

**TOWNSHIP OF WEST NORRITON
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION # 23-1712

**A RESOLUTION ESTABLISHING FEES FOR THE FILING OF
APPLICATIONS, PERMITS AND LICENSES FOR THE
TOWNSHIP OF WEST NORRITON**

CHAPTER 4 – BUILDINGS

Building Code (Ch. 4)

* Building permit fees:

Cost:

\$ 0.00 to \$2,000.00

\$ 50.00

Each additional \$1,000.00 or part thereof

\$ 25.00

Residential Building Permits

Retaining walls	\$3 per linear feet, \$100 minimum
Footings and foundation only	\$1 per linear foot, \$50 minimum
Demolition	\$0.10 per SF, \$50 minimum
Sheds = 100 sq. ft. or less	\$45.00
Sheds = 101 - 250 sq. ft.	\$85.00
Fences	\$35.00 + \$0.25 per lineal foot
Installation of swimming pools, spas or hot tubs	\$50 + \$25 for ea. \$1,000 of est. cost

Commercial Building Permits

Footings and foundation only	\$2 per linear foot, \$50 minimum
Retaining walls	\$3 per linear foot, \$150 minimum
Demolition (interior only)	\$0.10 per SF, \$100 minimum
Demolition	\$0.25 per SF, \$100 minimum
Installation of swimming pools, spas or hot tubs	\$250 + \$20 for ea. \$1,000 of est. cost
Installation of cell tower/ antenna structure (including ground equipment)	\$800
Alteration to cell tower/ antenna structure (including ground equipment)	\$400
Signs (new or replacement)	\$100 per Sign
Construction / Sales Trailer	\$160

Residential Plumbing Permits

Traps or fixtures installed or replaced	\$25
Sewer ejector pump	\$125
Water service or sanitary sewer lateral new installation	\$100 for each \$100' Feet of Lateral
Water service or sanitary sewer lateral repair or replacement	\$100
Water heater, new or replacement	\$100

Commercial Plumbing Permits

Traps or fixtures installed or replaced	\$40
New water heater or replacement	\$100
Sewer ejector pump	\$200
Grease traps, grease interceptors and separators	\$100
Water or sanitary sewer lateral new installation	\$150 for each 100' Feet of Lateral
Water or sanitary sewer lateral repair or replacement	\$100
Connection to municipal stormwater collection system	\$100

Residential Mechanical Permits

New heating, air conditioning or refrigeration system	\$150
Replace or alter heating, air conditioning or refrigeration system	\$100
Alteration to existing duct work	\$75
Construct or alter masonry fireplace or chimney	\$100
Chimney relining	\$75
Install factory-built fireplace	\$100
Gas piping installation or alteration	\$100
Gas piping repair or replacement	\$50

Commercial Mechanical Permits

New heating, air conditioning or refrigeration system	\$40 per ton or 100,000 BTU's
Replace or alter heating, air conditioning or refrigeration system	\$20 per ton or 100,000 BTU's
Alteration to existing duct work	\$300
Construct or repair masonry fireplace or chimney	\$150
Chimney relining	\$100
Install factory-built fireplace	\$100
Gas piping installation or alteration	\$150
Gas piping repair or replacement	\$100
Install Type I hood / duct	\$300
Install Type II hood/ duct	\$150

Electrical Permits

Estimated cost of electrical work from \$0 to <\$50,000	\$100 plus 3% of est. cost
Estimated cost of electrical work from \$50,000 to <\$250,000	\$250 plus 2.5% of est. cost
Estimated cost of electrical work from \$250,000 to <\$1,000,000	\$1,250 plus 2% of est. cost
Estimated cost of electrical work \$1,000,000 or more	\$5,500 plus 1.5% of est. cost
Electrical Plan Revision – Commercial	\$100
Electrical Plan Revision – Residential	\$50

Revisions

Plan Revision – Commercial (Non-Electric)	\$100
Plan Revision – Residential (Non-Electric)	\$50

