



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

RESOLUTION NO. 9-22-2025-02

Collier Township Fee Schedule

ARTICLE I: Building/ Fire Permits and Electrical Inspection Fees:

- A. A residential building permit fee shall be a Fifty (\$50.00) dollar flat fee plus an additional charge of Thirty (.30) cents per square foot of floor area. Floor area shall include all floor area of any building, including basements; garages; porches and decks.
- a. Building permit fees shall be doubled for work started without the issuance of a building permit.
- B. Commercial, industrial, institutional and multi-family building permits shall be a flat fee of Fifty (\$50.00) dollars plus an additional charge of Thirty-five (.35) cents per square foot of floor area. Floor area shall include all floor area of any building, including basements; garages; porches and decks.
- a. Building permit fees shall be doubled for work started without the issuance of a building permit.

C. Plan Review:

The Building Code Official and/or designated third- party shall examine the construction documents and shall determine whether the construction indicated and described is in accordance with the Pennsylvania Uniform Construction Code and other pertinent laws or ordinances as part of the application process. The Building Code Official may require escrow for certified review if needed.

1. Collier Township
 - a. Residential \$75.00
 - b. Commercial \$125.00 per hour
 - c. Revised plans -50% of total review fee for each additional review
2. Third-Party Appendix B

D. Fire Permit/Inspection Fee Schedule:

1. Construction Permit Fee Description

• Automatic fire-extinguishing systems	\$165.00
• Commercial hood system	\$110.00
• Fire alarm and detection systems and related equipment	
○ < 5,000 sq. ft.	\$110.00
○ 5,000 – 19,999 sq. ft.	\$275.00
○ 20,000 – 40,000 sq. ft.	\$550.00
○ > 40,000 sq. ft.	\$825.00
• Fire pumps and related equipment	\$165.00
• Life safety systems including emergency lighting, smoke evacuations systems, exit signage and fire extinguishers	
○ Less than 5 floors and 40,000 sq. ft.	\$110.00
○ 5 floors or over or 40,000 sq. ft. or greater	\$220.00
• Sprinkler system	
○ < 5,000 sq. ft.	\$110.00
○ 5,000 – 19,999 sq. ft.	\$275.00
○ 20,000 – 40,000 sq. ft.	\$550.00
○ > 40,000 sq. ft.	\$825.00
• Standpipe System	
○ Less than 5 floors and 40,000 sq. ft.	\$110.00
○ 5 floors or over 40,000 sq. ft.	\$220.00

Note #1 - Additions or modifications to existing fire protection features will be billed at 1/2 of the base permit/plan review/inspection fee.

Note #2 - Re-inspections will be billed at \$50.00/hour/inspector

2. Administrative Fee Description

Fire inspection reports - \$0.25 per page

E. Alarm Permits and Assessments

3) False Alarm Assessment (Police and Fire)

a.	First, second and third false alarm	No Charge-Written Warning
b.	Fourth and fifth false alarm	\$ 50.00
c.	Sixth and seventh false alarm	\$100.00
d.	Each false alarm after the seventh	\$150.00

F. Electrical Inspections:

Professional Code Services (PCS) serves at the pleasure of the Township as the exclusive third-party agency to provide electrical inspection services for purposes of compliance with the Pennsylvania Construction Code Act within Collier Township. See Appendix "A" for fees and rates.

G. Lot Dry Sumps

- a. A Lot Dry Sump permit fee of \$110.00 for inspection and administrative fees. If Engineering review is needed, at the discretion of the Code Official, the applicant shall be responsible for the actual cost of the Engineers review.

H. PA UCC

\$4.50

ARTICLE II: Sign Permit

- A. A sign permit shall be a fee of \$25.00 for installation and a \$25 fee for Occupancy for a total fee of \$50 per sign.

ARTICLE III: Zoning Permit Fees

- A. A Zoning permit shall be a Twenty-five (\$25.00) dollar flat fee.
B. Zoning permit fees shall be doubled for work started without the issuance of a zoning permit.
C. A Zoning Certificate of Occupancy shall be Ten (\$10.00) Dollars.

