

FEE SCHEDULE AND ESCROW FUNDS
Hazle Township, Luzerne County, Pennsylvania
 (Adopted by the Hazle Township Supervisors on the 12th day of July 2010)

General Provisions

The Township Board of Supervisors have established, by resolution, a collection procedure and schedule of fees to be paid by the Applicant/Developer at the time of filing of the sketch, preliminary and final plans.

Review fees and escrow funds shall be submitted to the Hazle Township Board of Supervisors. Fees are non-refundable. Use of escrow funds are detailed on Page 6.

Charges for field inspection as required by Township Supervisors for public improvements shall be based on actual costs incurred for such inspections. No final plan shall be approved unless all accrued fees and charges are paid in full. No plan shall be filed at the Recorder of Deeds Office unless all fees and charges are paid in full and all Improvements, Agreements, Deeds of Dedication, and Permits from outside agencies are provided.

The Township has investigated the normal costs associated with the review of subdivisions and land development plans and reports and has adopted the following.

Schedule of fees and escrow funds required at the time of subdivision of any application and are as follows:

1. Processing Fee
All applications ----- \$250.00

2. Subdivision/Land Development Escrow Fund
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Category I - RESIDENTIAL APPLICATIONS: These fees apply to all kinds of major or minor residential projects for sale or rental; any type of building and either as a Subdivision or Land Development. Sketch plans are required for parcels greater than five (5) acres and all Planned Residential Developments (PRD).

ITEM	SKETCH PLAN	PRELIMINARY PLAN	FINAL PLAN ¹
Minor Re-Subdivision/Boundary Line Adjustment			\$350.00
1 to 6 Lots	\$400.00	\$500.00 + \$40/lot	\$350.00
7 to 20 Lots	\$600.00	\$600.00 + \$40/lot	\$450.00
21 Lots or more	\$800.00	\$700.00 + \$40/lot	\$500.00
PRD	\$800.00	\$1,000.00 + \$40/lot or unit	\$800.00

Category II - NON-RESIDENTIAL MAJOR OR MINOR LAND DEVELOPMENT: These fees apply to all projects or sections of fixed projects, which are for non-residential use of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Sketch plans are required for parcels greater than five (5) acres.

ACRES	SKETCH PLAN	PRELIMINARY PLAN ²	FINAL PLAN ¹
Minor Land Development			\$500.00
0 - 4.99	N/A	\$500.00 + \$25/acre	\$300.00
5 - 24.99	\$600.00	\$600.00 + \$20/acre	\$400.00
25 - 99.99	\$700.00	\$700.00 + \$16/acre	\$500.00

ACRES	SKETCH PLAN	PRELIMINARY PLAN ²	FINAL PLAN ¹
100 – 1000	\$800.00	\$1,000.00 + \$12/acre	\$800.00
OVER 1000	\$900.00	\$1,200.00 + \$10/acre	\$850.00

Note 1. Any funds remaining in preliminary escrow fund will be credited to final plan escrow amount due.

2. Per acre or part thereof rounded to the next highest dollar.

In addition to the Acreage Fee, the Applicant shall include a fee for the gross impervious area of the proposed development as follows at time of preliminary application rounded to next highest dollar:

GROSS IMPERVIOUS AREA IN SQUARE FEET	FEE FOR EACH 1000 SQUARE FEET OF IMPERVIOUS AREA	REQUIRED FEE
0 – 49,999	\$9.00	\$
50,000 – 299,999	\$6.00	\$
300,000 or more	\$4.00	\$

Category III – NON-RESIDENTIAL MAJOR OR MINOR SUBDIVISION/LAND DEVELOPMENT: These fees apply to applications subdividing and conveying land for non-residential uses, not proposed for land development. Sketch plans are required for parcels greater than five (5) acres.

ACRES	SKETCH PLAN	PRELIMINARY PLAN ²	FINAL PLAN ¹
Minor Subdivision			\$500.00
0 – 4.99	N/A	\$500.00 + \$24/acre	\$300.00
5 – 24.99	\$600.00	\$600.00 + \$20/acre	\$400.00
25 – 99.99	\$800.00	\$700.00 + \$16/acre	\$500.00
100 – 1000	\$800.00	\$1,000.00 + \$12/acre	\$800.00
OVER 1000	\$900.00	\$1,200.00 + \$10/acre	\$850.00

3. Stormwater Plan/Report Review Fee/Escrow Funds (Sketch Plans Exempt)

Total due with Preliminary Plan Application – all subsequent reviews shall be ¼ the amount of the initial fee.

