

RESOLUTION 1 of 2025
SOMERSET TOWNSHIP
Schedule of Fees

WHEREAS, various ordinances of the Township of Somerset allow for the setting of fees by Resolution to defer the cost of their administration; and

WHEREAS, the Somerset Township Board of Supervisors periodically reviews the schedule of fees and has determined that certain revisions are necessary and in the best interest of the Township;

NOW THEREFORE, the Township Board of Supervisors do hereby resolve and so intend that the following fee schedule be made, by this Resolution, effective January 2, 2024, and that this Resolution shall replace all previous fee schedule Resolutions.

Administrative Fees

Copies of Preprinted Ordinances:	Actual Cost
Duplication of Public Records:	\$0.25 (B&W) / \$0.50 (Color)
Non-Sufficient Funds Return:	\$30.00
Postage:	Actual Cost
Specialized Documents:	Actual Cost
Use Chart / Zoning Map:	\$1.00 / \$2.00

Building Permits

See Municipal Consulting Services “EXHIBIT A” attached at the end of this Resolution

Grading Permits

All Engineering and Inspection Fees incurred by the Township shall be reimbursed by the Applicant.

Permit fee per cubic yard

5,000 to 20,000	\$100.00	50,001 to 100,000	\$500.00
20,001 to 30,000	\$200.00	101,000 to 150,000	\$600.00
30,001 to 40,000	\$300.00	150,001 to 200,000	\$700.00
40,001 to 50,000	\$400.00	200,001 and over	\$800.00 + \$65.00 for each 10,000 cubic yards over 200,001

Licenses

Junk Dealer License	\$75.00
Waste Hauler License	\$50.00

Mechanical Amusement Devices

Bowling Machine	\$160.00
Movie	\$160.00
Music	\$120.00
Pin Ball Machine	\$160.00
Poker Machine	\$160.00
Pool Table	\$160.00
Other	\$160.00
Video	\$160.00

Other Fees

Inter-Municipal Liquor License Transfer	\$200.00
Municipal Lien Letters	\$20.00
Registration of Non-Conforming Use	\$20.00

Road Permits

Driveway Opening	
<i>Residential</i>	\$100.00
<i>Commercial</i>	\$300.00
Driveway Permit	
<i>Residential</i>	
<i>Simple</i>	\$180.00
<i>Complex</i>	\$180.00 + Engineering Fees, when applicable
<i>Commercial</i>	\$300.00 + Engineering Fees, when applicable
Highway Occupancy	\$50.00 + Fees set forth on HOP Schedule Application
Road Bond	\$12,500 Per Mile
Township Road Opening	
<i>Requiring Excavation of Roadway</i>	\$200.00
<i>Non-Requiring Excavation of Roadway</i>	\$120.00

Surface Openings that are constructed parallel to the roadway. This fee is calculated based on the roadway within the Township Right-of-Way and is more than 100 total linear feet in length.

<i>Opening in Pavement</i>	\$200.00 Base Fee Plus \$50 for every 100 feet of Parallel Opening
<i>Opening in Shoulder</i>	\$120.00 Base Fee Plus \$25 for every 100 feet of Parallel Opening
<i>Opening outside Pavement and Shoulder</i>	\$120.00 Base Fee Plus \$15 for every 100 feet of Parallel Opening

Zoning Hearing Board

Variances	\$ 550.00
Appeal of Decision	\$1,500.00
Appeal for Interpretation	\$1,500.00
Validity Challenge	\$1,500.00
All Other Appeals	\$1,500.00

*The stenographer's fee shall be shared equally by the Township and the Applicant. In addition to the above application fees, each applicant shall be charged one-half of the cost of the stenographer's fees for the Public Hearing, and, if applicable, each separate continuation of that hearing on the Applicant's appeal.

*If the Zoning Hearing Board orders the hearing transcript to be transcribed, the Board shall pay for the cost of the transcription. Any other party to a Zoning Hearing Board proceeding who files an appeal and requests the original transcription shall be charged the cost of said transcription.

*Applicant shall be responsible for the cost of Advertising.

*If a remaining balance exists, the balance will be refunded to Applicant.