ARTICLE IV: Grading Permit Fees:

- A. The application fee for a grading permit shall be calculated in accordance with the table below:

VOLUME OF EXCAVATION

FEE

Not more than 1000 cubic yards

\$ 100.00

More than 1000 cubic yards:

\$ 0.10 per cubic yard.

- B. Maximum Fee: A maximum fee of \$5,000.00 shall be imposed.
- C. Grading permit applications reviewed in conjunction with a land development application (i.e. subdivision/site plan, shall be required to pay a flat fee of \$50.00. The cost of the engineers review will be charged to the subdivision/site plan approval application)
- D. Permit fees shall be doubled for work started without the issuance of a permit.
- E. Escrow Deposit for Plan Review: Upon the initial submission of an application for grading, the applicant shall be required to submit a deposit according to the following schedule, from which any fees accruing during the permit review shall be deducted from the deposit.

Volume of Excavation

Escrow Deposit for Plan Review

250-1000 cubic yards

\$ 500.00

Over 1000 cubic yards

\$ 2000.00

Upon receiving a grading permit, any monies remaining on deposit after all fees have been deducted shall be returned to the applicant. If at any time the sum of all fees owed exceeds the amount on deposit, the applicant shall be required to pay over to the Township an amount equal to the balance. Grading Permits may be withheld until such time that the remaining balance is paid. The applicant may also apply the remaining balance to the inspection fees and/or permit fees.

- F. Escrow Deposits for Inspections: Prior to issuance of a grading permit, the Township shall require the applicant to submit a deposit according to the following schedule, from which any fees accruing for site inspections shall be deducted from the deposit.

Volume of Excavation	Escrow Deposit for Plan Review
250-1000 cubic yards	\$ 500.00
Over 1000 cubic yards	\$ 2000.00

After final inspection and approval, any monies remaining on deposit after all fees have been deducted shall be returned to the applicant. If at any time the sum of all fees owed exceeds the amount on deposit, the applicant shall be required to pay over to the Township an amount equal to the balance. Grading Permits may be suspended until such time that the remaining balance is paid.

Section G, Permit Renewal Fee: \$500.00

ARTICLE V. Timber Harvesting Permit

- A. Original application: A nonrefundable administrative fee of \$50.00, plus a \$250.00 deposit towards the actual cost of the Township Engineer, Township Solicitor, Township Forestry Consultant or other professional consultant for review of said application. If actual cost exceeds \$250.00, applicant must pay the difference or the permit shall lapse. If actual cost is less than \$250.00, the difference shall be refunded to the applicant.
- B. Permit Renewal: A nonrefundable administrative fee of \$50.00, plus a \$100.00 deposit towards the actual cost of the Township Engineer, Township Solicitor, Township Forestry Consultant or other professional consultant for review of said application. If actual cost exceeds \$250.00, applicant must pay the difference or the permit shall lapse. If actual cost is less than \$250.00, the difference shall be refunded to the applicant.

ARTICLE VI. Planned Residential Development Fees.

A. Application Fees:

1. Application for tentative approval - \$300.00
2. Application for final approval - same as subdivision review fees
3. Public hearing - actual cost of hearing (stenographer, advertising administrative consultants, lighting consultants, etc.).

B. Engineer and Other Consultant Fees:

The applicant shall be responsible to pay the actual cost of the consulting engineer's plan review, field inspections, report preparation, etc. The applicant shall also bear the costs of the Township solicitor or other consultants (i.e. traffic engineers, planning consultants, lighting consultants, etc.)

C. Method of Payment:

- 1) Tentative Approval: Upon the initial submission of an application for tentative approval, the applicant shall be required to submit a deposit of \$2,000.00 to the Township. From this amount, any fees accruing during the review as outlined in (A)1 &

B above shall be deducted from the deposit. Upon receiving tentative approval from the Board of Commissioners, any monies remaining on deposit after all fees have been deducted shall be returned to the applicant. If at anytime the sum of all fees owed exceeds the amount on deposit, the applicant shall be required to pay over to the Township an amount equal to the balance. Applications for final approval may be withheld until such time that the remaining balance is paid. The applicant may also apply the remaining balance to the application for final approval.