(Please check appropriate fee in each category below)

- a. Filing Fee \$ 100.00
- b. Land Use Escrow:
 - 1. Minor Subdivision/Land Development \$75.00
 - 2. Major Subdivision/Land Development \$150.00 \$ _____
- c. Relative Area Disturbance Escrow:
 - 1. Under Max. 5,000 s.f. \$75.00
 - 2. Under Max. 10,000 s.f. \$125.00
 - 3. Under Max. 15,000 s.f. \$150.00
 - 4. 15,000 s.f. and Over \$200.00 \$ _____

- d. Relative Project Size Escrow Based on Total Tract Size:
- | | | | |
|--------|-----------------|----------|----------|
| 1. ___ | 1 Acre or Under | \$75.00 | |
| 2. ___ | 1 to 2 Acres | \$125.00 | |
| 3. ___ | 2 to 5 Acres | \$150.00 | |
| 4. ___ | Over 5 Acres | \$200.00 | \$ _____ |

- e. Stormwater Control Review Escrow:
- | | | | |
|--------|--------------------------------------|----------|----------|
| 1. ___ | Site not requiring on-site detention | \$100.00 | |
| 2. ___ | Site requiring on-site detention | \$250.00 | \$ _____ |

- f. Site Inspections Fee as required by Ordinance:
- | | | | |
|--------|--|----------|----------|
| 1. ___ | Final Major Subdivision/Land Development | \$400.00 | \$ _____ |
|--------|--|----------|----------|

To be billed at two hundred (\$200) dollars per inspection initial escrow of \$400 due at Preliminary Submission.

- g. Municipal Stormwater Maintenance Fund Fee
- | | | | |
|--------|------------------------------------|----------|----------|
| 1. ___ | Minor Subdivision/Land Development | \$100.00 | |
| 2. ___ | Major Subdivision/Land Development | \$200.00 | \$ _____ |

TOTAL STORMWATER = \$ _____

4. Recreation Fee – To be paid with Preliminary Application (Minor Re-Subdivision Exempt)
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- a. **Category I – Residential Applications**
 One Hundred (\$100.00) Dollars per Lot or Dwelling Unit - \$ _____
 # Lots/Dwelling Units _____

- b. **Category II – Non-Residential Single Tract Land Development**
 Fifty (\$50.00) Dollars per Acre or part of - # Acres _____ \$ _____

- c. **Category III – Non-Residential Land Subdivision/Land Development:**
 Thirty (\$30.00) Dollars per Acre or part of - # Acres _____ \$ _____

5. Zoning Officer Review Fee

- a. One Hundred (\$100.00) Dollars for Minor Subdivision or Minor Land Development
- b. Three Hundred (\$300.00) Dollars for Major Subdivision or Major Land Development

6. Rezoning and Curative Amendments Fee
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- a. Escrow of Two Thousand Five Hundred (\$2500.00) Dollars required at time of submission.
- b. Applicant will be billed for actual costs incurred of Engineer, Attorney or any other professional required to review application

7. Plan Revision Fees

- a. Planning Department to determine fees based on Scope of Revisions.

8. Supplemental Fees/Escrow Funds (Township will Invoice Separately)

- a. The Developer shall pay any costs incurred by the Township to perform or review special studies prior to preliminary or conditional approval of a subdivision or land development, to determine the potential impact of a proposed development on activities, utilities, traffic generation and circulation, surrounding land uses, community facilities, environmental features, critical area, the health, safety and welfare of residents and other factors directly, indirectly or potentially affected that are necessary to properly evaluate any application within the context of an "impact analysis" as so defined in Article 2 of the Township Subdivision and Land Development Ordinance. Such supplemental fees shall be based on actual costs incurred.
- b. No Final Plan can be recorded until a Maintenance Inspection Escrow has been provided to the Township in accordance with the Hazle Township Subdivision and Land Development (SALDO) Ordinance.
- c. Each request for a time extension requires a fee of one hundred (\$100.00) dollars payable at time of request.