

2026 FEE SCHEDULE
UNION TOWNSHIP, BERKS COUNTY
UCC ENFORCEMENT, ZONING AND STORMWATER FEES

Plan Application (Non-refundable) \$70.00 (to be submitted with application)

Plan Review

New Construction (Including Additions)	
Residential -- Less than 1,200 sq. ft.	\$150.00
Residential --Greater than 1,200 sq. ft.	\$200.00
Residential--Renovation, Alterations	\$50.00 plus \$5.00 per \$1,000.00 of estimated cost (\$200.00 maximum)
Non-residential-New Construction (Including Additions)	\$200.00 plus \$0.05 per sq. ft. for every sq.ft. over 2,000 sq. ft.
Non-residential Renovation, Alterations	\$50.00 plus \$6.00 per \$1,000.00 of est. cost
Reviews for Misc. Projects (billed per hour).....	\$85.00/hr.
Decks, Swimming Pools, Signs, Misc. Structures.....	\$75.00

Accessibility Review

Total Estimated Project Cost up to \$100,000.....	\$200.00
Total Estimated Project Cost over \$100,000.....	\$300.00

Inspections/Permits

New Construction (Including Additions)

- Residential \$0.50 per sq. ft of usable floor area
- Residential Accessory Structures \$0.35 per sq. ft of usable floor area
(without mechanical, electrical, plumbing)
- Non-residential, Commercial, Industrial \$0.55 per sq. ft of usable floor area

Renovations, Alterations	\$50.00 plus \$5.00 per \$1,000.00 of est. cost (incl. building, plumbing, mechanical & electrical) area
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Demolition

Residential.....	\$200.00
Non-Residential	\$300.00

Accessibility Inspection..... \$85.00 per hour

Electrical

Residential Inspections (Rough, Final).....	\$150.00
Residential Service.....	\$75.00
Non-residential Inspections	\$100.00 fee plus \$5.00 per \$1,000.00 of estimated cost
Non-residential Service 400 Amp or less	\$100.00
Non-residential Service over 400 Amp to 1,000 Amp	\$150.00
Non-residential Service over 1,000 Amp.....	\$200.00

Plumbing

Residential.....	\$50.00 fee plus \$5.00 per fixture
Non-residential.....	\$100.00 fee plus \$5.00 per \$1,000.00 of estimated cost
Residential Sprinkler System.....	\$85.00 per hour

Inspections/Permits (cont.)

Building Sewer Service Inspection.....	\$75.00
<u>Mechanical</u>	
Residential.....	\$50.00 fee plus \$50.00 per heating/cooling unit
Non-residential.....	\$100.00 fee plus \$5.00 per \$1,000.00 of estimated cost
<u>Pools:</u>	
In-ground Pool	\$250.00
Above-ground Pool.....	\$125.00
<u>Signs:</u>	
Residential.....	\$50.00
Commercial, Industrial	
Less than 10 sq. ft.	\$50.00
Greater than 10 sq. ft.	\$50.00 plus \$0.10 per sq. ft.
Decks & Patios.....	\$50.00 plus \$0.10 per sq. ft.
Out of Pocket	At cost

Stormwater Fees- Small Projects

<u>Stormwater Permit Application</u> (Non-refundable)	
Residential.....	\$125.00
Non-Residential, Commercial, Industrial.....	\$150.00

Stormwater Plan Review and Inspections

Residential	
Plan Review	\$125.00
Inspection*.....	\$125.00
* (includes one (1) inspection – after BMP installation)	
Non-Residential, Commercial, Industrial	
Plan Review	\$200.00
Inspection*	\$175.00
* (includes one (1) inspection – after BMP installation)	

Additional Stormwater Fees (As Applicable)

Failed or Additional Inspections	\$125.00 Each
Site Meeting or Site Visit	\$125.00 Each
Hourly Rate for Specified Work	\$85.00/hour

Stormwater Fees- Projects that do not meet small project criteria

Stormwater Permit Application (Non-refundable)	\$75.00
Plan Review Escrow Account.....	\$1,000.00
Hourly Rate for Specified Work	\$85.00/hour

Other Fees

UCC Residential Application fee for New Buildings and Additions*.....	(See Plan Application Fee)
UCC Commercial Application fee for New Buildings, Additions, Renovations, and Alterations*....	\$250.00
*(non-refundable, due at time of filing)	

Other Fees (cont.)

