

SCHUYLKILL TOWNSHIP
2026 FEE SCHEDULE

All permit fees are non-refundable

A Pennsylvania Department of Labor & Industry Fee of \$4.50 is required for each permit.

A late fee of 1.5% per month will be charged on any balances

Credit card processing fee of 4% will be charged for card payments

CONSTRUCTION PERMITS

Submitted plans are subject to review by the Zoning Officer and Building Official. Additional reviews done after the first review will be billed separately from the building permit fee. All review fees are required to be paid prior to the issuance of any permit. If plans are subject to review by the Township Engineer, engineering review fees may require an escrow or invoiced separately. Permit fees include all necessary inspections unless otherwise noted. * Failed inspections are subject to a reinspection fee*

Residential (as defined by the Uniform Construction Code)

New Construction (new home, detached garage, additions)	\$500.00 plus \$.75 per square foot
> 1000sf requires SWM & Grading	See SWM & Grading fees
Interior & Exterior Alterations	\$200.00 plus 2% construction cost
Solar / Geothermal Energy	\$300.00 plus 2% construction cost
Generator Installation	\$240.00
HVAC Replacement	\$175.00
HVAC New Installation	\$225.00
Electric Service Upgrade	\$175.00
Electric alteration (adding outlets, lights, switches)	\$250.00
Plumbing (adding or moving lines, drains)	\$200.00
Accessory Structure (shed, gazebo, pergola <750 sf)	\$100.00 plus \$.20 per square foot
Add electric to access. Structure	\$95.00
Add plumbing to access. Structure	\$95.00
Decks < 500 sf (minimum fee \$350.00)	\$45.00 plus \$.75 per square foot
500sf-1000 sf	\$95.00 plus \$.75 per square foot
Add electric	\$95.00
Patios, Walkways, Driveways < 500 sf	\$30.00 plus \$.75 per square foot
500sf-1000sf	\$55.00 plus \$.75 per square foot

Patios, Walkways, Driveways	>1000 f	SWM & Grading permit fees apply
Add electric		\$95.00
Swimming Pools – Above Ground		\$320.00
Hot Tubs / Swim Spas		\$160.00
Swimming Pools – Inground		\$200 plus 2% construction cost
>1000 sf will also require SWM & Grading		See SWM & Grading Fees
Fence permit (max height is 6 feet)		\$75.00
Manufactured Housing Removal		\$100.00
Manufactured Housing Installation		\$200.00 plus 2% construction cost
Residential Sprinkler Installation		\$400.00 (1.5hr review & inspection)
		\$100.00 additional review/inspection
Re-roofing with structural repairs		\$150.00 + 1% construction cost
Retaining Walls < 3 feet high		\$45.00 + 2% construction cost
>3 feet requires engineered plans		Two Engineered hourly rate invoiced
Demolition of structures		\$100.00 plus \$.10 per square foot
Failed Inspection Residential		\$105.00

Stormwater Management, E&S Control & Grading Permits REQUIRED for >1000sf impervious

Residential minor (pool, additions, patios <2000sf)	\$500.00 fee + \$4,000.00 escrow
Residential major (new const., structures >2000sf)	\$500.00 fee + \$6,000.00 escrow
Non-residential minor (< or = 2 acres)	\$1,000.00 fee + \$8,000.00 escrow
Non-residential major (> 3 acres)	\$2,000.00 fee + \$12,000.00 escrow

Commercial / Industrial / Institutional (as defined by the Uniform Construction Code)

New Construction or Additions	\$1000.00 plus 2% construction cost
Land Development / SWM	Escrow required see below
Interior & Exterior Alterations / Renovations	\$500.00 plus 2% construction cost
Fire Protection (alarms, sprinklers)	\$750.00 (1.5hr review & inspection)
	\$120.00 additional review/inspection
HVAC replacement	\$225.00 per unit
Plumbing (adding or moving lines, new appliances)	\$550.00 (1 review + 2 inspections)

Commercial / Industrial / Institutional Continued

Electric alterations (adding lights, outlets, switches)	\$550.00 (1 review + 2 inspections)
Resale Use & Occupancy Inspection (Commercial only)	\$250.00 (1 inspection)
Additional inspections	\$120.00 per hour
Failed Inspection Commercial	\$150.00