Fire Code Operational & Construction Permits

Install new NFPA 13-D fire sprinkler system	\$200
Alter NFPA 13-D fire sprinkler system	\$75
Install new NFPA 13-R fire sprinkler system	\$200 + \$25 per \$1,000 of est. cost
Alter NFPA 13-R fire sprinkler system	\$100 + \$25 per \$1,000 of est. cost
Install new NFPA 13 fire sprinkler system	\$200 + \$25 per \$1,000 of est. cost
Alter NFPA 13 fire sprinkler system	\$100 + \$25 per \$1,000 of est. cost
Install kitchen hood fire-extinguishing system	\$250
Alter kitchen hood fire-extinguishing system	\$150
Install other automatic fire-extinguishing system	\$400
Alter other automatic fire-extinguishing system	\$200
Install stationary storage battery system > 50 gallons	\$200
Install, repair or modify compressed gas storage system	\$250
Install or modify cryogenic storage system	\$250
Install new fire alarm and detection system	\$100 + \$25 per \$1,000 of est. cost
Modify fire alarm and detection system	\$75 + \$25 per \$1,000 of est. cost
Install or modify fire pump and related equipment	\$250 + \$25 per \$1,000 of est. cost
Install, remove or abandon flamm. or comb. liquid AST or UST	\$100 per 1,000 gal of cap; Max: \$500
Install, construct or alter fuel dispenser	\$150 per dispenser
Other flammable and combustible liquids	\$200
Install, repair or modify hazardous materials storage system	\$250
Install industrial oven	\$250
Install or modify an LP-gas system	\$100
Install or modify private fire hydrant	\$150
Install or modify spray room, dip tank or booth	\$150
Install or modify standpipe system	\$250 + \$25 per \$1,000 of est. cost
Install temporary membrane structure or tent	\$100

Plan Review and Inspections

Building plan review	\$0.10 per SF, \$50 minimum
Energy plan review	\$0.05 per SF, \$50 minimum
Plumbing plan review	\$0.05 per SF, \$50 minimum
Mechanical plan review	\$0.05 per SF, \$50 minimum
Accessibility plan review	\$0.05 per SF, \$50 minimum
Fire plan review	\$0.05 per SF, \$50 minimum
Third residential inspection following two failed inspections	\$50
Third non-residential inspection following two failed inspections	\$100

Permit Extension (per request)	50% of original permit fee; \$125 minimum
Penalty / Fee for Cancellation upon arrival (At the Discretion of the BCO)	\$100
Penalty / Fee for Failing to Obtain Permits (At the Discretion of the BCO)	2x normal permit fee

Commercial Use and Occupancy Permit

Low Hazard Occupancy (Business Office, Mercantile/Store)

1 – 2,000 sq. ft.	\$ 110.00
2,001 – 5,000 sq. ft.	\$ 160.00
5,001 – 10,000 sq. ft.	\$ 210.00
10,001 – 100,000 sq. ft.	\$ 260.00
100,001 sq ft. or greater	\$ 310.00

Moderate/High Hazard (Restaurant/Bar, Church/School, Institutional, Industrial/Factory, Service Station/Repair Garage, Storage, Hotel/Motel/Apartment w/ 3 or more dwelling units)

1 – 2,000 sq. ft.	\$ 200.00
2,001 – 5,000 sq. ft.	\$ 250.00
5,001 – 10,000 sq. ft.	\$ 300.00
10,001 – 100,000 sq. ft.	\$ 400.00
100,001 sq ft. or greater	\$ 500.00

*** Per Act 45 a \$4.50 PA Surcharge will be added to all building permits.**

*** In addition, a \$60.00 Administration fee will be added to all building/construction permits**

Fees shall be paid at the time the permit is issued and picked up. Applicants are required to provide a contract or other documentation to verify estimated project costs.

Rental license fees: (Ch. 4, Part 4, §401)

Buildings containing less than 4 rental units (Per unit / per year)	\$ 75.00
Buildings containing 4 or more rental units First three units (per unit / per year)	\$ 75.00 +
Per each additional unit / per year	\$ 25.00

****SEE WEST NORRITON TOWNSHIP CODE, CHAPTER 11, PART 2, §215 RE: FINES/PENALTIES FOR VIOLATION OF RENTAL PROVISIONS****

Commercial Contractor's License annually	\$ 80.00
Residential Resale Certificate (includes 2 inspections)	\$ 150.00

**** INSPECTION FEES WILL BE DOUBLED FOR ALL U&O INSPECTIONS REQUESTED WITHIN TWO (2) WEEKS OF SETTLEMENT****

Additional fee (per each additional inspection over 2)	
Residential	\$ 75.00
Commercial	\$ 100.00
Use registration permit (Ch.4, §151)	
First copy	Free
Additional charge (each copy)	\$ 5.50

Certified statements for inspection: (Ch. 5, §404)	
For each certified statement or report where no inspection is necessary or required the fee is	\$ 15.00
For each certified statement or report where an inspection is necessary or required the fee is	\$ 35.00

