

ELIZABETH TOWNSHIP FEE SCHEDULE

ADMINISTRATIVE FEES

Certified Copy of Records	\$15.00 per Document
No-Lien Letters	
Municipal Line Letter	\$40.00
Sanitary Sewer Certificate	\$40.00/Lot and Block
Real Estate Tax Certification	\$40.00
Photocopies	
Up to 11" x 17".....	\$0.25/Page
11" x 17"	\$1.00/Page
24" x 36"	*at cost
30" x 42"	*at cost
Police Records	
Accident Report	\$15.00
Incident Report	\$15.00
Returned Check Fee	\$40.00
Township Maps	\$10.00
Zoning Ordinance and/or Map	\$36.00

ZONING PERMIT FEES

NOT REGULATED BY PENNSYLVANIA UNIFORM CONSTRUCTION CODE

Accessory Structures	\$75.00
Fences	\$75.00
Walls	\$75.00

ZONING

Zoning Certificate/Letter	\$75.00
Conditional Use	
Commerical	\$600.00
Residential	\$300.00
Planned Residential Development	
Application Fee/Tentative Approval	\$800.00
Final Approval - Each Phase	\$150.00
*In addition to the above application filing fees, all other applicable fees required under the Subdivision and Land Development Ordinance shall be charged, including review escrow deposit, inspection escrow deposit, street sign escrow, storm sewer fee, monument fee, and mylar fee.	
Rezoning Required (Map or Text Amendment)	
Public Hearing by Planning Commission	\$600.00
Additional Public Hearing by Board of Commissioners	\$600.00
Additional Hearing by Planning Commission	\$600.00
Variance Appeals	
Commerical	\$600.00
Residential	\$300.00
Other Appeals	
Court Stenographer	50% of Stenographer Fee
Transcript	*Order from Court Reporter
Temporary Use Permit	\$100.00

ELIZABETH TOWNSHIP FEE SCHEDULE

BUILDING PERMIT FEES (RESIDENTIAL)

REGULATED BY THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE - USE GROUPS R2, R3, & R4

MINIMUM FEE - \$75.00

Zoning Permit is Required Prior to Building Permit

**Does not include electrical, plumbing, or other required permits*

**Projects located in a floodplain will require an additional \$75.00*

Additions	\$150.00 + \$0.35 per sq ft
Decks & Porches	
Up to 400 sq ft	\$150.00
Over 400 sq ft	\$150.00 + \$0.25 per sq ft over 400
Mechanical/Existing Structures	\$125.00
New Construction	\$75.00 + \$0.35 per sq ft of GFA*
Repairs	\$75.00
<i>(When building permit is required)</i>	
Swimming Pools/Spas	
Above Ground.....	\$200.00 + Electrical Permit Cost
In-Ground.....	\$300.00 + Electrical Permit Cost

*GFA – Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling height of 6ft 6 inches or more.

BUILDING PERMIT FEES - COMMERCIAL

MINIMUM FEE - \$200.00

Zoning permit is Required Prior to Building Permit

**Does not include electrical, plumbing, or other required permits*

**Projects in a floodplain will require an additional \$75.00*

New Construction/Additions/Alterations/Renovations	\$200.00 + \$0.50/sq ft + Plan Review
Mechanical	\$200.00 + Plan Review

DEMOLITIONS

Commercial	\$200.00
Residential	\$100.00

OCCUPANCY PERMITS/FIRE SAFETY INSPECTIONS

One and Two Family Dwellings	\$100.00/Unit
Apartments	\$50.00/Unit
Commercial	\$200.00/Unit + Zoning Fee
Additional Re-inspections (Any re-inspection after the first re-inspection)	\$50.00/Unit

RENTAL INSPECTIONS

Rental inspections must take place once a year and/or when the tenant changes

One and Two Family Dwellings	\$30.00/Unit
Apartments	\$30.00/Unit
Townhouses	\$30.00/Unit

