

# ROBINSON TOWNSHIP, WASHINGTON COUNTY FEE SCHEDULE

***DESIGNATED REVIEWERS FOR EACH PROCESS ARE HIGHLIGHTED IN GREEN.  
PLEASE CONTACT THE OFFICE WITH ANY QUESTIONS AT 724-926-8700.***

## CONDITIONAL USE HEARINGS

<b>RESIDENTIAL CONDITIONAL USES</b>	<b>\$500</b> , plus other land development or subdivision costs
<b>COMMERCIAL/INDUSTRIAL CONDITIONAL USES</b>	<b>\$600</b> , plus costs of site plan and land development review
<b>CONTINUANCE OF ANY PUBLIC HEARING AT REQUEST OF APPLICANT</b>	<b>\$400</b>

*These fees are not reimbursable and if chargeable costs exceed these fees, the applicant will pay for those costs.*

*Reviewed by: Planning Commission and Board of Supervisors*

## ZONING HEARING BOARD APPEAL FEES

<b>ZONING DISTRICT CHANGE OR AMENDMENT TO TEXT.</b> The fee for a zoning district change or amendment to the Zoning Ordinance proposed by other than a public body shall be as indicated:	<b>\$600</b> , applications that require additional review meetings will be assessed additional fees
<b>ZONING HEARING BOARD APPEAL.</b> The fee payable with an appeal of any nature to the Zoning Hearing Board (the “ZHB”) by other than a public body shall be as indicated:	<b>\$600</b>
<b>CONTINUANCE OF ANY PUBLIC HEARING AT REQUEST OF APPLICANT</b>	<b>\$400</b>

*Fees include compensation for the secretary and members of the ZHB, notice and advertising costs, and necessary administrative overhead. Stenographer’s fee shall be shared equally by the applicant and the ZHB. The applicant is responsible for any and all additional costs incurred for the review and processing of the submitted application, including but not limited to engineering reviews, legal advertisements, and administrative costs.*

*Reviewed by: Zoning Hearing Board, Zoning Officer, and Solicitor (if applicable).*

## SUBDIVISION AND LAND DEVELOPMENT

Every applicant, at the time of filing an application for approval of a subdivision, land development, or planned residential development plan, shall pay to Robinson Township (the “Township”) a non-refundable filing fee and escrow deposit for reasonable and necessary charges by the professional consultants and Township engineers and staff in accordance with the schedule provided below (“First Tier Escrow”). If at any time the escrow falls below the minimum balance, including all balances due, the Township shall cease any work and/or withhold building permits until the applicant submits a deposit to bring the account back to a minimum balance.

The filing fee includes compensation for administrative overhead and legal advertising costs (if applicable).

The original escrow deposited for site plan review shall be used to pay for engineering reviews, special administrative costs attendant to the subdivision/land development, consultant reviews (including but not limited to legal review, when permitted, of subdivision plans, legal documents, agreements and performance guarantees) and other miscellaneous costs of applicant review and approval, but does not include a deposit for site inspections and other monitoring during development. The amounts for such review will in no event exceed the rate or cost charged by consultant to the Township for work of the same type. When the amount of the initial escrow deposit falls below the appropriate minimum account balance indicated herein, the applicant shall be notified by the Township Manager or other authorized staff to deposit sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited or to an amount deemed reasonable at the discretion of the Township Manager. Upon completion of the subdivision/land development plan review activity, any unused funds remaining in the escrow account shall be returned to the applicant upon request.

Every applicant, after receiving final approval of a subdivision, land development, or planned residential development plan, but before any building permits may be reviewed or issued or any development activity or construction commenced, shall pay to the Township additional escrow money to pay for site inspections and other monitoring during development and whatever other administrative and consultant fees are incurred during development and construction (“Second Tier Escrow”). When all construction is complete and the Township has accepted all public improvements for dedication, as may be applicable, and there are no outstanding charges to be placed against the escrow account, any remaining balance shall be returned to the applicant.

