi-Unit \$250.00 **plus**
\$ 50.00/unit
 - c. Additions to existing building and the enlargement
of an existing building \$200.00
 - d. Nursing Homes, Assisted Care Facilities and
Boarding Houses \$300.00/living unit
2. Commercial
 - a. New Construction \$500.00
 - b. New Multi-Unit (Two or more) \$500.00 **plus**
\$100.00/unit
 - c. Additions to existing building and the enlargement
of an existing building \$250.00
 - d. Motels, Hotels & Dormitories \$500.00 /unit
3. Accessory Residential Buildings
 - a. SF Detached Dwelling (Farm) as per Article XIV Section 1403.4B
Article XIV Section 1403.4B \$ 25.00 Annually
 - b. Garage \$100.00
 - c. Sheds \$ 50.00
 - d. Barn/Pole Barns \$100.00
 - f. Gazebos/Pergola/Yurt \$ 50.00
4. Accessory Commercial Buildings permit fee
 - a. Garage \$200.00
 - b. Barn/Pole Barns \$200.00
 - c. Sheds (no square footage fee) \$200.00
5. International Building Code (IBC)
 - a. Alteration (basement, Conversion, solar panels, etc.) \$100.00
 - b. Electrical \$ 50.00

| | |
|---|----------------------|
| c. General Commercial | \$100.00 |
| d. Mechanical | \$ 50.00 |
| e. Plumbing | \$ 50.00 |
| 6. Signs | |
| a. Billboards (I-78) | \$1,000.00 |
| (All escrows must be accompanied by a completed Professional Services Agreement) | \$3,000.00 escrow |
| b. Signs | \$100.00 |
| 7. Pools | |
| a. Above Ground Pool/Spa | \$ 100.00 |
| b. In Ground Pool | \$ 200.00 |
| c. Commercial Pool | \$1,000.00 |
| 8. Temporary Structures | |
| a. Sales/Construction Trailers, Tents | \$250.00 |
| 9. Miscellaneous Uses | |
| a. Businesses/Home Office | \$ 50.00 |
| b. Home Occupations | \$ 50.00 |
| c. Solicitation | \$ 100.00/3 months |
| d. Timber Harvest | \$ 50.00/acre |
| e. Demolition (plus E & S Plan) | \$ 100.00 |
| f. Outdoor Solid Fuel Burning Appliance | \$ 100.00 |
| g. Enclosures (Patio, Deck and Breezeway enclosure) | \$ 100.00 |
| h. Decks, Porches & Patios | \$ 75.00 |
| i. Commercial Communication Tower | \$1,000.00 |
| j. Commercial Communication Tower Co-Locate | \$ 250.00 |
| k. Zoning Officers Determination | \$ 100.00 |
| l. Moving Permit | \$ 5.00 |
| m. Fence/Wall Permit | \$ 50.00 |
| n. Permit Extensions (6 months) | \$ 50.00 |
| o. Caretaker Permit (re-new yearly) | \$ 100.00 |
| p. Zoning Certification | \$ 100.00 |
| 10. Grading Application | \$100.00 plus |
| Grading Professional Services Agreement | \$5,000.00 escrow |
| (Stormwater Facilities Development Agreement and security deposit may be required in an amount to be determined by Township Engineer) | |
| 11. Well Permit Application (Ordinance 2020-6) | \$100.00 plus |
| Well Professional Services Agreement | \$1,000.00 escrow |
| 12. Temporary CO Escrow & Professional Services Agreement | \$1,000.00 escrow |

13. Industrial Use Fire Inspection Fees: Note: these fees are for the initial inspection plus one additional inspection for verification of corrections to any violations. Another fee (based on the sizes listed below) will be charged for up to two (2) additional inspections, until a Certificate of Occupancy is issued.

| | |
|--------------------------------|----------|
| 1. 1-999 square feet | \$310.00 |
| 2. 1,000-5,000 square feet | \$345.00 |
| 3. 5,001-10,000 square feet | \$415.00 |
| 4. 10,001-50,000 square feet | \$470.00 |
| 5. 50,001-100,000 square feet | \$565.00 |
| 6. 100,001-250,000 square feet | \$685.00 |
| 7. 250,001-500,000 square feet | \$800.00 |
| 8. Over 500,000 square feet | \$925.00 |

After the fact permits (permits obtained after construction, change of use or occupancy) shall be double the pertinent fee above.