ELIZABETH TOWNSHIP FEE SCHEDULE

SIGN PERMIT FEES

Permanent Signs (Building, Electrical, and Zoning Permits may be Required)	\$40.00 + \$2.00/sq ft of Sign Area (Both Sides when Applicable)
--	---

GRADING AND EXCAVATION

Grading

Less than 1 acre to 5 acres	\$150.00
Less than 6 acres to 10 acres	\$1,000.00
Greater than 11 acres	\$5,000.00

Permit Time Extension	\$50.00
------------------------------	---------

Permits expire 6 months from date of issue if work has not commenced or not completed within 1 year from issue date

Review Escrow Deposit

Minor Earth Disturbance	\$250.00
Major Earth Disturbance	\$500.00

Top Soil Removal

1 to 5 acres	\$200.00
6 to 10 acres	\$1,000.00
11 plus acres	\$1,500.00

Excavation

999 cubic yards or less	\$30.00
1,000 cubic yards	\$30.00 + \$25.00 for each additional 1,000 cubic yards
10,000 cubic yards	\$225.00 + \$25.00 for each additional 1,000 cubic yards
20,000 cubic yards	\$920.00 + \$25.00 for each additional 1,000 cubic yards
Industrial Use Classification	\$20,000.00/acre

*Excavations pursuant to amended permits shall be charged one-half of the fee set out above computed for the uncompleted work on the site

STREET OPENINGS/EXCAVATION

25 Linear Feet	\$350.00 + \$2.00 for each Additional Linear Foot
Maintenance Bond	\$5,000.00

STRIP MINING

Permit Fee (Includes Inspection & Supervision)	\$100.00/Acre
---	---------------

OIL AND GAS OPERATIONS

Geophysical Testing Permit	\$2,500 + \$250,000 Performance Bond
Natural Gas Compressor Station	\$5,000.00
Oil and Gas Application Fee	\$15,000.00

ELIZABETH TOWNSHIP FEE SCHEDULE

VEHICLES

Vehicle Restoration Permit	\$100.00
----------------------------	----------

SUBDIVISION AND LAND DEVELOPMENT

Land Development

(Two or more residential or nonresidential buildings proposed on one lot; one nonresidential building proposed on one lot; any improvements to an existing nonresidential building involving an increase in the lot coverage by the principal structure(s) or paved areas. Additional review fees may be charged if necessary.)

Residential Application Fee	\$400.00
Commercial Application Fee	\$600.00

Major Subdivision

(For one or more lots with any plan proposing new public improvements. Additional review fees may be charged if necessary.)

Preliminary Approval Application Fee	\$500.00
Preliminary Approval Review Escrow	\$5,000.00
Final Approval Review Escrow	\$3,500.00

Minor Subdivision

(One to three lots on an existing public street where no new public improvements are required. Additional review fees may be charged if necessary.)

Combined Preliminary & Final Approval Application Fee	\$100.00 or \$300.00 if Planning Hearing is Required
Combined Preliminary & Final Approval Review Fee	\$600.00

DEDUCT METERS

Rentals for Filing New Pool/Replacement Liner	\$100.00 Security Deposit
Rental Fee after 5 Business Days	\$10.00/Day over 5 Days
Commercial Deduct Meter Use	\$300.00/Year
Residential Irrigation Deduct Meter Use	\$100.00/Year
Yearly Meter Reading (in July)	\$35.00
Additional Meter Readings as Requested	\$35.00/Inspection
Allegheny County Health Department Plumbing Division Plan Review/Inspection Fee	*at cost from ACHD

SEWERS AND SEWAGE DISPOSAL

Dye Tests	*at cost by plumber
Inspection for New Connections/Repairs at Main Sewer	*75.00
Sewer Certification Letters	\$35.00
Tap-In Permits	\$2,000.00/EDU