*The applicant shall be responsible to pay the actual cost of the Township engineer’s plan review, field inspections, report preparation, etc. The applicant shall also bear the cost of the Township Solicitor or other consultants (i.e. traffic lighting, etc.) as billed to the Township at the normal rate charged for such services. The Township Solicitor reserves the right to increase the escrow amount based on the circumstances of each case.*

*The Township reserves the right to withhold any required permits and bond money until such time that the balance is paid.*

## SUBDIVISION AND LAND DEVELOPMENT

	First Tier Fees and Escrow	Second Tier Escrow
<b>SUB-DIVISIONS</b>		
<b>MINOR SUBDIVISION</b> (1 to 3 lots)	Filing fee: \$300 Escrow Deposit: \$800 Minimum Escrow Balance: \$400	Escrow Deposit: \$500 per lot Minimum Escrow Balance: \$750
<b>MAJOR SUBDIVISION</b> (4 lots or more)	Filing fee: \$800 Escrow Deposit: \$3,000 Minimum Escrow Balance: \$1,000	Escrow Deposit: \$500 per lot Minimum Escrow Balance: \$2,000
<b>MAJOR SUBDIVISION</b> (11 LOTS OR MORE)  <i>SUBDIVISIONS REVIEWED BY: PLANNING COMMISSION AND BOARD OF SUPERVISORS</i>	Filing fee: \$800 for the first ten (10) lots plus \$100 for each additional lot Escrow Deposit: \$3,000 for the first ten (10) lots plus \$250 for each additional lot Minimum Escrow Balance: \$2,000	Escrow Deposit: \$500 per lot Minimum Escrow Balance: \$2,000
<b>LAND DEVELOPMENT APPLICATIONS – PLANS OF LESS THAN TEN (10) ACRES OF DEVELOPMENT: *</b>	Filing fee: \$800 Escrow Deposit: \$3,000 initial deposit Minimum Escrow Balance: \$1,000	Escrow Deposit: \$5,000 Minimum Escrow Balance: \$3,000
<b>LAND DEVELOPMENT APPLICATIONS – PLANS OF TEN (10) ACRES OR MORE DEVELOPMENT:</b>  <i>LAND DEVELOPMENTS REVIEWED BY: PLANNING COMMISSION AND BOARD OF SUPERVISORS</i>	Filing fee: \$1,200 Escrow Deposit: \$6,000 initial deposit Minimum Escrow Balance: \$3,000	Escrow Deposit: \$15,000 Minimum Escrow Balance: \$3,000
<b>STORMWATER PLAN REVIEW</b> <i>REVIEWED BY: TOWNSHIP ENGINEER</i>	Stormwater plan review and Stormwater escrow is determined individually for each project	
<b>RESUBMISSION FEE</b>	\$250	
<b>PLANNED RESIDENTIAL DEVELOPMENT</b>  <i>ANY PRD IS REVIEWED BY: TOWNSHIP ENGINEER, PLANNING COMMISSION AND BOARD OF SUPERVISORS</i>	In addition to fees listed above and any and all fees required by the Planned Residential Development Ordinance, developers will be required to maintain a \$5,000 balance on account	
<b>PLANNED COMMERCIAL/INDUSTRIAL DEVELOPMENTS</b>	Same as Planned Residential Developments but developers will be required to maintain a \$10,000 balance on account	

## ROAD BONDING, SURFACE OPENINGS AND UTILITIES

<b>ROAD BOND APPLICATION</b>	<b>\$300</b> (application fee)
Type 1 Unpaved Township Roads per mile	<b>\$6,000</b>
Type 2 Paved Township Roads per mile	<b>\$12,500</b>
Type 3 Paved to revert to a lesser condition per mile	<b>\$50,000</b>
Type 4 For all municipal roads (lightly traveled)	<b>\$10,000</b>
Excess Road Maintenance Agreement	<b>\$300</b>
<b>BOND AMOUNT MINIMUM</b>	<b>\$500,000</b>
<b>ROAD ENCROACHMENTS</b> a/k/a road use permit/open cut/road opening	<b>\$150</b> - Includes application fee \$75 and Inspection fee \$75
<b>SURFACE OPENINGS</b> - In addition to the encroachment fees	
Opening in pavement 36 ft. and over	<b>\$55</b>
Opening in pavement and shoulder 35 ft. and over	<b>\$55</b>
Opening in pavement less than 36 sq. ft.	<b>\$40</b>
Opening in shoulder less than 36 sq. ft.	<b>\$30</b>
Opening outside pavement and shoulder	<b>\$25</b>
<b>UTILITIES</b> - In addition to the encroachment fees	
Crossings example: overhead triples, conveyors or pedestrian walk-ways	<b>\$100</b>
Above ground utilities	<b>\$50</b>
Additional above ground connection facilities	<b>\$5</b>

