

YARDLEY BOROUGH

FEE SCHEDULE

January 2024

In the event that construction, repairs, or improvements to a structure are started without first obtaining the required permits, the applicable permit fees shall be DOUBLED plus any costs incurred by the Borough including legal, engineering, and administrative costs in securing compliance.

ZONING

Zoning Permits	Fees
Decks & Patios	\$100
Accessory Structures	\$100
Swimming Pools/Spas	\$100
Fences	\$100
New Building Construction	\$120
Building Additions	\$115
Home Occupations	\$90
Written Opinion of Zoning Officer	\$150.00 per hour (minimum 1-hour)
Other	\$100

Change in Use Permits

A Change in Use permit is required in accordance with the Yardley Borough Zoning Ordinance. Such permit is required prior to any use of any building or other structure erected, reconstructed, changed, improved, or enlarged for which a building permit or frontage permit is required; or any non-conforming use.

Type	Fees
Change in Use Permits	\$145

Type	Fees
Occupancy Permits - Commercial Only	\$145

Sign Permits	Fees
Permanent Signs	\$100
Temporary Signs	\$100
A-Frame Signs	\$90 Annual Fee
Window Signs	\$100

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Yardley Borough Council Petitions

Includes conditional use applications, petitions for amendments to the Yardley Borough Zoning Ordinance, or amendments to the Yardley Borough Zoning Map. Escrow deposits for amendments are also to be applied against any costs incurred by the Borough in connection with the legal, engineering, or other professional consultant fees and expenses in review and processing the application. Continuance fees will be collected at the time the application is filed. If the hearing is not continued, the fee will be returned to the applicant in full. A continuance is defined as any second or subsequent hearings, whether testimony or arguments are presented or not.

Conditional Use Permit (Residential)	Fees
Initial Meeting	\$1,500
Each Subsequent Meeting	\$750
Escrow Deposit Fee	\$1,500*

Conditional Use Permit (Commercial)	Fees
Initial Meeting	\$1,600
Each Subsequent Meeting	\$800
Escrow Deposit Fee	\$1,600*

Petition (Request) for Zoning Ordinance	Fees
Amendment and/or Change	\$3,672
Escrow Deposit Fee	\$1,590*

Yardley Borough Zoning Hearing Board Applications

Includes variances, special exceptions, interpretations, and appeals from the decisions and/or actions of the zoning officer and all other hearings (other than curative amendments) before the Yardley Borough Zoning Hearing Board. The fees are as follows:

Residential	Fees
Initial Meeting	\$950
Each Subsequent Meeting	\$475

Multi-Family Residential	Fees
Initial Meeting	\$1,060
Each Subsequent Meeting	\$530

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Non-Profit/Educational/Institutional/Religious	Fees
Initial Meeting	\$1,060
Each Subsequent Meeting	\$530

Commercial	Fees
Initial Meeting	\$1,700
Each Subsequent Meeting	\$850

Signs	Fees
Initial Meeting	\$590
Each Subsequent Meeting	\$295

All Other Applications	Fees
Initial Meeting	\$950
Each Subsequent Meeting	\$475

Challenges to the Validity of the Zoning Ordinance or Map	Fees
Filing Fee	\$3,675
Escrow Deposit Fee	\$1,838*

Curative Amendment	Fees
Filing Fee	\$5,253
Escrow Deposit Fee	\$2,652*

**Escrow Deposit Fee is to cover the cost of publishing required notices and all other expenses incurred by the Borough incidental to the hearing. In the event these costs deplete the escrow fund, in excess of 50% of its original amount, and costs seem to indicate that additional deposits will be required, the Borough reserves the right to require additional escrow deposits up to the original escrow amount. The escrow shall be replenished within 15 days when the Borough notifies the applicant that the funds are depleted to 50% of the original amount or per the developer's agreement. This additional escrow amount shall be paid prior to the public hearing as set forth in the public notice. Furthermore, every applicant shall be responsible for any costs incidental to such applications including legal, engineering, planning, and stenographic fees as vouchered to the Borough.*

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Cellular Telecommunications Facility Escrow Deposit	Fees
New Facility	\$2,229
Addition to Existing Facility	\$1,112

Trash Certifications	Fees
Use & Occupancy (U&O) Inspection	\$70
U&O Reinspection	\$25
U&O Rental Inspection	\$25

Codes	Fees
Borough Code (includes Zoning)	\$250
Zoning Ordinance Only	\$117
Land Development/Subdivision Regulations (including Chapter 22 of Borough Code)	\$61

There is a separate charge for supplements to the above Codes.