2) Final Approval: Applications for final approval of a planned residential development shall upon filing applications are required to comply with the fee schedules for subdivision approval as listed in Article VI of this fee schedule.

D PRD Modification after final approval

- | | |
|---|----------|
| 1) Filing Fee | \$250.00 |
| 2) Actual Cost of advertising | |
| a. Actual Cost of posting, if necessary | |
| b. Actual cost of court reporter services, if needed | |
| c. All actual costs of the Township's professional consultants, including but not limited to the Township's legal counsel, engineer, planner and/or traffic consultant. | |
| d. Administrative expense | |

All requests for PRD Modification shall be accompanied with the deposit of \$500.00 to cover the cost of the items referenced above. In the event the fees exceed the initial deposit, the applicant shall be required to submit an amount to cover the remaining balance due.

ARTICLE VII. Site Plan/Conditional Use Review Fees.

(Planning Commission review- Board of Commissioners Approval)

A. Any site development plans, or conditional use site plans requiring Planning Commission review and Board of Commissioners approval shall be required to pay the following standard fees:

- | | |
|---------------------------|---|
| 1) Site Plan Review | \$ 500.00 |
| 2) Conditional Use Review | \$ 500.00 |
| 3) Bond Release | \$ 10.00 + actual cost of engineers review |
| 4) Public Hearing | Actual cost of hearing
(Stenographer, advertising
Administration costs) |

B. Engineer & Consultant Fees:

The applicant shall be responsible to pay the actual cost of the Township Engineer's plan review, field inspections, report preparation, etc. The applicant shall also bear the cost of the Township Solicitor or other consultants (i.e. traffic, lighting, etc.) as billed to the

Township at the normal rate charged for such services.

- C. Upon initial submission for site plan approval or conditional use approval the applicant shall deposit the sum of \$2,200.00 with the Township. From this amount any required fees accruing during the duration of the project as outlined in items A1, A2, A3 and B above shall be deducted from the deposit. At the completion of the project any of the monies remaining on deposit after all fees are deducted shall be returned to the applicant. If at any time the sum of all fees owed exceeds the amount on deposit the applicant shall pay over to the Township an amount equal to the balance. The Township will reserve the right to withhold any required permits and bond money until such time that the balance is paid.
- D. For Gas & Oil Well applications, the Applicant or Operator shall accompany the conditional use application with a nonrefundable application fee of \$1,000 and an initial review fees escrow deposit of \$5,000.

ARTICLE VIII Site Plan - Zoning Officer Approval Only

- A. Any site plan that requires the Zoning Officer's approval only, shall be required to pay the following fees:

- | | |
|---------------------|---|
| 1) Site Plan Review | \$ 150.00 |
| 2) Bond Release | \$ 10.00 + actual cost of engineer's inspection |

B. Engineer and Other Consultants Fees:

The applicant shall be responsible to pay the actual cost of the Township engineer's plan review, field inspections, report preparation, etc. The applicant shall also bear the cost of the Township solicitor or other consultants (i.e. traffic, lighting, etc.) as billed to the Township at the normal rate charged for such services.

C. Method of Payment:

Upon initial submission of any application under this heading, the applicant shall deposit the sum of \$500.00 with the Township. From this amount shall be deducted fees accruing during the project as outlined in No. A1, A2 and B above. At the completion of the project any of the monies remaining on deposit after all applicable fees are deducted shall be returned to the applicant. If at any time, the sum of all fees exceeds the amount of deposit, the applicant shall be required to pay over to the Township an amount equal to the balance.

ARTICLE IX. Subdivision Review Fees

A. Application Fees:

- | | |
|------------------|--|
| 1) 1 -3 lots | \$300.00 |
| 2) 4 lots and up | \$600.00 + \$50 per lot |
| 3) Bond release | \$10.00 + actual cost of engineer's inspection |

B. Engineer and Other Consultant Fees:

The applicant shall be responsible for the actual cost of the consulting engineer's plan review, field inspections, report preparation, etc. The applicant shall also bear the cost of the Township solicitor or other consultants (i.e. traffic, lighting, etc.) as billed to the Township at the normal rate charged for such services.