COMMUNITY CENTER

*One Day Rentals are from 10am to 11pm

*Entire Complex can be Rented at Costs Below per Building and Deposit

Rental Deposit	\$100.00/Building Rented
Hourly Rentals (Mondays - Fridays Only)	\$35.00/Hour (2 hour minimum)

ELIZABETH TOWNSHIP FEE SCHEDULE

Alcohol Permit (Liability Waiver and Proper ID Required)	\$100.00
Scout Organizations (Rentals are from 10am to 12pm the Following Day)	\$100.00
Special Requests	
Township Resident	\$10.00
Non-Resident	\$13.00
Building 1	
Resident	\$225.00
Non-Resident	\$275.00
Sleepover (Resident)	\$75.00 + One Day Rental
Sleepover (Non-Resident)	\$100.00 + One Day Rental
Building 2	
Resident	\$200.00
Non-Resident	\$250.00
Sleepover (Resident)	\$75.00 + One Day Rental
Sleepover (Non-Resident)	\$100.00 + One Day Rental
Building 3	
Resident	\$300.00
Non-Resident	\$350.00

RECREATION FEES - SPORTS FIELDS

Teams/Organizations	\$250.00/Time Slot
----------------------------	--------------------

LICENSES, PERMITS, AND GENERAL BUSINESS

Canvasser	
Weekly	\$100.00/Person
Four Months	\$300.00/Person
Circus, Outdoor Exhibits, and Other Amusement	\$200.00
Fireworks Display	\$100.00/Display + no less than \$500.00 Bond
Food Vendor	
6 months	\$150.00
1 year	\$300.00
Foreclosed Property Registration	\$300.00 Semi-Annually
Junkyards and Storage Yards	
1 Acre or Less	\$200.00 Annual Fee
1 Acre to 2 Acres	\$300.00 Annual Fee
More than 2 Acres	\$400.00 Annual Fee
Milling (Delivered only to Township Residents)	No Charge for 1st Truck Load, each Additional Load is \$100.00
Mobile Home/Trailer Park License	\$500.00 Annual Fee
\$1,000 license bond or cash bond to cover original inspection and periodic upon completion and sewer connections	
Peddlers/Solicitation/Transient Retail Merchants (Per Person on Foot or Motor Vehicle Proof of Liability Insurance Required)	
Day	\$30.00/Day
Week	\$175.00/Week
Month	\$300.00/Month

ELIZABETH TOWNSHIP FEE SCHEDULE

Public Gathering

(800 or More Persons)

\$250.00 + \$5,000.00 Bond

Video Gaming/Gambling Devices

\$500.00 Annual Fee

FOR CONDITIONS NOT PROVIDED IN THIS SCHEDULE, APPLY FOR FEE

ELIZABETH TOWNSHIP FEE SCHEDULE

THIRD PARTY FEES

*Each of these fees will require an additional 20% administrative fee

PLAN REVIEW - COMMERCIAL FEES (INCLUDES MULTI-FAMILY)

To \$1,000,000.00 .....	.00157 x Construction Valuation
\$1,000,000.00 to \$5,000,000.00	\$1,570.00 + .00048 x Construction Valuation
Over \$5,000,000.00	\$3,993.00 + .000375 x Construction Valuation

Individual Disciplines 25% of Building Plan Review

Accessibility

Up to \$500,000.00 Construction Valuation	\$152.00
Over \$5,000,000.00 Construction Valuation	25% of Building Plan Review

ELECTRICAL INSPECTION FEES

Minimum Charge: \$80.00

**All switches, lighting, and receptables 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 KW or less	\$33.00
Each additional outlet of 15 KW 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	\$21.00
1 HP, KW, or KVA to 3 HP, KW, or KVA, each	\$23.00
4 HP, KW, or KVA to 7 HP, KW, or KVA, each	\$33.00
7.5 HP, KW, or KVA to 29 HP, KW, or KVA, each	\$37.00
30 HP, KW, or KVA to 49 HP, KW, or KVA, each	\$57.00
50 HP, KW, or KVA to 74 HP, KW, or KVA, each	\$70.00
75 HP, KW, or KVA to 199 HP, KW, or KVA, each	\$137.00
200 HP, KW, or KVA to 500 HP, KW, or KVA, each	\$267.00
Over 500 HP, KW, or KVA, each	\$336.00
Over 600 Volts	Add \$125.00 per category

