

Lower Saucon Township
Northampton County, Pennsylvania

RESOLUTION #38-2025

**A RESOLUTION ESTABLISHING APPLICATION AND ESCROW FEES, PERMIT FEES,
UNIFORM CONSTRUCTION CODE FEES, FEES FOR THE USE OF FACILITIES, AND
OTHER FEES FOR SERVICES PROVIDED BY LOWER SAUCON TOWNSHIP**

WHEREAS, Lower Saucon Township is authorized pursuant to the Code of the Township of Lower Saucon, the Second Class Township Code, the Pennsylvania Municipalities Planning Code, the Uniform Constriction Code, and other applicable statutes to establish a schedule for certain fees that are to be paid to the Township General Fund for the submission of applications, the use of Township facilities, the acquisition of permits, the provision of financial and tax services and police department services, fees associated with Right-to-Know Act requests, and other authorized and associated fees; and

WHEREAS, these fees are to be established to provide for general reimbursement to the Township General Fund for administrative costs associated with processing applications and permits, maintaining facilities, scheduling and reserving Township fields and pavilions, as well as other incidental costs; and

WHEREAS, the Township of Lower Saucon is desirous of establishing a uniform Fee Schedule for such applications, permits, and other enumerated services so that the general administration costs associated with the provision of these services are specifically set forth and established.

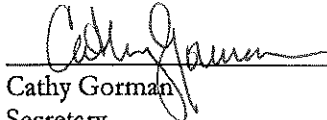
NOW, THEREFORE, be it resolved and it is hereby resolved as follows:

1. The "whereas" clauses set forth above are incorporated herein by reference.
2. All other resolutions inconsistent herewith are repealed.
3. The Lower Saucon Township Fees established for 2025 per Exhibit A
4. The Lower Saucon Township Fee schedule for Residential Building Code Exhibit B
5. The Lower Saucon Township Fee schedule for Other than Residential Building Code Exhibit C

EXHIBIT A, B and C
FEE SCHEDULE

IN WITNESS WHEREOF, this Resolution has been duly enacted on this 16th day of April, 2025.

Attest


Cathy Gorman
Secretary

LOWER SAUCON TOWNSHIP

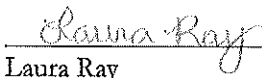

Laura Ray
Council President

EXHIBIT A

Section I - ZONING RESIDENTIAL

New Dwelling Construction	\$	150.00
Additions	\$	125.00
Alterations (Interior & Exterior)	\$	75.00
Penalty for failure to obtain a permit		2x permit fee
UCC building permit fee (Per Building Permit)	\$	4.50

Section II - ZONING COMMERCIAL/INDUSTRIAL

New Building Construction	\$	150.00
Building Additions & Alterations	\$	125.00
Change In Use	\$	75.00
Penalty for failure to obtain a permit		2x permit fee
UCC building permit fee (Per Building Permit)	\$	4.50

Section III - ZONING RESIDENTIAL ACCESSORIES

Decks, Patios, Sheds, Accessory Structures under 250 sqft.	\$	75.00
Decks, Patios, Sheds, Accessory Structures over 250 sqft.	\$	75.00
Swimming Pools, Spas & Hot Tubs	\$	75.00
Solar Panels (Roof or Ground Mount)	\$	75.00
Fences, Retaining walls	\$	50.00
UCC building permit fee (Per Building Permit)	\$	4.50

Section IV - ZONING MISCELLANEOUS PERMITS

Signs	\$	100.00
Demolition	\$	50.00
Tree Removal (More than three trees) (Excluding Forestry)	\$	50.00
Move In Permit / Move Out Permit	\$	5.00
Certificate of Occupancy		
Residential	\$	5.00
Home Based Business	\$	50.00
New Construction/Temp. CO (Escrow may be Required)	\$	75.00
Commercial/Industrial (Business and or UCC)	\$	75.00
Temporary Zoning Permits		
Portable Sign for Temp. Use/Temp. Structure Permit (Sales/Job Trailer etc.)	\$	100.00
Junkyard License	\$	250.00

Section V - HIGHWAY & ROAD FEES

Driveway/Road Encroachment	\$	75.00
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Section VI - GRADING, SESC & STORMWATER MANAGEMENT PLANS