Miscellaneous Permit Fees

Signs (permanent)	\$160.00 per installation
Signs (temporary up to 30 days)	\$50.00 deposit
Temporary structures (tent, trailers, roadside stands)	\$150.00
Special Events (carnivals, festivals, etc)	\$200.00
Residential Use & Occupancy Inspection	\$200.00
Tree Removal Permit non-specimen / specimen	\$25.00 / \$50.00
Home Occupation Permit	\$45.00 annually
Zoning Certification Letter residential/commercial	\$200.00 / \$250.00
Zoning Opinion Letters (not associated with a permit)	\$250.00
Floodplain Verification Letter residential/commercial	\$200.00 / \$250.00

Miscellaneous Fees

Real Estate Transfer Tax – Recorder of Deeds/Chester County	1% of monies collected
Earned Income Tax (Collected by Keystone Collections)	1.25% resident rate
Local Services Tax (Collected by Keystone Collections)	\$52.00 annually
Tax Collector	
Duplicate Bills	\$5.00 per parcel
Tax Certification	\$20 per parcel
Written Real Estate Tax Document	\$25.00
Returned Check	\$25.00 plus bank fees
Photocopies (in house)	\$.25 per page b/w \$.50 color
(outside copies)	actual cost from vendor
Zoning Ordinance	available online only
Subdivision & Land Development Ordinance	available online only
Zoning Maps (available online)	\$20.00

Comprehensive Plan	\$50.00
Open Space Plan	\$50.00
Act 537 Plan	\$50.00

Police / Fire Department Fees

Solicitation Permit Fee	\$25.00 per applicant
Accident Report	\$15.00 per report
Incident Report	\$.25 per page
False Alarm Fees (per calendar year)	
First – third alarm	No fee
Fourth – Fifth	\$250.00 per alarm
Sixth – Seventh	\$500.00 per alarm
Eight and up	\$1,000.00 per alarm
Fire / Life Safety Inspections	\$250.00

Township Road Encroachment / Highway Occupancy Permits

Township Road – New Driveway	\$25.00 plus \$500 escrow
Township Road Occupancy Utilities	Per Penndot Fee Schedule Title 67-459.4
State Road – New Driveway	Per Penndot Fee Schedule Title 67-441.4

Zoning Hearing Board (non refundable)

Residential (Variance / Special Exception)	\$1,000.00
Continuance (by applicant)	\$300.00
Appeal of Zoning Officers Determination	\$1,500.00
Non-Residential (Variance / Special Exception)	\$1,750.00
Request Change of Zoning	\$3,000.00
Hearing Transcripts	Actual Cost from court reporter
Challenge to Validity of Ordinance & Curative Amendments	\$7,500.00
Petition to Amendment to SLDO	\$3,000.00

Conditional Use Hearings (BOS)

Residential	\$2,000.00
Continuance (by applicant)	\$300.00
Non- Residential	\$5,000.00
Continuance (by applicant)	\$500.00

Act 537 Revision

Residential	\$1,000.00 plus Twp Engineer review
Non-Residential	\$2,000.00 plus Twp Engineer review

Appeal of Uniform Construction Code / Other Misc Hearings

Residential	\$1,000.00
Non-Residential	\$1,750.00

SUBDIVISION & LAND DEVELOPMENT

The subdivision & land development plan filing fee is payable AT THE TIME OF SUBMISSION. The application will not be accepted without the filing fee and the required escrow. Escrowed funds must be replenished when depleted by fifty percent of the original amount. Upon the recording of the subdivision plan by the Applicant with the Chester County Recorder of Deeds, or upon final action by the Board of Supervisors, or upon withdrawal of the application by the Applicant, and after payment of all advertising, engineering, legal and other expenses incurred by the Township, the balance of the escrow shall be refunded to the Applicant. Funds will not be returned until all Township invoices have been paid by the Applicant.