C. Method of Payment:

- 1) Upon initial submission of an application under A1 above, the applicant shall deposit a sum of \$1000.00 with the Township. From this amount will be deducted any fees accruing from the application of A & B above. At the completion of the project, any monies remaining on deposit after all fees are collected shall be returned to the applicant. If at any time during the progression of the project, the sum of all fees exceeds the amount on deposit, the applicant shall pay over to the Township an amount equal to the balance. Any required permits or bond money will be withheld until such time the balance is received.
- 2) Upon submission of an application under A2 above, the applicant shall submit a deposit of \$2300.00 plus \$50 per lot to the Township. From this amount, will be deducted any fees accruing from the application of A & B above. At the completion of the project, any of the monies remaining on deposit after all fees are collected, shall be returned to the applicant. If at any time during the progression of the project, the sum of all fees exceeds the amount on deposit, the applicant shall pay over to the Township an amount equal to the balance. Any required permits or bond money will be withheld until such time the balance is received.
- 3) The installation and certification of survey points and/or monuments shall be made by a registered surveyor prior to final approval of the Subdivision. In lieu of such prior installation, the Applicant shall furnish a cash deposit in the form of a certified check to guarantee the proper installation of the required monuments and bench marks. The deposit amount shall be \$1000.00 per monument and \$250.00 per survey marker (pin).

A. Application Fees:

- | | |
|---------------------------|---|
| 1) Minor Land Development | \$ 150.00 |
| 2) Major Land Development | \$ 500.00 |
| 3) Bond release | \$ 10.00 + actual cost of engineer's inspection |

B. Engineer and Other Consultant Fees:

The applicant shall be responsible for the actual cost of the consulting engineer's plan review, field inspections, report preparation, etc. The applicant shall also bear the cost of the Township solicitor or other consultants (i.e. traffic, lighting, etc.) as billed to the Township at the normal rate charged for such services.

C. Method of Payment:

- a. Upon initial submission of an application under A1 above, the applicant shall deposit the sum of \$500.00 with the Township. From this amount will be deducted any fees accruing from the application of A & B above. At the completion of the project, any monies remaining on deposit after all fees are collected shall be returned to the applicant. If at

any time during the progression of the project, the sum of all fees exceeds the amount on deposit, the applicant shall pay over to the Township an amount equal to the balance. Any required permits or bond money will be withheld until such time the balance is received.

b. Upon submission of an application under A2 above, the applicant shall submit a deposit of \$2200.00 to the Township. From this amount, will be deducted any fees accruing from the application of A & B above. At the completion of the project, any of the monies remaining on deposit after all fees are collected, shall be returned to the applicant. If at any time during the progression of the project, the sum of all fees exceeds the amount on deposit, the applicant shall pay over to the Township an amount equal to the balance. Any required permits or bond money will be withheld until such time the balance is received.

c. The installation and certification of survey points and/or monuments shall be made by a registered surveyor prior to final approval of the Subdivision. In lieu of such prior installation, the Applicant shall furnish a cash deposit in the form of a certified check to guarantee the proper installation of the required monuments and bench marks. The deposit amount shall be \$1000.00 per monument and \$250.00 per survey marker (pin).

D. Fee in lieu of dedicated Recreation Open Space:

a. The amount of the fee shall be equal to the fair market value of the land otherwise required to be improved for recreational use, as required under Section 808.1 of the Subdivision and Land Development Ordinance.

ARTICLE X: Stormwater Storage Facility Fees

A. Storage Facilities Privately Owned – An amount determined by the Township Engineer in accordance with accepted engineering practices to be sufficient to cover the cost of facility inspections and oversight by the Township for a period of ten (10) years, based on the size and design of the facility.

B. Storage Facilities to be Owned and Maintained by the Township – An amount determined by the Township Engineer in accordance with accepted engineering practices to be sufficient to cover the cost of facility inspections and maintenance by the Township for a period of ten (10) years.

C. The amount determined by the Township Engineer pursuant to Section A or B above shall be converted to present worth of the annual series values.