LAND USE APPLICATIONS

All Escrows must be accompanied by a completed Professional Services Agreement and submitted in a separate check from Application Fees

| | |
|--|---|
| Curative Amendment Applications | \$10,000.00/escrow |
| Petition to Amend the Zoning Ordinance | \$500.00 plus \$2,000.00 escrow |

ZONING HEARING BOARD APPLICATIONS (Non-Refundable Fees)

(Please submit 14 copies of the Application for Appeal)

| | |
|---|-------------|
| Residential & Subdivisions (including Home Occupations) | \$ 750.00 |
| Commercial/Business | \$ 1,250.00 |
| Industrial | \$ 2,500.00 |
| Quarry | \$ 2,500.00 |
| Non-Profit, Educational, Institutional, Religious | \$ 700.00 |
| Signs | \$ 500.00 |
| Landowner Appeals (Section 1007, MPC) | \$ 2,500.00 |
| All Other Applications | \$ 1,500.00 |

All Escrows must be accompanied by a completed Professional Services Agreement and submitted in a separate check from Application Fees

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|---|--|
| Special Exception (In Addition to Zoning Fee listed above) | \$ 200.00 plus \$2,000.00 escrow |
|---|--|

Conditional Use Applications

| | |
|-----------------|---|
| Residential | \$ 750.00 plus \$ 750.00 escrow |
| Non-Residential | \$ 1,250.00 plus \$1,000.00 escrow |

| | |
|---|--------------------|
| Challenge to Validity of Zoning Ordinance | \$10,000.00/escrow |
|---|--------------------|

| | |
|--|---|
| <u>Inter-Municipal Liquor License Application and</u> Hearing Before the Board of Supervisors | \$200.00 plus \$1,500.00 escrow |
|--|---|

CODES BOARD OF APPEALS (Non-Refundable Fees)

(Please submit 6 copies of the Application for Appeal)

| | |
|---------------------|-------------|
| Residential | \$ 750.00 |
| Commercial/Business | \$ 1,250.00 |
| Industrial | \$ 2,500.00 |

ON-LOT SEWAGE SYSTEMS

PLEASE REFER TO RESOLUTION 2025-8 MADE APART HEREOF

| | |
|--|-------------------|
| Holding Tank and Professional Services Agreement | \$1,000.00 escrow |
|--|-------------------|

DRIVEWAYS

(Ordinance 2012-6) (Resolution 2020-31-Driveway Ordinance Attachment)

| | |
|--|------------|
| Driveway Application Fee | \$100.00 |
| Right-of-Way Occupancy Application Fee | \$ 50.00 |
| Street Opening Application Fee | \$ 100.00 |
| Detour Plan Review | \$ 100.00 |
| Minimum Use Driveway | \$ 50.00 |
| Access Drive | \$ 75.00 |
| Escrow & Professional Services Agreement | \$ 500.00 |
| *Escrow for paving the first 20' | \$1,000.00 |
| *only when a temporary CO is requested prior to paving | |

SHORT TERM TRANSIENT RENTALS (Ordinance 2020-3)

All Escrows must be accompanied by a completed Professional Services Agreement and submitted in a separate check from Application Fees

| | |
|--|----------|
| Application Fee | \$ 50.00 |
| Professional Services Agreement Escrow | \$300.00 |

(All Short Term Transient Rentals must also include the Special Exception Fee and Escrow as well as Zoning Hearing Board Fee of \$750.00)

PARKS AND RECREATION

| | | |
|------------------------------------|-------------------|-----------------------|
| 1. Pavilion Rental Reservation Fee | Township Resident | \$35.00/ plus |
| | Security Deposit | \$50.00 |
| | Non-Resident | \$100.00/ plus |
| | Security Deposit | \$100.00 |

| | |
|---------------------------|----------------------|
| 2. Tennis Court Light Key | \$10.00 |
| | plus \$10.00 escrow* |

*(If key is returned within 12 months, escrow will be returned to resident. After 12 months, escrow will be forfeited to the Township.)

3. Community Building Use Fee
Monday through Friday (non-holidays) - 8:00 a.m. to 3:30 p.m.
- Resident - \$25.00 per hour
 - Non-Resident - \$50.00 per hour
 - Security Deposit - \$100.00

- Evening and weekends (non-holidays)
- Resident - \$100.00 per hour
 - Non-Resident - \$200.00 per hour
 - Security Deposit - \$100.00

MISCELLANEOUS FEES

Publications

| | |
|---|--------------------------|
| Comprehensive Plans | \$35.00 |
| Subdivision & Land Development Ordinances | \$30.00 |
| Zoning Ordinances | \$30.00 |
| Additional Recycling Containers | \$15.00 |
| Leaf Bags | \$.25 |
| House Signs | \$10.00 |
| Non-Sufficient Funds Fee | \$35.00/cash/Money order |

Copies (See Right-To-Know Policy)

| | |
|---|-------------------------|
| Copying Fee (Black & White) | \$0.25 per page |
| Color Copies (8 1/2 x 11) | \$0.50 per page |
| Blueprint Copies | Actual Cost to Township |
| Certification of Record | \$0.25 per page |
| (Copying fee, plus \$5.00 per Record to certify a public record. Please note that certification fees do not include notarization fees.) | |
| Specialized Documents | Actual cost to Township |
| Postage Fees | Actual cost of mailing |
| CD/DVD/ Flash Drive | Actual cost to Township |

Redaction – If a requester seeks records requiring redaction, Williams Township may copy or print the records to provide for secure redaction. Accordingly, Williams Township will charge the fees noted above for either copying fee or color copies, as appropriate.

Notary Public Fee

| | |
|--|--------|
| Executing Affidavits, Acknowledgements, etc. | \$5.00 |
|--|--------|