Grading Plan Review (Residential)	\$	100.00
Escrow Fee	\$	2,000.00
Grading Plan Review (Commercial/Industrial)	\$	100.00
Escrow Fee	\$	3,000.00
Stormwater Management Plan (Residential)	\$	100.00
Escrow Fee	\$	2,000.00
Stormwater Management Plan (Commercial/Industrial)	\$	100.00
Escrow Fee	\$	3,000.00
Ground Source Heat Pump (Geothermal)	\$	50.00
Review & Inspection Escrow	\$	1,000.00
Carbonate Geology Review	\$	175.00

Section VII - ZONING HEARING BOARD & UCC APPEAL BOARD FEES

Zoning Hearing/UCC Board of Appeals Application Fee	\$	600.00
Continue Zoning Hearing or UCC Board of Appeals Hearing by Applicant	\$	200.00
Transcript Copy		actual

Section VIII - COUNCIL FEES

Conditional Use Hearing		
Applicaton Fee	\$	750.00
Escrow	\$	2,000.00
Curative Amendment		
Applicaton Fee	\$	1,000.00
Escrow	\$	5,000.00
Rezoning		
Applicaton Fee	\$	1,000.00
Escrow	\$	5,000.00
Validity Challenge to the Zoning Ordinance		
Applicaton Fee	\$	1,000.00
Escrow	\$	5,000.00
Miscellaneous		
Request to Council (Involving waiver requests or requests requiring Township Solicitor or Engineer to review or render a decision or opinion)		
Fee	\$	75.00
Escrow	\$	750.00
Well Isolation Request	\$	200.00
Township-Authorized Services by Township Consutlants, Hourly Fee		
Escrow (Request for Staff Meeting)	\$	1,500.00

Section IX - SUBDIVISION & LAND DEVELOPMENT FEES

Site Plan or Formal Sketch

Application fee	\$	125.00
Escrow	\$	2,000.00

Site Plan for Landfill/Quarry

Application	\$	125.00
Escrow	\$	5,000.00

Lot Line Changes

Application	\$	125.00
Escrow	\$	2,000.00

Minor Subdivision up to 3 lots

Application fee	\$	125.00
Escrow	\$	3,000.00

Major Subdivision 4 or more lots

Preliminary (+ Additional \$5.00 Per Lot)	\$	500.00
Escrow (+ Additional \$50.00 Per Lot)	\$	3,000.00

Final

Escrow	\$	250.00
		Replenish

Land Development

Preliminary	\$	500.00
For every 1,000 sqft of building area	\$	50.00
Escrow	\$	3,000.00
For every 1,000 sqft of building area	\$	50.00

Final

For every 1,000 sqft of building area	\$	50.00
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Landfill/Quarry

Escrow	\$	750.00
	\$	8,000.00

Revised Submissions (For Subdivisions or Land Developments)

Escrow		1/2 of filing fee
		Replenish

Recreation Fee (Per Lot)	\$	3,310.00
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Section X - ACT 537 REVIEW

Planning Module Review

1 or 2 Lots	\$	200.00
Escrow	\$	750.00
3 to 6 Lots	\$	200.00
Escrow	\$	1,000.00
7 or more	\$	200.00
Escrow	\$	1,500.00

Section XI - ON-LOT SEWER FEES (Individual Permits)

New On-lot Septic Installation

Application Fee	\$	75.00
Escrow Fee	\$	2,000.00

Repair On-lot Septic

Application Fee	\$	75.00
Escrow Fee	\$	1,500.00
Minor Repair	\$	135.00

Section XII - POLICE DEPARTMENT FEES

Alarm System Registration Fee

Residential (One time)	\$	5.00
Non-Residential (Annual)	\$	10.00

False Alarms (No charge for the first 2 in 6 month period)

3-4 Call Outs	\$	25.00
5-9 Call Outs	\$	50.00

Peddling/Soliciting Permit	\$	100.00
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Accident Reports	\$	15.00
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Incident Reports (Subject to Right To Know Act)		*
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Police Recordings (Video & Audio)	\$	25.00
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Section XIII - DOG CONTROL

Retrieval and Containment (Per Dog)	\$	50.00
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Section XIV - PAVILION/SPORTS FIELD RENTAL FEES

Seidersville Hall Rental Fee (Meetings only no parties)

Township Resident

Deposit	\$	50.00
2 hours	\$	25.00
4 hours	\$	35.00
5+hours	\$	65.00

Non-Resident

Deposit	\$	50.00
2 hours	\$	35.00
4 hours	\$	45.00
5+ hours	\$	75.00

Pavilion Rental Fee

Deposit	\$	50.00
Township Resident	\$	100.00
Non-Resident	\$	150.00

Multipurpose fields Rental Fee (Ballfield, Soccer, Lacrosse)

