

BRANCH TOWNSHIP

FEE SCHEDULE FOR SUBDIVISION AND LAND DEVELOPMENT REVIEWS

The following fees will be charged by the Branch Township Planning Commission for subdivision and land development reviews as authorized by the Pennsylvania Municipalities Planning Code, Act 247, as amended. These fees are effective. Plans will not be accepted for review by the Planning Commission without the appropriate fee and the required number of plans.

Schedule I - Fees		Subdivision (All Land Uses) and Land Development (Residential Use Only)			
Number of Lots or Units Including <u>Residue Units</u>	Administrative Fees		Professional Fees		
	Sketch Official Sketch <u>Sketch for Record</u>	Preliminary or <u>Final</u>	Repeat <u>Stage</u>	<u>Escrow</u>	
1 – 5	\$100	\$150	50% of	\$200	
6 – 25	145	400	original	400	
26 – 49	250	600	submission	800	
50 – 99	360	800	unless	1,200	
100 – 199	440	1,000	number of	1,600	
200 and Over	Add \$95 for each 100 lots/units or part thereof over 199	Add \$100 for each 100 lots/units or part thereof over 199	lots or units changed	Add \$750 for each 100 lots/units or part thereof over 199	
Lot Annexation/Boundary Line Adjustment	100	150		--	

Schedule II - Fees		Commercial, Industrial, Public and Quasi Public (Land Development Only)			
Area to be Disturbed by <u>Development</u>	Administrative Fees		Professional Fees		
	Sketch Official Sketch <u>Sketch for Record</u>	Preliminary or <u>Final</u>	Repeat <u>Stage</u>	<u>Escrow</u>	
Under 2 acres	\$195	\$300	50% of	\$500	
2 to under 8 acres	310	500	original	1,250	
8 to under 15 acres	400	700	submission	2,500	
15 to under 30 acres	485	900	unless the site	5,000	
30 to under 50 acres	570	1,100	area has	7,500	
50 to under 100 acres	660	1,300	changed	10,000	
100 acres & over	Add \$90 for each 50 acres or part thereof over 100 acres	Add \$200 for each 50 acres or part thereof over 100 acres		Add \$2,000 for each 50 acres or part thereof over 100 acres	

The terms "lots" includes conveyances, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or correction of lot lines.

For subdivisions and/or developments that transcend the boundary limits of the Township, only those lots which are located entirely or partially within the limits of Branch Township shall be considered when determining appropriate review fees. The entire disturbed area within a lot shall be considered when determining appropriate Schedule II Review Fees whether or not the disturbed area lies entirely within Township limits.

All required County Plan Review Fees shall be paid at the time of plan submission to the Township.

Improvements. Review of improvements agreements will be billed independently of the subdivision review fee on an hourly basis in accordance with the current schedule.

Improvements inspections. Any inspection requested by the Township of the improvements of any approved subdivision will be conducted on an hourly rate basis in accordance with the current Township Engineer Retainer.

Money in escrow is for reimbursement at Branch Township's discretion for any and all engineering or legal or other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, in processing the Sketch, Preliminary and Final Plans. As soon as this escrow account decreases by fifty percent (50%), the Applicant shall make payment in an amount necessary to fully fund the account. Upon the recording of the Subdivision or Land Development Plan, as applicable, with the Recorder of Deeds and the payment of all Township engineering, legal and other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, the Applicant may submit a written request to the Township Treasurer for a refund of the unused escrow account. Money held in escrow will not be returned until all invoices from the Township Engineer and Solicitor have been received by the Township and paid by the Applicant. The Solicitor's and Engineer's invoices are submitted to the Township every thirty (30) days.

SCHEDULE I FEES are based on the number of lots or units. All land uses are included: residential, commercial, industrial, public, quasi-public and other. Therefore, an industrial park subdivision prior to development of individual lots is subject to Schedule I. The same would be true of a commercial lot subdivision or selling of land for a church or school. Schedule I fees also cover residential land development such as an apartment complex, condominiums, rental townhouses and mobile home parks. Where there is a mix of lots and rental units the totals are added together to determine the fee.

SCHEDULE II FEES are based on the amount of land to be disturbed for development including buildings, access drives, streets, stormwater management, grading, public sewer and water service, erosion and sediment control landscaping and any other activity that disturbs the ground on the site. The total disturbed area of a project is most accurately calculated by a planimeter following all outlines of disturbed areas. Where combinations of subdivision and non-residential development are proposed on a plan the fees must be determined separately and added together.