

EAST LAMPETER TOWNSHIP

RESOLUTION NO. 2025-24

A RESOLUTION ADOPTING THE 2026 FEE SCHEDULE

WHEREAS, the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, is authorized to impose reasonable fees in connection with applications for building related activities, zoning related activities, subdivision and land development activities, stormwater management activities, pavilion park rental fees, false alarm fees, stray dog fees, road opening fees, responses to Right-to-Know requests under the Pennsylvania Right-to-Know Law, Act 22, and other similar governmental functions which involve submission to and review and/or response by the Township; and

WHEREAS, the cost of the Township for review of such applications and requests and, where appropriate, inspection of the building or property involved, is directly related to the nature of the application or is otherwise defined by law; and


WHEREAS, the Township has evaluated the cost incurred by the Township in such reviews and inspections and in complying with such requests and therefore has suggested to the Board of Supervisors that the Township revise its fee schedule to reflect such costs; and

WHEREAS, the Township believes that the fees included in the fee schedule attached to this Resolution as Exhibit "A" accurately reflect the reasonable costs associated with such requests.


NOW THEREFORE, BE IT RESOLVED that the 2026 Fee Schedule attached to this Resolution as Exhibit "A" is hereby adopted as the fee schedule for the applications, permits and other activities specifically described, effective January 1, 2026, and to remain in effect until further revised by the Board of Supervisors. All resolutions or parts of resolutions inconsistent herewith are expressly repealed.

DULY ADOPTED the 15 day of December, 2025, by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

ATTEST:


(Asst.) Secretary

EAST LAMPETER TOWNSHIP
BOARD OF SUPERVISORS


(Vice) Chairman

[SEAL]

EXHIBIT A"

East Lampeter Township
Lancaster County, Pennsylvania

2026 Fee Schedule

Zoning Application Fees:

Application Fee for Variance, Special Exception, and Appeals from the decision of the Zoning Officer (individual residential or agricultural use properties) \$400.00

Application Fee for Variance, Special Exception, and Appeals from the decision of the Zoning Officer (all other properties) \$800.00

Conditional Use

Application fee \$800.00
Escrow fee \$1,000.00

Text Amendment, Rezoning or Curative Amendment

Application fee \$900.00
Escrow fee \$1,000.00

Continuance of a Hearing (requested by the applicant) \$400.00
before either the Zoning Hearing Board or the Board of Supervisors

Stormwater Management Fees:

Exemption Application fee \$50.00

Small Project Application fee \$150.00
(this includes review of application and two inspections)

Additional Inspections for small projects \$50.00 each

Stormwater Management Plan

Application fee \$500.00
Escrow fee \$1,000.00

Construction Escrow fee 3% of Construction Costs
With a minimum of \$1,000.00

Construction Escrow fees shall be calculated based on the improvement guarantee required for the project and shall be posted at time of permit issuance.

Stormwater Management Record Plan

(Preliminary/Final Subdivision Stormwater Record Plan and/or Land Development Stormwater Record Plan, when required, or Separate Stormwater Management Record Plan) \$1,000.00
Escrow fee

Subdivision and Land Development**Fees: Waiver of Land Development**

Application fee	\$250.00
Escrow fee	\$500.00

Sketch or Revised Final Plan Application fee	\$250.00
Escrow fee	\$1,000.00

Construction Escrow fee	3% of Construction Costs With a minimum of \$1,000.00
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Residential (including Agricultural Uses)**(Preliminary or Final Subdivision and/or Land Development Plan)**

Application fee	\$500.00 + \$10.00 per lot or dwelling unit
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Plan Review Escrow fee	\$1,000.00 + \$200.00 per lot or dwelling unit
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Construction Escrow fee	3% of Construction Costs With a minimum of \$1,000.00
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Non-Residential**(Preliminary or Final Subdivision and/or Land Development Plan)**

Application fee	\$500.00 + \$17.50 per acre or part thereof affected with parts rounded up
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Plan Review Escrow fee	\$2,000.00 + \$100 per acre or part thereof affected with parts rounded up
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Construction Escrow fee	3% of Construction Costs With a minimum of \$1,000.00
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Construction Escrow fees shall be calculated based on the improvement guarantee required for the project and shall be posted at time of permit issuance.