Feeders or Sub-Panels

Not over 200 Amp	\$34.00
Over 200 Amp to 400 Amp	\$48.00
Over 400 Amp to 600 Amp	\$61.00
Over 600 Amp to 1600 Amp	\$131.00
Over 1600 Amp	\$179.00
Over 600 Volts	Add \$125.00 per category

Modular and Manufactured Homes

Modular Homes - Service and Outlets	\$106.00
---	----------

ELIZABETH TOWNSHIP FEE SCHEDULE

MFD Homes - Service Including One Feeder or One Receptacle	...\$91.00
Feeder or Power Cord Only (SINGLE VISIT ONLY)	..... \$80.00
Service - Meter Equipment - Up to 600 Volts	
Not over 200 Amp	..... \$100.00
Over 200 Amp to 400 Amp	..... \$110.00
Over 400 Amp to 600 Amp	..... \$121.00
Over 600 Amp to 1200 Amp	..... \$272.00
Over 1200 Amp to 1600 Amp	..... \$278.00
Over 1600 Amp to 2000 Amp	..... \$345.00
Over 2000 Amp to 3000 Amp	..... \$405.00
Over 3000 Amp	..... \$514.00
Ground Fault Protected Services	Add \$97.00
Over 600 Volts	Add \$125.00 per category
Services Exceeding 1 Meter	\$16.00 for each additional meter
Reintroduction of Power to Existing Equipment (Service Reconnect)	Add \$20.00
Primary Transformers, Vaults, Enclosures, and Substations	
Not over 200 KVA	..... \$245.00
Over 200 KVA to 500 KVA	..... \$306.00
Over 500 KVA to 1000 KVA	..... \$367.00
Over 1000 KVA	..... \$427.00
Signaling Systems- Burglar Alarms, Fire Alarms, Fire Suppression Alarms, Smoke Detectors, Telemetering (Telephones or CATV outlets are each separate systems)	
For the system and first 15 devices	..... \$80.00
Each additional 10 devices or fraction thereof	..... \$7.00
Signs - Outline Lighting	
First Sign or Transformer (Per Occupancy)	..... \$80.00
Each additional sign or transformer (Per Occupancy)	..... \$11.00
Solar Arrays	
Residential up to 20 KW	..... \$140.00
Over 20 KW	..... \$140.00 + \$0.01/watt
Commerical up to 20 KW	..... \$0.05/watt
Commerical over 20 KW	..... \$1,000.00 + \$0.01/watt
Swimming Pools	
Bonding (each trip)	..... \$80.00
Equipment/Wiring (residential only)	..... \$95.00
Commerical	..... By Fee Schedule
Locked, Not Ready or Re-Inspection	\$80.00
Residential Fees - Flate Rate Schedule (One Application for Each new or Existing Building)	
Single Family Dwelling - Not over 200 Amp Service	..... \$160.00
2 Family Dwelling - Not over 200 Amp Service	..... \$190.00
Over 2 Family Dwelling - First 2 Units Each	..... \$91.00 + service equipment
Each Additional Unit	..... \$60.00
Townhouses	\$100.00 each
Alterations and Additions (Service and 25 outlets or less)	\$107.00
Re-Inspection of Existing Service per Request	\$125.00 (One Trip)

ELIZABETH TOWNSHIP FEE SCHEDULE

**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 \$34.00 for each item*

FOR CONDITIONS NOT PROVIDED IN THIS SCHEDULE, APPLY FOR FEE