SUBDIVISION & LAND DEVELOPMENT

Lot Line Change	Fees
Filing Fee	\$600
Escrow Deposit	\$1,500*

Sketch Plan	Fees
Filing Fee	\$300
Escrow Deposit	\$1,200*

Preliminary (Minor Subdivision)**	Fees
Filing Fee	\$1,500
Escrow Deposit	\$3,000*

Final (Minor Subdivision)**	Fees
Filing Fee	\$1,500
Escrow Deposit	\$4,000*

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FEE SCHEDULE

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Revision to Previously Approved Plan (Minor Subdivision/Land Development)	Fees
Filing Fee	\$1,500
Escrow Deposit	\$2,000*

Residential Preliminary (Major Subdivision/Land Development)**	Fees
Filing Fee	\$2,000
Escrow Deposit	\$6,000*

Residential Final (Major Subdivision/Land Development)**	Fees
Filing Fee	\$2,000
Escrow Deposit	\$6,000*

Non-Residential Preliminary (Major Subdivision/Land Development)**	Fees
Filing Fee	\$2,000
Escrow Deposit	\$8,000*

Non-Residential Final (Major Subdivision/Land Development)**	Fees
Filing Fee	\$2,000
Escrow Deposit	\$8,000*

Revision to Previously Approved Plan (Major Subdivision/Land Development)	Fees
Filing Fee	\$1,500
Escrow Deposit	\$6,000*

Waiver of Land Development	Fees
Filing Fee	\$600
Escrow Deposit	\$1,500*

****Plus \$210.00/Unit Review Fee Deposit or Plus \$210.00 square feet of gross floor area Review Fee Deposit, whichever is greater (Gross floor area is defined as the total square feet of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways, attics with floor ceiling height of 6'6" or more).**

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STORM WATER MANAGEMENT

Project Impervious Surface Area	Application Fee	Escrow Fee
0-500 sq ft Air conditioning pads, or the like, under 20 sq ft are exempt.	\$100	None
501-1,000 sq ft	\$150	\$1,000
1,001-5,000 sq ft	\$350	\$1,500
5,001 and not part of A Subdivision or Land Development Application	\$500	\$3,000

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HIGHWAY OCCUPANCY PERMIT

Application Fees

This fee is applied to the administrative costs that are incurred in reviewing the application and plans and issuing and processing the permit. The fee is non-refundable.

Professional Services Escrow and Inspection Fees

These funds are held by the Borough to cover all costs incurred by Borough professionals in reviewing the permit application, including legal, engineering, or other professional costs. The Borough Engineer's office shall be contacted prior to final restoration to set up an inspection schedule; after final restoration and acceptance by the Borough Engineer's office, the applicant must make a written request to Yardley Borough to have the escrow released. Escrow is determined by the Borough Engineer after receiving the application.

Highway Occupancy Permit	Fees
Application Fee	\$36
Inspections Fee	\$64
Professional Services Escrow	Determined by Borough Engineers

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FEE SCHEDULE

January 2024

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MISCELLANEOUS

Miscellaneous	Fees
Yard Sale Permit	Free
Move In/Out Permit	Free
Alarm Permit	\$35 (Seniors Free)
Waste Collector License	\$41
Comprehensive Plan	\$77
Returned Check Fee	\$40
Photocopies (per page)	\$0.25
Notary Residents-up to 5 blocks free per day Non-Residents	Free \$5/Notary Block
Community Room/Recreation Room For-Profit-Resident and Non-Resident Non-Profit-Resident	\$10/day Free
Tax Certificate	\$35
Tax Bill Duplicate	\$5

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BUILDING INSPECTION

All plan review fees are non-refundable.

Plan Review	Fees
Residential Plan Review Fee	\$175
Commercial Plan Review Fee	\$300
Elevation of Existing Dwelling	\$560
Floodplain Management	\$105

Building	Fees
New Construction Single Family Dwellings	\$750 Plus .50 sq. ft. of GFA*
Additions Single Family Dwellings	\$100 Plus .56 sq. ft. of GFA*
Alterations Single Family Dwellings and accessory structures, i.e., walls, fences, decks, concrete slabs, towers, sheds, and pools	4 % of construction cost
New construction & additions (Other than single family dwellings)	\$1750 Plus 1.50 sq. ft. of GFA*
Alterations IBC Use Groups other than single family dwellings, repairs and accessory structures i.e., walls, fences, decks, concrete slabs, towers, sheds and pools	4% of construction cost
Demolition Minimum fee	.10 sq. ft. of GFA* \$100 Residential \$150 Commercial
State Component Training Fee	\$4.50

**GFA - Gross floor area is defined as the total square feet of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways, attics with floor ceiling height of 6'6" or more.*

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PLUMBING – NEW BUILDINGS, ALTERATIONS, AND ADDITIONS

Plumbing - New Buildings, Alterations and Additions	Fees
Plumbing (drains & water) 1-7 fixtures	\$140
Plumbing (drains & water) each additional fixture over 7 fixtures	\$25
Sewer or water lateral curb to house	\$120
Grease traps and oil separators	\$60
Appliances	\$26
State Component Training Fee	\$4.50

Plumbing - Repairs and Replacements	Fees
Sewer or water lateral only	\$115
State Component Training Fee	\$4.50

Plumbing -Miscellaneous	Fees
Violations inspection fee per reinspection requirements	\$56
Grease trap annual inspection	\$87
Minimum fee	\$84
State Component Training Fee	\$4.50

