

Forward Township

207 Ash Stop Road, Evans City, PA 16033
724.538.9251

2021 Fee Schedule

Residential Building Permits

Any proposed residential building project (new or an addition to an existing structure) within the Township requires the filing of an application for a building permit. The fee for such an application is as follows:

For a proposed structure or an improvement to an existing structure comprising

- ✓ 0 to 3000 sq. ft. = \$75.00 + .03/sq. ft.
- ✓ 3000 sq. ft. and up = \$120.00 + .01/sq. ft.

In addition, the Township's Stormwater Management Ordinance (#1 of 2011) provides that improvements that add impervious surfaces (i.e. roof area, patios, sidewalks, and driveway), must be evaluated as to the need for a stormwater management plan. Further, the ordinance requires that funds be submitted for escrow to defer any engineering review costs incurred by the Township if a formal stormwater management plan is mandated for the proposed project.

If the proposed project involves an additional impervious surface of:

- ✓ 0-2,500 sq. ft. – No stormwater management plan is required
- ✓ 2,500-5,000 sq. ft. –Documentation of the additional impervious surface is to be filed with the Township
- ✓ Over 5,000 sq. ft. - A formal stormwater management plan is required. If the plan provided is sealed by a qualified engineer no escrow payment may be required. If not sealed by an engineer, an escrow payment in the amount of \$2,500 will be required before the application is reviewed. Any costs to the Township in excess of \$2,500 will be billed directly to the applicant by the Township.

Also, if a proposed project involves the addition of or improvements to a driveway, a Driveway Permit may also be required.

An initial review of the application will be conducted by the Township Code Enforcement Officer (CEO) and then referred to the appropriate county agencies, the Municipal Code Authority, and, if appropriate, to the Township Sewage Enforcement Officer (SEO).

Driveway Permit

Fees associated with driveway improvements:

- ✓ \$150.00 - New driveway
- ✓ \$200.00 - Improve pre-existing driveway
- ✓ \$225.00 - Temporary driveway

In addition, driveways also come under the provisions of the Stormwater Management Ordinance as well.

If the proposed project involves an additional impervious surface of:

- ✓ 0-2,500 sq. ft. – No stormwater management plan is required
- ✓ 2,500-5,000 sq. ft. – Documentation of the additional impervious surface is to be filed with the Township
- ✓ Over 5,000 sq. ft. - A formal stormwater management plan is required. If the plan provided is sealed by a qualified engineer no escrow payment may be required. If not sealed by an engineer, an escrow payment in the amount of \$2,500 will be required before the application is reviewed. Any costs to the Township in excess of \$2,500 will be billed directly to the applicant by the Township.

Also, there are several requirements regarding the placement and construction of a driveway that must conform to Township Ordinances. See the Driveway Permit Application Form or contact the Township Roadmaster for details.

Lateral Trench Inspection

- ✓ \$125.00 (Paid at the time of building permit application if inspection required)

Subdivisions and Land Development

The Township's Chapter 22 Subdivisions and Land Development Ordinance established the following fees:

- ✓ Minor Subdivision Less than 10 lots
 - No Application Review Fee
 - Plan Filing Fee - \$125 per proposed lot due when formal plans are submitted prior to the Township's Planning Commission's meeting to consider Preliminary Approval.

If the plan involves proposed improvements to the lots that would come under the provisions of the Township's Stormwater Management Plan the previously detailed escrow requirements for engineering review would apply.

- ✓ Major Subdivision 10 Lots or more
 - No Pre-Application Review Fee or Escrow unless an initial engineering review is required. If needed, the Township Engineer will provide an estimate for such an escrow payment.
 - Plan Filing Fee - \$125 per proposed lot due when formal plans are submitted prior to the Township's Planning Commission's meeting to consider Preliminary Approval.
 - Stormwater Review: A minimum of \$2,500 escrow payment is required when formal plans include significant improvements that involve earth disturbance. This payment must be submitted prior to the Township's Planning Commission's meeting to consider Preliminary Approval. These funds will be used to defer Township expenses for engineering review of Stormwater Management Plan. Any expenses in excess of the escrow amount will be billed by the Township directly to the applicant.

Developer's Agreement

On Final Approval of the project by the Board of Supervisors the required Developer's Agreement will determine the amount of an escrow account to cover periodic project reviews and inspections by Township Engineer as the project proceeds. As these escrowed funds are expended the Township will bill the developer as the additional costs are incurred to maintain the minimum escrow balance as established in the initial escrow fees as well as any additional administrative costs to the Township.

Commercial Development – Non-Residential Development Subdivisions

- ✓ \$1,000 - Pre-Application Review Fee
- ✓ \$125 per 200 Sq. Ft. Gross Floor Area or per parking space - Detailed Review w/formal plans
- ✓ **Stormwater Review** - A minimum of \$2,500 escrow payment is required when formal plans include significant improvements that involve earth disturbance. This payment must be submitted prior to the Township's Planning Commission's meeting to consider Preliminary Approval. These funds will be used to defer Township expenses for engineering review of Stormwater Management Plan. Any expenses in excess of the escrow amount will be billed by the Township directly to the applicant.

Administrative Fees

- ✓ \$25.00 for Sewage/Sewage Module and Development Applications

Copies

- ✓ .25/per page to cover Township administrative and material costs for copies of Township Documents (including Right-to-Know formal requests) unless waived by the Board of Supervisors on a case-to-case basis.

Lien Letters

- ✓ \$25.00 per address

Mobile Home Park Permit

- ✓ New \$1000.00 + \$250.00 per space + consultant and review fees.
- ✓ Renewal fees - \$175.00 + \$15.00 per space

Ordinances

- ✓ Chapter 21, 8, and 14 - \$15.00 each
- ✓ Subdivision Ordinance - \$50.00

Right to Know Requests

- ✓ .25/per page (must be personally signed for and picked up or cover postage costs)

Road Bond Inspection

- ✓ Initial \$250.00 for up to 12 months per road. Then Annual Renewal fee of \$250.00 per road due per year (Jan/Feb). \$12,500 per mile for improved roads and \$6,500 for un-improved.

Road Encroachment Occupancy Permit

follows state guide line fees.

Road Bore Fee

- ✓ \$500.00 Fee

Salvage Yard Permit

✓ New Application - 0 to 2 acres \$1,000/additional acre \$500 plus consultant review fees.

- ✓ Renewal Application - 0 to 2 acres- \$175.00/ \$15 for each additional acre

Sewage Inspection/Permitting

See SEO Fee Schedule + \$50.00/ Township Administration Fee

Variance fee

\$200.00 per variance application request