Sewage Permits

See Washington County Sewage Councils Service Rates "EXHIBIT B" attached at the end of this Resolution

Zoning, Subdivision, and Land Development

Conditional Use	\$550.00
Demolition Permits	
<i>Barn/ Utility Structure</i>	\$100.00
<i>Residential</i>	\$100.00
<i>Commercial</i>	\$125.00

Land Development (Preliminary or Final)	\$500.00
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* Township Consultant Fees: Actual cost to the Township for plan reviews, report preparation, and other services performed by consultants and/or the Township solicitor as billed to the Township at the normal rate charged the Township for similar services.

* Application Deposit: Upon initial submission of any application under this heading, in addition to the application fee, the applicant shall make a deposit to the Township as follows:

Preliminary Land Development	\$4,500
Preliminary/Final or Final Land Development	\$2,500
Revised Land Development	\$1,500

From this amount shall be deducted any fees accruing from Township consultants and/or Township Solicitor reviews. If at any time during the progression of an application it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an additional deposit is required equal to the first deposit. At the completion of any project and after the final bond release request by the Township Board of Supervisors, any of these monies remaining on deposit with the Township, after all fees are deducted, shall be returned to the applicant.

Landowners Curative Amendment	\$1,500.00
Rezoning Application	\$650.00
Special Exception Application	\$550.00

Subdivisions/Lot Consolidations (Preliminary or Final)	\$550.00 for up to four lots created
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* For five or more lots: Initial fee for the first five lots/dwelling units - \$2,500; Plus, for each additional lot/dwelling unit above five: \$50.00 per lot/dwelling unit.

* Township Consultant Fees: Applicant shall pay actual cost to the Township for plan reviews, report preparation, and other services performed by consultants and/or the Township solicitor as billed to the Township at the normal rate charged the Township for similar services.

* Application Deposit: Upon initial submission of a Subdivision application, in addition to the application fee, the applicant shall deposit the following sums:

0-4 lot/dwelling units	No deposit
4-50 lot/dwelling units	\$2,500.00
Greater than 50 lot/dwelling units	\$4,000.00

From this amount shall be deducted any fees accruing from the Township Consultants and/or Solicitor reviews. If, at any time during the progression of an application, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an additional deposit is required equal to the first deposit. At the completion of the subdivision application process, any of the remaining developers deposit funds on deposit with the Township at completion of the final project and after all fees are deducted shall be returned to the applicant.

Zoning, Subdivision, and Land Development ~ continued ~

Temporary Structure/Trailer Permit Application	\$300.00 * Valid for six (6) months
Zoning Permit Application	\$50.00

* All fees must be paid in advance. Additional legal, consultant, and engineering fees needed for applications, hearings, appeals, or inspections will be charged for complete or subsequent review. Developers/Applicants are also responsible for any Engineering or Legal expenses that may be incurred by Somerset Township to assure compliance with Township Ordinances.

RESOLVED BY THE BOARD OF SUPERVISORS THIS 6th DAY OF JANUARY 2025.

ATTEST:

**SOMERSET TOWNSHIP
BOARD OF SUPERVISORS**

Julie Ann Dotson, Secretary/Treasurer

James R. Bockstoce, Supervisor

Joseph J. Cole, Supervisor

Township Seal

Mark J. Lohr, Supervisor

"EXHIBIT A"

Residential

New Construction	\$0.35 per square foot of GFA
Additions	\$0.35 per square foot of GFA
Repairs & Alterations	\$8.00 per \$1,000 cost of construction costs
Manufacture Dwellings	\$0.20 per square foot of GFA
Miscellaneous Use Group (Decks, Walls, Fences)	\$100.00
Swimming Pools	Above ground \$125.00 In-ground \$225.00
Demolition	\$100.00
Minimum Fee	\$100.00

Non – Residential

New Construction:	\$0.50 per square foot of GFA
Additions:	\$0.45 per square foot of GFA
Repairs & Alterations:	\$12.00 per \$1,000 of Construction costs
Signs:	\$2 per sq. foot of sign area
Demolition:	\$125.00
Minimum fee:	\$125.00

Plan Review Schedule **

Residential:	\$75 per New Family Dwelling
Non-Residential:	*See attached fee schedule
Minimum fee:	\$60.00

Occupancy Permits

Non-Residential	\$125.00
Residential	\$75.00
Rental	\$40.00

Miscellaneous Group

Residential	*\$75.00 per Inspection
Non-Residential	\$100.00 per Inspection
Code Enforcement Fee	\$50.00 per hour
DCED (State Act 13)	\$5.00

** Plan review includes Building, Mechanical, Energy, Plumbing, and Accessibility for all Use groups. This fee is pro-rated by Occupancy and Square Feet.