Township Resident	\$	175.00
Non-Resident	\$	200.00

Special Event (Certificate of Liability Insurance is Required)

Application Fee		\$25.00
Deposit		\$250.00

Section XV - FINANCE FEES

Returned Check	\$	25.00
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Section XVI - OTHER FEES AND CHARGES

Metal Detecting Permit	\$	5.00
Mileage Reimbursement		IRS rate
Miscellaneous Fees (Postage, toll calls, delivery fees, out of office copy fees etc.)		actual

Section XVII - DOCUMENTS (PAPER OR DISK)

Zoning Ordinance w/map	\$	25.00
Zoning Map	\$	10.00
Subdivision and Land Development Ordinance (SALDO)	\$	20.00
Comprehensive Plan (Disk only)	\$	25.00
Stormwater Ordinance	\$	20.00
Information on USB thumb drive	\$	5.00
Copies (Up to 11"x17") (Per Page Per Side)	\$	0.25
Copies (Large Format) (Per Page)	\$	10.00
Faxed copies (Per Page)	\$	0.50

Section XVIII - RIGHT TO KNOW (RTK)

Copies (B&W Per Page first 1,000)	\$	0.25
Copies (B&W Per Page beyond 1,000)	\$	0.20
Copies (Color)	\$	0.50
Copies (Large Format)	\$	10.00
Specialized Documents		Up to Actual Cost
Records via Email or other Electronic Method		No Additional fee
CD/DVD		Actual Cost 1.00 disc
Flash Drive		Actual Cost 5.00 fd
Facsimile		Actual Cost
Other Media		Actual Cost
Redaction		No Additional fee
Conversion to Paper (Per Page)	\$	0.25
Photographing a Record		No Additional fee
Postage		Actual Cost USPS
Certification		5.00 per record

LOWER SAUCON TOWNSHIP
RESIDENTIAL BUILDING CODE FEE SCHEDULE
(Permits issued under the 2018 IRC)

RESOLUTION ----2025----

PLAN REVIEW

- \$0.06 per square foot
- Minimum fee is \$50.00
- Administrative fee is 20% of Plan Review Fee

BUILDING PERMIT

New Construction and Additions

- \$40.00 plus \$0.15 per square foot of GFA*
 - * GFA – Gross Floor Area is defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, covered walkways, and attics with a floor-to-ceiling height equal to or greater than 6.50 feet. It also includes decks and exterior concrete slabs. GFA is also defined as the Gross Face Area of fences in excess of 6.00 feet in height and retaining walls in excess of 4.00 feet in height.

Alterations and Repairs

- 1.00% of total construction cost (signed contract required); subject to the review and approval of the Building Code Official (BCO).

Re-inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for this permit.

Administrative fee

- 20% of Building Permit Fee and all re-inspection fees

Commonwealth of Pennsylvania Education Fee

- \$4.50

MECHANICAL PERMIT AND PLUMBING PERMIT

New Construction and Additions

- \$10.00 per fixture or appliance*

*An appliance and fixture includes, but is not limited to, sinks, water closets, bidet, bath tub, shower, washing machines, hose bibs, floor drains, dishwashers, drinking fountains, water heaters, air handlers and any fuel burning device (gas, oil, wood or coal).

Utility Service Connection (including private, community and central water and/or sewer systems)

- \$50.00 per fixture or appliance*

*An appliance and fixture includes, but is not limited to, boilers, furnaces, HVAC, sewer pumps, refrigeration units, and water cooled air conditioners.

Alterations and repairs

- Plumbing: \$30.00 plus \$10.00 per device
- Mechanical: \$30.00 plus \$25.00 for each \$1,000.00 of construction cost (signed contract required); subject to the review and approval of the Building Code Official (BCO).

Minimum Permit Fee

- \$50.00 for the Plumbing Permit
- \$50.00 for the Mechanical Permit

Re-inspection

- A \$50.00 re-inspection fee will be imposed if the project is not ready for inspection when the Inspector arrives.
- A \$50.00 re-inspection fee for each additional visit will be imposed if more than two (2) inspections are required for either permit.

Administrative fee

- 20% of Building Permit Fee and all re-inspection fees

ELECTRICAL PERMIT

Service and Feeders

- | | |
|----------------------|---------------------|
| • 200 amp or less | \$50.00 |
| • 201 AMP to 400 amp | \$80.00 |
| • Over 400 amp | \$20.00 per 100 amp |