No final plans will be signed and/or released by the Board of Supervisors until all conditions of approval, fees and costs for the review of the subdivision or land development have been paid in full. The applicant shall pay all County Planning Commission, County Health Department, Conservation District, Army Corps of Engineers, sewer, water and power utilities, PaDEP, PennDot, recording fees and any other regulatory agency fee holding jurisdiction.

All applications must be submitted with a signed professional services agreement (PSA) agreeing to reimburse the Township for review/consultant fees incurred.

Sketch Plan

Residential minor	\$500.00 fee + \$2,000.00 escrow
Residential major	\$500.00 fee + \$2,500.00 escrow
Non-residential minor	\$1,000.00 fee + \$3,500.00 escrow
Non-residential major	\$1,000.00 fee + \$4,500.00 escrow

Lot Line Change

Residential	\$500.00 fee + \$3,000.00 escrow
Non-residential	\$500.00 fee + \$5,000.00 escrow

Subdivision Only

Residential (under 5 lots/units)	\$750.00 fee + \$5,000.00 escrow
Residential (6-15 lots/units)	\$1,500.00 fee + \$10,000.00 escrow
Residential (over 15 lots/units)	\$1,500.00 fee + \$12,000.00 escrow

Subdivision Only – Non-Residential

These fees apply to applications for subdivision and conveyance of land for non-residential uses, not proposed land development as defined in Section 107 of the Municipal Planning Code.

Non-residential (under 5 lots/units)	\$1,000.00 fee + \$7,500.00 escrow
Non-residential (over 5 lots/units)	\$1,500.00 fee + \$10,000.00 escrow

Subdivision and Land Development

These fees apply to all projects, residential or sections of mixed projects which are for non-residential use for sale, condos, lease, or rent in any type of building on a single tract of land. Stormwater & Grading fees may also be applicable.

Preliminary / Final Plan – residential minor (< 5 lots)	\$1,000.00 fee + \$6,000.00 escrow
Preliminary / Final Plan – residential major (> 5 lots)	\$1,500.00 fee + \$10,000.00 escrow
Preliminary /Final Plan – non-residential minor	\$2,000.00 fee + \$12,000.00 escrow
Preliminary /Final Plan – non-residential major	\$2,500.00 fee + \$15,000.00 escrow

Recording of Deeds of Dedication	\$150.00
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(no fee for deeds involving additional rights of way along existing public roads)

Residential Approval Verification Fee (per Act 46 of 2010)	\$100.00
Commercial Approval Verification Fee (per Act 46 of 2010)	\$500.00

ANY FEE NOT COVERED BY THE FEE SCHEDULE SHALL BE DETERMINED ON A CASE-BY-CASE BASIS BY THE BOARD OF SUPERVISORS OF SCHUYLKILL TOWNSHIP. ALL FEES ARE NON-REFUNDABLE UNLESS DETERMINED ON A CASE-BY-CASE BASIS BY THE BOARD OF SUPERVISORS OF SCHUYLKILL TOWNSHIP.

Should payment not be made, made in full, or payment returned by the bank for insufficient funds, the Township may revoke permits and/or not provide any of the above services until payment is made in full. Any fees in excess of the applicable filing fees incurred for review of plans, reports, or additional inspections, will be billed in accordance with the customary charges of the Township's consultants according to their professional fee schedule.

TOWNSHIP CONSULTANT FEES

Land Planning	As per 2026 Natural Lands Professional Services Fee Schedule
Township Engineer (T&M Associates)	As per 2026 T&M Associates Professional Services Fee Schedule
Township Solicitor (Siana Law)	<u>\$230.00 / hour</u>
Township Special Counsel (Butera, Beausang et al)	<u>\$200.00 / hour</u>
Zoning Hearing Board Solicitor (Gawthrop Greenwood PC)	<u>\$180.00 / hour</u>
UCC Board of Appeals Solicitor (Gawthrop Greenwood PC)	<u>\$180.00 / hour</u>
Township Code Enforcement (UCC codes / Zoning)	As per 2026 Professional Services Fee Schedule (<u>ARRO Consulting</u>)
Township Traffic Engineer	As per 2026 Professional Services Fee Schedule (<u>Bowman / McMahon Assoc</u>)