*** GFA – Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, and attics with floor to ceiling height of 6'8" or more

"EXHIBIT A"

Commercial Inspection Fees

1. \$70.00 per hour / inspection based on the Building Code Officials estimate
2. Large Projects inspections fee will be dictated by scope of project
3. UCC Fee as Required by Law - \$4.00 per each Building Permit

If re-inspections are required due to deficiencies being found,
additional fees will be incurred at a rate of \$70.00 per hour / inspection

Commercial Plan Review

1. Plan review must be completed and fee pay prior to the issuance of a commercial building permit by the Township's Building Code Official
Minimum \$200.00 payable in advance as dictated by the scope of the project.

New Construction, Additions & Extensions

2,000 sq ft & under	\$200.00 minimum fee
2,001 –5,000	\$400.00
5,001 – 10,000	\$675.00
10,001 – 20,000	\$1100.00
20,001 – 30,000	\$1675.00
30,001 - 40,000	\$2100.00
40,001 - 50,000	\$2575.00
50,001 - 75,000	\$3100.00
75,001 – 100,000	\$3500.00
100,000 sq ft & above	\$20.00 per every 1,000 sq feet

Alterations, Repairs & Change in Occupancy

2,000 sq ft & under	\$200.00 minimum fee
2,001 –5,000	\$350.00
5,001 – 10,000	\$550.00
10,001 – 20,000	\$900.00
20,001 – 30,000	\$1100.00
30,001 - 40,000	\$1250.00
40,001 - 50,000	\$1350.00
50,001 - 75,000	\$1500.00
75,001– 100,000	\$2100.00
100,000 sq ft & above	\$15.00 per every 1,000 sq feet

Should the actual costs of completing estimated inspection or plan review costs exceed the amount collected upfront, they will be billed to the permit holder separately prior to the issuance of any occupancy permit or certificate of completion. Re-inspections due to insufficient notification time, poor construction practices, or irregular work sequencing will be billed to the applicant separately prior to the issuance of any occupancy permit or certificate of completion.

Exhibit A

ELECTRICAL INSPECTION FEE SCHEDULE

FEE SCHEDULE (Other than Residential)	
All switches, lighting and receptacles to be counted as outlets.	
ROUGH WIRING INSPECTION	
1 to 25 Outlets.....	\$ 36.00
For each additional 10 outlets or fraction thereof.....	\$7.00
FINISH INSPECTION	
1 to 25 Outlets.....	\$36.00
For each additional 10 outlets or fraction thereof.....	\$7.00
EQUIPMENT, APPLIANCES	
Outlet for single unit of 15 K.W. or less.....	\$ 32.40
Each additional outlet of 15 K.W. or less.....	\$11.00
MOTORS, GENERATORS, TRANSFORMERS CENTRAL HEATING, DUCT HEATERS, AIR CONDITIONING, ELECTRIC FURNACES AND WELDERS	
Fractional HP, KW or KVA to 1 HP, KW or KVA, each.....	\$ 20.40
1 HP, KW or KVA to 3 HP, KW or KVA, each.....	\$ 22.80
4 HP, KW or KVA to 7 HP, KW or KVA, each.....	\$ 32.40
7½ HP, KW or KVA to 29 HP, KW or KVA, each.....	\$37.20
30 HP, KW or KVA to 49 HP, KW or KVA, each.....	\$ 56.40
50 HP, KW or KVA to 74 HP, KW or KVA, each.....	\$ 69.60
75 HP, KW or KVA to 199 HP, KW or KVA, each.....	\$135.60
200 HP, KW or KVA to 500 HP, KW or KVA, each.....	\$265.20
Over 500 HP, KW or KVA, each.....	\$333.60
Over 600 Volts - Add \$123.60 per category	
FEEDERS OR SUB-PANELS	
Not over 200 Amp.....	\$ 33.60
Over 200 Amp to 400 Amp.....	\$48.00
Over 400 Amp to 600 Amp.....	\$60.00
Over 600 Amp to 1600 Amp.....	\$129.60
Over 1600 Amp.....	\$177.60
Over 600 Volts - Add \$123.60 per category	
MODULAR AND MOBILE HOMES	
Modular Homes - Service and Outlets.....	\$125.00
Mobile Homes - Service including one feeder or one receptacle.....	\$90.00
Feeder or Power Cord only (SINGLE VISIT ONLY).....	\$ 69.60
Additional Trip.....	\$ 33.60