Zoning Permit

Agricultural & Residential.....	\$75.00
Commercial, Industrial & Institutional	\$125.00
Requests for Zoning Interpretation, Reviews, Telephone Calls, etc. exceeding 15 Minutes to be charged.....	\$70.00/hour

Use & Occupancy Permit

Residential.....	\$50.00
Non-residential.....	\$75.00
Administrative Fee.....	\$15% of Total Permit Fee

UCC (Act 45) PA State Department Community & Economic Development Training Charge	\$4.50 each permit
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Driveways

Residential.....	\$50.00
Non-Residential	\$100.00

Street Cutting Permit (Revised Resolution No. 2024-11 adopted 2/21/24)

Street Opening Permit Application Fee (Non-Refundable) \$250.00

The fee includes the review and processing of the permit application. The fee is non-refundable. If the permit application needs to be returned for simple corrections, this fee includes one (1) simple re-review. If the permit application needs to be returned for extensive revisions/corrections, an additional fee in the amount of \$150.00 must be submitted to the Township before the application is re-reviewed. If multiple roads are involved in the project, a separate permit with separate fees is required for each road.

Time Extension Fee \$250.00

Inspection Fee for the Street Opening Permit – Non-Refundable and Based on the Following:
Boring and Non-paved Areas..... \$20.00 per 100 ft.
Improved Shoulders – Open Cut..... \$30.00 per 100 ft.
Paved Areas – Open Cut \$80.00 per 100 ft.
Potholing \$200.00 per crossing
Features such as pits, pedestals, poles, guywires, vaults, etc.\$75.00 per feature

Bond/Deposit Fee Refundable if Conditions Warrant Refund and Based on the Following:
Restoration costs for the Street Opening, Excavation, and/or Boring

Boring and Non-Paved Areas Restoration \$0.50 per foot
Improved Shoulder, i.e. gravel/stone \$6.00 per foot.
Paving, Trench Restoration, and Backfill for a 3 ft. wide trench
and 1 ft. wearing course overlay \$30.00 per foot.

Penalties

Permits obtained as a result of a stop work order beingNormal Fee x 2
issued and/or construction installation, etc. that has been
completed without permit/inspection

Notes:

- Usable Floor Space -- Defined as areas within a structure designed for use by occupants, whether finished or unfinished.
- Building permit fee schedule includes the cost for all required inspections including an allowance for one re-inspection. Additional reviews, failed or additional inspections will be billed an additional charge at **\$85.00 per hour**, to be paid by applicant prior to Use & Occupancy Permit.
- Commercial electrical inspections shall be by others.
- If no new buildings or additions are involved, the plumbing, mechanical and permit fees shall be in accordance with Renovations, Alterations
- Rough plumbing, rough mechanical and framing inspections assumed to be preformed concurrently.
- Certain commercial/industrial inspections may require permitting and inspections by Labor and Industry.
- In accordance with Act 37 of 2017, a \$4.50 State charge will be added on every permit issued.
- A local municipal fee of 15% to cover administrative costs will be added to every permit issued.
- The Code Enforcement Officer is not authorized to issue a permit or approval to start work for Emergencies until a deposit of \$500.00 is made to the Township.
- Any work started without an approved Township permit will be issued a Stop Work Order until a permit is granted by Township with all permit fees being doubled.

The Code Enforcement Officer is authorized to collect fees and will deliver the fees to the Township on a regular basis with his activity report.

UNION TOWNSHIP, BERKS COUNTY
UCC ENFORCEMENT, ZONING AND STORMWATER FEES
RESOLUTION

Passed and adopted the 5th day of January, 2025

Bill J. Ditts
Chairman

John Stark

Shelley
Township Secretary

John Adam