1. The formula used by the Engineer to determine the fee shall be made available to the developer.
2. The Township Manager shall determine the present worth equivalents, which shall be subject to final approval by the Board of Commissioners.
3. The Manager's fee calculation shall be subject to approval by the Board of Commissioners.
4. Once finally approved, the amount determined shall be deposited to the Collier Township Maintenance Fund prior to signature by the Township of the development final plan or the Stormwater Operation and Maintenance Agreement. Each deposit into

the Stormwater Maintenance Fund shall be separately accounted for such that Township expenses can be tracked to the particular storage facility in question.

- D. Funds deposited to the Stormwater Maintenance Fund shall be non-refundable, except in the case where, within ten (10) years after deposit of the funds, a storage facility is eliminated due to the installation of storm sewers or another storage facility. In such case, the unused portion of the deposit will be applied to any costs the Township incurs as a result of eliminating the storage facility and connecting to the storm sewer or another storage facility. Any amount of the deposit remaining after the costs of abandonment/connection are paid will be returned to the depositor, without interest.
- E. Once a deposit has been held for ten (10) years, the deposit shall no longer be refundable in any amount, need not be separately accounted for or tracked to the particular storage facility and may be expended by the Township for any purposes related to stormwater management within the Township.

ARTICLE XI **Zoning Hearing Board Fees**

- A. Application Fee \$700.00
- B. Notice and Advertising Fee Actual Cost of Advertising/Notice
- C. Stenographer Fee One-half the cost of stenographer appearance fee.
- D. Administrative Overhead Actual Cost
- E. Method of Payment:
 - 1) All applications for hearing by the Zoning Hearing Board shall be required to submit a deposit of \$1200.00, payable to Collier Township in two separate deposits of \$700.00 and \$500.00 respectively, to the Township to cover the cost of Items A, B, C, and D above. In the event the fees exceed the initial deposit, the applicant shall be required to submit an amount to cover the remaining balance due.
 - 2) Hearings which are continued will require additional advertising fees which will be billed to the applicant if necessary.
 - 3) Collier Township reserves the right to withhold any required permits until such time the account balance of fees due has been paid.

ARTICLE XII Miscellaneous Fees:

A. Bond Release Request Fees:

- 1) \$10.00 plus the actual cost of the engineer's inspection

B. Demolition Permits:

- 1) Residential \$25.00
- 2) Commercial \$50.00

- a. Permit fees shall be doubled for work started without the issuance of a permit

C. Home Occupation Occupancy Permit Fees

- 1) \$2.00 flat fee

D. Occupancy Permit Fees:

- | | |
|--|---------|
| 1) Commercial, Industrial
Institutional, Multi-family | \$50.00 |
| 2) Residential | \$50.00 |

E. Ordinance/Map/Publication Fees:

- | | |
|-------------------------|--|
| 1) Grading Ordinance | \$ 5.00 |
| 2) Street Opening Ord. | \$ 5.00 |
| 3) Subdivision Ord. | \$25.00 |
| 4) Zoning Ordinance | \$25.00 |
| 5) Comprehensive Plan | \$35.00 |
| 6) Ordinance not listed | .25 per sheet |
| 7) Copies | See Collier Township Right-to-Know Law Policy. |
| 8) Zoning Map | \$5.00 |

F. Zoning Amendment:

- | | |
|---|----------|
| 1) Filing Fee | \$250.00 |
| 2) Actual Cost of advertising | |
| a. Actual Cost of posting, if necessary | |
| b. Actual cost of court reporter services, if needed | |
| c. All actual costs of the Township's professional consultants, including but not limited to the Township's legal counsel, engineer, planner and/or traffic consultant. | |
| d. Administrative expense | |
| e. Actual cost of revising the Township Zoning Map and producing 10 copies thereof, if amendment is approved. | |

An application for rezoning amendments shall include a map of each area to be rezoned plus a legal description.

An application for a text amendment shall include a draft of the proposed amendment.

All requests for zoning amendment shall be accompanied with the deposit of \$500.00 to cover the cost of the items referenced above. In the event the fees exceed the initial deposit, the applicant shall be required to submit an amount to cover the remaining balance due.