SERVICE - METER EQUIPMENT UP TO 600 VOLTS	
Not over 200 Amp.....	\$72.00
Over 200 Amp to 400 Amp.....	\$96.00
Over 400 Amp to 600 Amp.....	\$120.00
Over 600 Amp to 1200 Amp.....	\$270.00
Over 1200 Amp to 1600 Amp.....	\$276.00
Over 1600 Amp to 2000 Amp.....	\$342.00
Over 2000 Amp to 3000 Amp.....	\$402.00
Over 3000 Amp.....	\$510.00

Ground Fault Protected Services - Add \$ 96.00
Over 600 Volts - Add \$132.00 per category
Services exceeding 1 meter - \$15.60 for each additional meter

PRIMARY TRANSFORMERS, VAULTS, ENCLOSURES, SUB-STATIONS	
Not over 200 KVA.....	\$243.60
Over 200 KVA to 500 KVA.....	\$303.60
Over 500 KVA to 1000 KVA.....	\$363.60
Over 1000 KVA.....	\$423.60

SIGNALING SYSTEMS
Burgular Alarms, Fire Alarms, Fire Suppression Alarms
Smoke Detectors, Telemetering
(Telephones or CATV outlets are each separate systems)

For the system and first 15 devices.....	\$72.00
Each additional 10 devices or fraction thereof.....	\$7.00

SIGNS (Incandescent, Fluorescent & Neon)	
First Sign (per occupancy).....	\$72.00
Each additional sign (per occupancy).....	\$11.00

OUTLINE LIGHTING	
First Transformer.....	\$72.00
Each additional transformer.....	\$11.00

SWIMMING POOLS	
Bonding (each trip).....	\$78.00
Equipment/Wiring (Residential Only).....	\$90.00
Commercial by fee schedule.	

RESIDENTIAL FEES Flat Rate Schedule One Application for each new or existing building.	
Single Family Dwelling - Not over 200 Amp. Service.....	\$100.00
2 Family Dwelling Units - Not over 200 Amp. Service.....	\$175.00
Over 2 Family Dwelling - First 2 Units Each.....	\$90.00*
Each Additional Unit.....	\$60.00
TOWNHOUSES - Each.....	\$ 90.00
Alterations and additions (service and 25 outlets or less).....	\$ 105.60
*Add Service Equipment	
Single Family Dwellings with over 200 Amp. Service apply Flat Rate Schedule plus Equipment, Appliances, and Motor Schedule.	
Dwelling with a Spa, Hot Tub, Hydromassage Tub, Sauna, etc. apply Flat Rate Schedule plus \$33.60 for each item.	

****SPECIAL SERVICE AND/OR CONDITIONS NOT PROVIDED
FOR IN THIS SCHEDULE, APPLY FOR FEE****

MINIMUM CHARGE \$75.00

“EXHIBIT B”

WASHINGTON COUNTY SEWAGE COUNCIL

Fee Schedule - 2024

1. “PERC TESTS” On-Lot Septic Permit applications - 3 OPTIONS
 - a. Part “A” – Site Identification Testing ONLY **\$600.00**
-this includes pit and probe (perc hole) testing.
-results in a Site Suitable letter (if testing is successful)
 - b. Part “B” – Second set of inspections **after Part A** **\$600.00**
-done as you are building your system
-this part results in your Permit, required for building permitting
 - c. Part “C” – Full Application **\$1,000.00**
2. REPAIRS - Replacement of septic tank ONLY **\$550.00**
-Any repair involving the absorption field – with testing **\$1,000.00**
3. HOLDING TANK w/ annual inspection **\$550.00**
4. ANNUAL HOLDING TANK INSPECTION **\$150.00**
5. RENEW AN EXPIRED PERMIT – Subject to additional fees based on current year fee schedule
6. CONNECT TO AN EXISTING SYSTEM **\$425.00**
7. 10-ACRE EXEMPTION CONFIRMATION **\$500.00**
8. DYE TESTING per residence **\$175.00**
9. VISUAL INSPECTION **\$155.00**
10. CONSULTATION VISIT **\$155.00**
11. Additional Pit probes or Perc tests on subsequent days **\$175.00**
12. Additional system design reviews **\$100.00**
13. Sewage Planning Module – Component 1 only **\$600.00**