CHAPTER 10 – SAFETY

Abandoned Personal Property: (Ch. 10, §405)	
Redemption fee for impounded materials not less than and plus, an additional \$ 5.00 per day	\$ 15.00
Property Abatement:	
Labor per man per hour	\$ 30.00
Small equipment per hour (each)	\$ 20.00
Trucks/large equipment per hour (each)	\$ 75.00
Dumping fee per ton	\$ 100.00

CHAPTER 13 – LICENSES, PERMITS AND GENERAL BUSINESS REGULATIONS

Professional Services:	
Solicitor – Sean Kilkenny, Esquire (per hour)	\$ 175.00 or Actual Cost
Consulting Engineer – Gilmore & Assoc. (per hour)	\$ 150.00 or Actual Cost
Traffic Engineer – Remington, Vernick (per hour)	\$ 155.00 or Actual Cost
Sanitary Sewer Engineer – Gilmore & Assoc. (per hour)	\$ 135.00 or Actual Cost
Plan Review/Inspection – United Inspection Agency	\$ 100.00 ea.
Contests, Entertainments and Special Events: (13, §508)	
License fee [Res. 1316]	\$ 75.00
Burglar False Alarms: (Ch. 13, §202, 204, 217)	
Alarm system permits	\$ 50.00
License fee (annually)	\$ 50.00
First false alarm per calendar year	Free
Second and third false alarm per calendar year (each)	\$ 25.00
Fourth false alarm per calendar year (each)	\$ 50.00
Fifth and Subsequent false alarms per calendar year (each)	\$ 100.00
Fire False Alarms: (Ch. 13, §229)	
Third false alarm – Residential	\$ 100.00
Third false alarm – Commercial	\$ 200.00
Fourth false alarm – Residential	\$ 150.00
Fourth false alarm – Commercial	\$ 300.00
Fifth false alarm – Residential	\$ 200.00
Fifth false alarm – Commercial	\$ 400.00
Sixth and above false alarms – Residential	\$ 300.00
Sixth and above false alarms – Residential	\$ 500.00
Yard Sales: (Ch. 13, §702)	
License each occurrence	\$ 10.00
Age 65+ garage sale licenses each occurrence (Medicare Card only proof of age accepted)	\$ 5.00
Escrow (refundable when yard sale signs are removed)	\$ 25.00

Peddlers, Solicitors and Transient Vendors: (Ch. 13, §306, 311)	
License fee [Res. 1316]	\$ 115.00
Additional license fee per agent or employee [Res. 1316]	\$ 35.00
Mechanical Vending and Dispensing Devices: (Ch 13, §403)	
For amusement, for one to three machines located upon the same premises (per each)	\$ 225.00
For amusement, each machine over three located upon the same premises (per each)	\$ 425.00
For service machine (per each)	\$ 50.00
For merchandise machine (per each)	\$ 125.00
Refuse Containment:	
Leaf Bags (per each)	\$.75
Recycle Bins (per each)	\$ 15.00
Administrative Charges:	
Fee for credit card payments	2% of total
Minimum \$2.50	
Fee for returned checks	\$ 25.00

CHAPTER 15 – MOTOR VEHICLES AND TRAFFIC

Part 4 – General Parking Regulations

Penalties (Ch. 4, §409):	
No Parking Permitted	\$ 15.00
No Parking on Sidewalk	\$ 15.00
No Parking - Traffic Lanes	\$ 15.00
Within 25 ft. of intersection	\$ 15.00
Within 15 ft of fire hydrant	\$ 15.00
No Parking – Fire Zone	\$ 15.00
Obstructing Driveway	\$ 15.00
Parking Against Traffic Movement	\$ 15.00
No Angle Parking	\$ 15.00
No Parking - Handicapped only	\$ 15.00
No Parking -- Snow Removal	\$ 15.00

CHAPTER 16 – PARKS AND RECREATION

Park Rental:	
Permit fee for rental of park facilities/ballfields/sports courts	\$ 35.00/hr.
Pavilion Rental Fee	\$ 75.00

CHAPTER 18 – SEWERS AND SEWAGE DISPOSAL

Sewer construction fees (non- assessable properties) per front foot (Ch. 18, §402)	\$ 10.00
Connection fees:	
Application Fee	\$ 100.00
Review/Inspection Fee	\$ 500.00
Tapping Fee-Residential/per EDU (Equivalent Dwelling Unit)	\$ 2,739.56
Tapping Fee-Commercial/per EDU (Equivalent Dwelling Unit)	\$ 2,739.56

Sewer Rental Rates: (billed quarterly)