### Road Bonding Procedures

All loads over 10 tons and traveling township roads to complete the following:

- Complete a Road Bond Application
- Complete the Excess Road Maintenance
- Post a Surety Bond in the amount of \$12,500 per mile
- Escrow in the amount of \$5,000.
- List of companies who will be hauling for the user.

*Reviewed by: Township Manager, Road Department Manager and/or Township Engineer*

## GRADING PERMIT FEES

GRADING PERMIT FEES	
Up to 1,000 cu yd. of soil	\$80
1,001-5,000 cu yd. of soil	\$230
5,001-10,000 cu yd. of soil	\$355
10,001-20,000 cu yd. of soil	\$540
20,001-30,000 cu yd. of soil	\$725
30,001-40,000 cu yd. of soil	\$885
40,001-50,000 cu yd. of soil	\$1070
50,001-100,000 cu yd. of soil	\$2165
100,001-150,000 cu yd. of soil	\$2235
150,001-200,000 cu yd. of soil	\$2510
Over 200,000 cu yd. of soil = \$65 for each additional 10,000 yards	

*All fees must be paid in advance, additional legal and engineering fees will be charged for complete or subsequent review. There are additional fees for engineered grading permits, as set forth in the Township's Grading Ordinance. Developers are also responsible for any engineering for legal expenses that may be incurred by the Township in order to assure compliance with Township and Zoning and Subdivision Ordinances and Grading Ordinance. Please submit formal Grading Plan to the office for referral to Township Engineer, at which time your Grading Permit Fee will be confirmed.*

***Reviewed by: Township Engineer***

## OTHER

<b>SEISMIC TESTING</b>	<b>\$500</b>
<b>LOGGING PERMIT <i>REVIEWED BY ENGINEER</i></b>	<b>\$150</b>
<b>ZONING PERMIT <i>REVIEWED BY ZONING OFFICER</i></b>	<b>\$50</b>

## SIGN PERMITS

<b>SIGN PERMITS <i>REVIEWED BY ZONING OFFICER</i></b>	
Signs 12 sq. ft. or less (political signs are exempt)	<b>\$25</b>
Signs over 12 sq. ft. and under 75 sq. feet	<b>\$50</b>
Signs over 75 sq. ft. and under 150 sq. ft.	<b>\$75</b>
Signs over 150 sq. ft. to 300 sq. ft.	<b>\$100</b>
<b>BILL BOARDS \$1,000 APPLICATION FEE + HEARING FEES</b>	

## CERTIFICATES

<b>ZONING CERTIFICATE</b>	<b>\$25</b> per unit	<i>Zoning Officer</i>
<b>MUNICIPAL NO-LIEN LETTERS:</b>	<b>\$25</b>	<i>Office Personnel</i>
<b>FLOOD PLAIN CERTIFICATE</b>	<b>\$25</b> per area	<i>Township Engineer</i>
<b>TAX CERTIFICATION, TOWNSHIP TAXES ONLY (NON-SCHOOL)</b>	<b>\$30</b> per parcel	<i>Real Estate Tax Collector</i>
<b>CERTIFICATE OF NON-CONFORMITY</b>	<b>\$25</b> per unit	<i>Zoning Officer</i>
<b>CERTIFIED ZONING LETTER</b>	<b>\$75</b>	<i>Zoning Officer</i>