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FEE SCHEDULE

January 2024

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Heating and Air Conditioning	Fees
Per \$1,000 of evaluation	\$100 1st \$1000
Each additional \$1,000	\$25
Minimum fee Includes: Heating - boilers- gas and oil Circulators - gas and oil Air ducts Radiation Water-cooled air conditioning units Chiller for air conditioning units Air-cooled air conditioning units Window type heating units Commercial type cooling units (wall or window) Unit heater Hot water heater Gas, oil, or steam heaters	\$100
Oil Tank Removal	\$100
State Component Training Fee	\$4.50

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Fire Protection	Fees
Fuel storage tanks and equip. 1-1000 gal	\$75
Per each additional 500 gallons	\$22
Drying room, dry kiln, refuse chute, or dust, stock, or refuse conveyor	\$73
Heating or ventilating equipment in hazardous occupancies	\$53
Fire hazard inspection during construction including welding safety precautions (est. at original permit application) per inspection	\$53
Annual inspection of each boiler	\$82
Fire system standpipes per riser	\$63
Each fire hose cabinet	\$22
Fire system sprinklers 1-25 heads	\$63
Each additional 25 heads or fraction thereof	\$22
Each fire suppression system (foam, carbon dioxide, halogenated or dry chemical)	\$63
Automatic fire alarm system per dwelling unit up to 3 devices	\$100
Per each additional 4 devices or fraction thereof	\$10
Each manual fire alarm system 1-6 devices	\$100
Per each additional 4 devices or fraction thereof	\$12
Fire protection minimum inspection, residential	\$58
Fire protection minimum inspection, industrial	\$82
Fire protection miscellaneous inspection	based on condition
Minimum fee	\$82
State Component Training Fee	\$4.50

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Electrical	Fees
Flat Electrical Permit Fees (Use these flat fees for most jobs)	
a. Residential (1 or 2 family dwellings and accessory bldgs. Up to 200 devices and a single service/subpanel Up to 100 devices	Res \$250 Comm \$400 Res \$150 Comm \$250
Service meter equipment and feeders (double rates for 3 phase)	
Up to 200 Amp	\$150
201 to 600 Amp	\$300
Over 600 Amp	\$400
Each Additional meter	\$26
Replacement of residential service	\$63
Swimming Pools above ground	\$75
Swimming Pools in ground	\$100
Temporary Installations of Swimming Pools (not over 60 days)	\$158
Electric Signs	\$58
Heating, Cooling, Cooking Equipment, etc.	
Outlet for single unit 20 KW or less	\$43
Each additional outlet for 20 KW or less	\$53
Electric furnaces, welders, motors, etc.	
Single or group of 4 motors of 1 HP, KW or KVA	\$22
1 HP to 20 HP, KW or KVA	\$36
Over 20 HP to 40 HP, KW or KVA	\$36
Over 40 HP to 75 HP, KW or KVA	\$43
Over 75 HP, KW or KVA	\$53
Reintroduction of power	\$82
Primary Transformer, vault, enclosures, substations	
Not over 200 KVA	\$85
Over 200 to 500 KVA	\$145
Over 500 KVA	\$300
<i>Note: Above applies to each bank of transformers</i>	
Violations Inspection Fee (Per Reinspection)	\$50
Minimum fee	\$85
State Component Training Fee	\$4.50

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Police Services	Fees
Accident Report **	\$15 (fixed by state law)
All Other Reports (excluding Accident Reports) **	\$25
Confirmation of Police Report	\$15
ACT 134 Investigative Reports (Approval from Chief and Solicitor) **	\$275

Please note that reports containing criminal investigative information may not be released. See 18 Pa. § 9106 [CHRIA]

***** The fee is waived for accident/non-criminal investigative reports for residents of Yardley Borough and active members and/or veterans of the U.S. Armed Forces. U.S. Armed Forces is defined as Army, Navy, Marine Corps, Air Force, Coast Guard, and the National Guard or Air National Guard of any U.S. state, district, commonwealth, and/or territory as applicable. Veterans must produce U.S. Military ID, or a DL with the Veterans Designation as explained on the attachment.***

Police Services	Fees
Extra Police Duty Labor (4 hour minimum)	\$34
Solicitation Permit Individual Business or Organization Non-profit Organizations	\$75 per person \$75 plus \$43.00 per additional person Free
Fingerprinting Service (Non CJ Processing) Residents Non-Residents	\$30 \$50
Subpoenaed Photographs	\$13.00 (per 5x7) \$19.00 (per 8x10)
Videos	\$175
Barricade Rental	\$10 each (up to 5 days) \$10 for each 5 days not returned
Traffic Cone Rental	\$10 for set of 4 (up to 5 days) \$10 for each 5 days not returned

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Note: All of the above Police services shall result in a service call and/or incident report depending on the service. Where funds are collected via cash or check, the service call shall be attached to payment and forwarded to the Chief's office. If the fee is waived according to this fee schedule, the reason shall be provided in the report(s).