Zoning Permit Application Fees:

Up to but less than \$1,000.00 of the fair market value of construction (Permits are required)	NO FEE
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Construction of New Dwelling Units	Minimum fee \$185.00 \$3.75 for each \$1,000 or part thereof, of the fair market value of construction
Residential Alterations or additions to existing structures	Minimum fee \$95.00 \$3.75 for each \$1,000 or part thereof, of the fair market value of construction
New Construction - Multi-family (each building shall require a separate permit)	\$185.00 per unit
Non Residential Construction	Minimum fee \$185.00 \$5.50 per \$1,000.00 of fair market value of construction or part thereof up to \$500,000.00 \$2.80 per \$1,000.00 after the first \$500,000.00
Demolition Application Fee	\$100.00
Fireworks Application Fee	\$50.00
Going out of Business Application Fee	\$50.00 for 1st 30 days \$100.00 for 2nd 30 days
On-lot (well) water system Application Fee	\$50.00
Sign Application Fee	\$100.00
Temporary Retail Sales Application Fee	\$50.00
Transient Retail Application Fee	\$25.00 permit fee \$50.00 processing fee
Unattached Accessory Structure Application Fee	Minimum fee \$75.00 \$2.00 per \$1,000.00 or part thereof
<u>Building Code/Permit Fees:</u>	
Certificate of Occupancy	\$100.00
Township Administration Fee	Maximum \$150.00 \$15.00 per inspection

Plan Review and Inspection fees - standard rates charged by the third-party review and inspection agency permitted by the Board of Supervisors to work within East Lampeter Township

UCC Appeal Board Fee	\$800.00
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IMPC Appeal Board Fee	\$800.00
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Local Agency Hearing Fee	\$800.00
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Liquor License Transfer Hearing Fee	\$500.00
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Other Fees:

Copying fee	\$0.25 per side of 8.5"x11" paper
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Act 22 of 2017 fees	\$210.00 application and one hour of redaction, \$100.00 per hour or fraction thereof for additional redaction
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Property Settlement Final Bill	\$20.00 per property
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False Alarm Police Dept. Fee	\$50.00 per false alarm after first four per year
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False Alarm Fire Dept. Fee	1 st \$50.00, 2 nd \$100.00, subsequent increase by \$50.00 each time per quarter
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Park Pavilion Reservation Fee Resident	Tuesday/Wednesday/Thursday \$65.00 Monday/Friday/Saturday/Sunday \$85.00
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Non-Resident	Tuesday/Wednesday/Thursday \$85.00 Monday/Friday/Saturday/Sunday \$130.00
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Community Park Volleyball Court or Baseball / Softball Field Rental Fee	\$25.00 per hour, minimum of 2-hour rental and maximum of three 2-hour blocks in one day
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Driveway or Road Opening Permit Fee	Per schedule from PennDOT
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Sewer Connection/Tapping Fee	\$4,058.00 per EDU, as amended by East Lampeter Sewer Authority
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Sewage Hauler Registration	\$50.00 per year
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On Lot Sewer Disposal System 1 st letter of violation	\$30.00 per property
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On Lot Sewer Disposal System 2 nd and subsequent letter of violation	\$60.00 per property
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Sewer Reservation fee - per East Lampeter Sewer Authority Resolution 2025.01, as amended

EDU Transfer Fee \$150 Application review, \$125.00/hour administrative research fee (recoding responsibility of the developer)

Public Works Inspection fees (new, repair, or replacement)	As noted below
Lateral Connection Inspection and Testing (per connection)	\$140.00
Cut and Cap Inspection	\$70.00
Manhole (4'3 feet) installation Inspection and testing (per manhole)	\$70.00
Manhole (greater than 3 feet) installation inspection and testing (per manhole)	\$140.00
GreaseTrap Installation Inspection (pergreasetrap)	\$210.00
Low Pressure/GrinderTank installation Inspection (upto 3inspections)	\$210.00
Inlet (4 -3 feet) installation Inspection (per inlet)	\$70.00
Inlet (greater than 3 feet) installation Inspection (per inlet)	\$140.00
Subgrade and Stone roll testing Inspection (per 4,333 linear feet)	\$70.00
Sidewalk Inspection (per residential parcel or 1,333 linear feet non-residential)	\$50.00
Curb Inspection (per 1,303 linear feet)	\$50.00
Main Line Installation - Stormwater or Sewer (per hour)	550.00
All Subsequent Inspections	\$50.00

Any other testing or inspections required by current ordinances of East Lampeter Township or any installation and procedures manual of the East Lampeter Sewer Authority shall be charged on a documented time basis.

East Lampeter Township and East Lampeter Sewer Authority Engineer and Solicitor fees - standard rates charged by the engineering and legal firms appointed by the Board of Supervisors.

Escrow funds are utilized to pay the invoices received from the Township Engineer for review of a proposed project. Any unused escrow funds will be returned to the applicant. Any deficiency will be billed to the applicant.