## OUTSIDE CONSULTANTS

<b>OUTSIDE CONSULTANTS</b>	
1. Principal Engineer	\$114 per hour
2. Chief Civil Engineer	\$85 per hour
3. Principal Engineering Manager	\$111 per hour
4. Senior Engineer	\$102 per hour
5. Project Manager	\$99 per hour
6. Staff Engineer	\$60 per hour
7. Engineer/Designer	\$60 per hour
8. Research Technician	\$44 per hour
9. Senior Civil Designer	\$70 per hour
10. Civil Designer	\$50 per hour
11. Technician/Inspector Level 1	\$40 per hour
12. Technician/Inspector Level 2	\$45 per hour
13. CAD Technician	\$45 per hour
14. Clerical Services	\$30 per hour
15. Two Person Survey Crew	\$95 per hour
16. Three Person Survey Crew	\$110 per hour
17. Certified Building Inspector	\$60 per hour
18. Attorney	\$175 per hour

## ADMINISTRATIVE

<b>SUBDIVISION AND LAND DEVELOPMENT ORDINANCE</b>	\$30 if picked up at the Township building
<b>ZONING ORDINANCE</b>	\$30 if picked up at the Township building
<b>ZONING MAP</b>	\$5 if picked up at the Township building
<b>COPIES OF ANY TOWNSHIP DOCUMENT</b>	.25 per copy, per side. Pre-payment if \$50 or more
<b>FAX OR EMAIL</b>	\$1.00 per side per page
<i>PLEASE CONTACT THE OFFICE PERSONNEL FOR ASSISTANCE WITH ANY ITEM IN THIS TABLE</i>	
<b>TRUE AND CORRECT CERTIFICATIONS WITH MUNICIPAL SEAL</b>	\$1.00
<b>RETURNED CHECK FEES</b>	\$50

*Fees to include postage and shipping if mailed.*



## RESIDENTIAL AND COMMERCIAL BUILDING

<b>Building or Construction without obtaining proper permits will be charged double all fees.</b>		
<b>BUILDING PERMITS, RENOVATION, OCCUPANCY, ETC.</b>	<i>See Municipal Consulting Services, LLC Fee Schedule, attached as Exhibit A, which may be amended from time to time by MCS</i>	
<b>POOL PERMIT (INCLUDES BARRIER)</b>	<b>\$150</b>	<i>Zoning Officer</i>
<b>DRIVEWAY PERMITS</b>	<b>\$150</b>	<i>Zoning Officer</i>
<b>NEW ADDRESS</b>	<b>\$25</b>	<i>Municipal Consulting Services, Harold Ivery</i>
<b>DEMOLITION / MOBILE HOME REMOVAL</b>	<b>\$50</b>	<i>Zoning Officer</i>
<b>TEMPORARY ZONING APPROVAL</b>	<b>\$50</b>	<i>Zoning Officer</i>
<b>TEMPORARY STRUCTURE</b>	<b>\$50 + .20 sq. ft.</b>	<i>Zoning Officer</i>
<b>UCC BOARD OF APPEALS</b>	<b>\$1,500</b> (Applicant shall reimburse Township for actual expenses, to the extent permitted under UCC)	
<b>PROPERTY MAINTENANCE APPEAL</b>	<b>\$500</b>	<i>Zoning Officer</i>
<b>BURNING PERMIT</b>	<b>\$25</b>	<i>Office personnel</i>
<b>SOLICITATIONS FOR PROFIT</b>	<b>\$50</b>	<i>Office personnel</i>
<b>CELL PHONE TOWERS/ANTENNAS</b>		<i>Reviewed by Township Engineer</i>
1. Antenna	Co-habitation or replacement/upgrade	<b>\$1,000</b>
2. Building Permit	Commercial	<b>\$20</b> Vertical foot
	Residential	<b>\$10</b> Vertical foot

## PUBLIC AND ON-LOT SEWAGE

**MIDWAY SEWAGE AUTHORITY** is the public sewage provider for Robinson Township. The Sewage Authority **DOES** require a dye test for property transfers with **PUBLIC** sewage. This test may be arranged at the Authority office at 304 Noblestown Road, Midway, PA 15060 or by calling 724-796-5936.

**ROBINSON TOWNSHIP** does **NOT** currently have a dye test requirement for transfer of property with septic tanks or “on-lot” septic systems. For questions on repairs or new perc tests, please call our designated agency, the Washington County Sewage Council at 724-223-0504. They are located in the South Strabane Municipal Building at 550 Washington Road, Washington, PA 15301. The Sewage Council’s latest fee schedule is attached for your convenience.