Residential Single Family – Served by Public Water:	
Flat fee for water usage up to 3,000 gallons	\$ 42.00
Each additional 1,000 gallons of water usage	\$ 7.51
Residential Single Family – Not Served by Public Water	\$ 107.00
Residential Multi-unit buildings containing 3 or fewer units:	
Flat fee for water usage up to 3,000 gallons	\$ 82.00
Each additional 1,000 gallons of water usage	\$ 7.51
Residential Multi-unit buildings containing 4 or more units:	
Flat fee per unit	\$ 20.00
Each 1,000 gallons of water usage	\$ 7.51
Commercial:	
Flat fee for water usage up to 3,000 gallons	\$ 87.00
Each additional 1,000 gallons of water usage	\$ 7.51
Sewer Certification Fee	\$ 30.00

**** PENALTY IS ASSESSED AT 10% ON THE CURRENT SEWER RENTAL CHARGE 30 DAYS AFTER THE BILL DATE. INTEREST IS ASSESSED AT 10% ANNUALLY FOR EACH MONTH THE ACCOUNT REMAINS DELINQUENT. IF ANY QUARTERLY INSTALLMENT FOR SEWER CHARGE IS UNPAID, SEWER CHARGES (TOGETHER WITH THE PENALTY THEREON) SHALL BE A LIEN ON THE PROPERTY SERVED AND MAY BE COLLECTED BY LEGAL PROCESS AS AND TO THE EXTENT PROVIDED BY LAW, IN ADDITION THE TOWNSHIP MAY REQUIRE ANY WATER UTILITY TO SHUT OFF THE WATER SUPPLY UNTIL THE UNPAID CHARGES, PENALTY, INTEREST, AND COST ARE PAID. ****

CHAPTER 21 – STREETS AND SIDEWALKS

Driveway permits fees – Residential:	
Standard overlay or repair of existing driveway	\$ 50.00
New or expanded driveway (includes engineering review)	\$ 250.00 or Actual Cost
Parking Lot permit fees – Commercial:	2% of Total Cost
Sidewalk/Curbs permit fees	
Replacement or Repair	\$ 45.00 + \$ 2.00 per lin. ft.
Opening Streets: (Ch. 21, §403)	
For first 500 ft. of an opening	\$ 125.00
For each additional 100 ft. of opening	\$ 25.00
Utility companies (annual fee)	\$ 400.00
Inspection fee, for each opening	\$ 25.00
Improvements and Openings: (Ch. 21, §508)	
Fee for application for permit	\$ 125.00
Inspection fee (per day)	\$ 25.00
Required Street Permit and Bond: (Ch. 21, §601)	
Permit fee (bond required)	\$ 125.00
Permit fee (no bond required)	\$ 125.00

CHAPTER 22 - SUBDIVISION AND LAND DEVELOPMENT

Subdivision fees	\$ 1,350.00 +
Additional subdivision fees (per lot)	\$ 50.00

Earth Disturbance	\$ 500.00
Traffic Impact Fee	
\$733.44 x number of per peak hour trips	See Formula
See Chapter 22, Section 1011 of Code of Ordinances	
Review by Planning Commission	\$ 250.00
Escrow required for professional services review (To be replenished as needed)	\$ 5,000.00
Park and Recreational Facilities	
Fee in lieu of dedication of land - Fair Market Value	See Formula
See Chapter 22, Section 1103 of Code of Ordinances	

CHAPTER 27 - ZONING

Signs:

Permanent signs	
Free standing signs per year	\$ 40.00
Wall signs each per year	\$ 40.00
Roof signs each per year	\$ 40.00
Electric window signs each per year	\$ 40.00
Temporary signs	
A-frame signs per month	\$ 100.00
Portable signs per month	\$ 100.00

Zoning hearing board hearings:

Residential	\$ 700.00
Commercial, industrial, institutional	\$ 1,000.00

Zoning change hearings:

Hearing before Board of Commissioners	\$ 500.00
Review by Planning Commission	\$ 100.00

Applications for conditional use:

Application fee	\$ 1,000.00
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Reimbursement for Court Reporter fees and cost of transcript of proceedings	Actual Cost
Escrow for Court Reporter fees and cost of transcript, against which actual cost will be credited	\$ 750.00

Use Permit	\$ 25.00
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MISCELLANEOUS

Accident Reports	\$ 15.00
Incident Reports	\$ 10.00
Reports for Senior Citizens	\$ 5.00

ADOPTED by the Board of Commissioners of West Norriton Township this 14th day of November, 2023.

Attest: 

Jason Bobst, Secretary

**Board of Commissioners
West Norriton Township**
By: 

Peter D. Smock, President