G. Temporary Structures/Construction Trailers:

- 1) \$25.00 per structure/trailer to be issued for a period not to exceed six (6) months
- 2) \$10.00 renewal fee for additional six (6) months

H. Street Openings:

- 1) \$25.00 for three square yards, plus \$2.00 for each additional square yard
- 2) Sidewalk Openings \$5.00 for each lineal foot plus \$0.50 for each lineal foot thereafter
- 3) A minimum fee of \$25.00 shall apply for both street and sidewalk openings.

I. Zoning Compliance Letter:

- 1) A fee of \$25.00 shall be charged for letters requested by persons to verify compliance with the Zoning Ordinance, or verification of zoning.

J. Flood Plain Verification Letter:

- 1) A fee of \$25.00 shall be required for a flood plain verification letter.

K. Municipal No Lien Letter:

- 1) \$30.00

L. Tax Certification:

- 1) \$30.00

M. Police Accident Report

- 1) \$15.00 (Resolution 01-14-97)

N. Alarm Permits:

- | | |
|----------------|---------|
| 1) Residential | \$50.00 |
| 2) Commercial | \$65.00 |

O. Small Games of Chance Application:

- | | |
|----------------|----------|
| 1) Application | \$100.00 |
| 2) Renewal | \$ 20.00 |

P. Peddlers/Solicitation Permit:

- A) An application fee of \$50.00 cash is required at the time of application. One half of the

fee or \$25.00 is non-refundable. The remaining \$25.00 will be refunded upon expiration of the solicitation permit and only when the original solicitation permit is returned to the Township.

- B) An application fee of \$10.00 per day, \$50.00 per week, or \$100.00 per month shall be paid to the Township of Collier during the application process.

Q. Game Machine etc. Licenses:

- 1) Music Machine, Boxes, Juke Boxes, Billiard Tables: \$125.00 annually (as defined in Code Chapter 13, §401) (Resolution 111914-01)
- 2) Game Machine: \$275.00 annually (as defined in Code Chapter 13, §401) (Resolution 111914-01)

R. Traffic Impact Fee: \$2,200.00 per PM Peak Hour Trip

S. Act 46 Verification Request Fees:

- a. Verification of Residential approval \$100.00
- b. Verification of Commercial approval \$500.00

T. Business/Tenant Registration:

- 1) Business:
 - a. \$50.00 a year
 - b. \$24.00 a year for non-profit, religious and educational
- 2) Tenant:
 - a. \$25.00 per dwelling unit.

U. Fee-in-Lieu of Dedication of Recreational Open Space –
Residential: \$1,600.00 per dwelling unit

V. Non-Residential: The amount of the fee shall be equal to the fair market value of the land otherwise required to be dedicated for recreational use. The fair market value of the land shall be determined by an appraisal from a Certified Appraiser submitted by and paid for by the applicant.

W. Dumpster / Bulk Storage Container:	Application fee	\$25.00
- Bulk Storage, 30-day extension		\$25.00
- Dumpster, 30-Day extension		\$100.00

X. Intermunicipal Liquor License Transfer \$300.00

- Upon initial submission of an application under X above, the applicant shall deposit a sum of \$500.00 with the Township. From this amount will be deducted the actual cost of advertising and the cost of the stenographic record.

Y. Technology Fee \$10 each permit

ARTICLE XIII APPEAL FEES

The fee for any appeal to a Township tribunal, or appeal in the nature of a Local Agency Law appeal, including but not limited to appeals to the Building Code Appeals Board, shall consist of:

- (a) A \$100.00 appeal fee to accompany the appeal request and to be nonrefundable; and
- (b) A deposit of \$500.00 to be used to reimburse the Township in full for all costs incurred by the Township in advertising an appeal hearing or in providing for a court reporter's attendance and/or transcript. Should the actual or estimated advertising and court reporter costs exceed \$500.00, the appellant shall pay such excess before the hearing is commenced. Should such costs be less than \$500.00, the difference shall be returned to the appellant.

The fees in this section shall not apply to fees specifically set elsewhere by resolution, ordinance or statute for certain appeals, including but not limited to appeals to the Collier Township Zoning Hearing Board, liquor license hearings, etc.

Adopted this 22nd day of September 2025.

ATTEST:

TOWNSHIP OF COLLIER



Amy Medway, Collier Township Secretary



Wayne M. Chiurazzi, President
Board of Commissioners