

ARTICLE 10

FEES

Section 1001. FILING FEES AND ESCROW

At the time of filing, all MINOR, PRELIMINARY or FINAL Plans shall be accompanied by the appropriate fees to defray the cost of reviewing the proposed plans and required data. The following fees shall be submitted with the application:

A. Application Fee

The Applicant shall pay an application fee to East Pennsboro Township.

B. Engineering Escrow

The applicant shall establish an escrow account estimated by the Township Engineer to cover engineering inspections outlined in Section 1003 of this Article.

C. County Review Fee

The Applicant shall provide a check payable to the Cumberland County Planning Commission, in the amount specified by the County, to cover the costs of County Planning Commission review and report.

D. Attorney and Other Fees

Attorney fees and other related fees may be required for any application and shall be paid in accordance with Sections 1004 and 1005 of this Article.

Section 1002. FEE SCHEDULE

A. The Board of Commissioners shall establish by resolution a Schedule of Fees to be paid by the applicant at the time of filing a Minor, Preliminary or Final Plan.

1. Such fees shall include the reasonable and necessary charges by the Township's professional consultants or Engineer for their review and report to East Pennsboro Township. Such fees shall be reasonable and in accordance with the ordinary and customary charges by the Township Engineer or consultant for similar service in the Township, but in no event shall the fees exceed the rate or cost charged by the Township Engineer or consultant to the Township when fees are not reimbursed or otherwise imposed on applicants.

2. In the event that the Township and the Applicant cannot agree on the amount of review fees which are reasonable and necessary, then the fees shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township and the Applicant. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the Applicant

B. The review fees shall be based upon a schedule established by resolution and such Schedule of Fees shall be available in the Township Municipal Office and in such other places as the Township may designate.

- C. No plan shall be considered by the Board of Commissioners or Planning Commission unless all applicable fees and charges are paid in full or an escrow account is established. In the event the Applicant disputes the amount of any such fees, the Applicant shall, within ten (10) days of the billing date, notify the Township Secretary that such fees are disputed, in which case the Township shall not delay or disapprove a land development application due to the Applicant's request over disputed fees.

Section 1003. ENGINEERING INSPECTION FEES

- A. At the time of submission of the Minor, Preliminary or Final Plan, the Applicant shall pay East Pennsboro Township an amount approved by the Township Engineer sufficient to cover the costs of:
 - 1. Inspecting the site layout for conformance with the plan.
 - 2. Inspecting required improvements during installation.
 - 3. Final inspection on completion of installation of required improvements.
 - 4. Other engineering verifications and administrative work required by this Ordinance.
- B. Where outside engineering consultants are necessary for special engineering reviews and assistance, engineering fees required to be paid by this Section shall be billed to the developer and must be paid in full prior to the recordation of the subject land development plan.

Section 1004. ATTORNEY FEES

- A. The developer will be responsible for any and all legal fees approved by the Township Solicitor and incurred by the Township for:
 - 1. Reviewing the Plan's compliance with the Ordinances of the Township or the laws of the Commonwealth of Pennsylvania.
 - 2. Preparing or reviewing any special legal agreements between the Township and the Applicant or other matters pertaining to the Plan.
- B. The attorney fees required to be paid by this Section shall be promptly paid to the Township by the Applicant upon the submission of bills to the Applicant from time to time, as such fees are billed to the Township by its attorney(s).

Section 1005. OTHER FEES

- A. Recording Fees

The Township accepts the responsibility for the recordation of the final plan with the Cumberland County Recorder of Deeds. The applicant shall be charged a recording fee for this service.
- B. Fee in Lieu of Recreation/Open Space Land Dedication

For all residential developments, recreation fees shall be collected in accordance with the requirements of Article 5, Section 520 of this Ordinance.

C. Advertising and Recording Fees

The Applicant at the time of application shall agree to cover the cost of advertising the Ordinance accepting the deed of dedication, if applicable, to any required improvements and any recording costs

D. Other Fees

Costs and fees for all other permits required for and by the Township (e.g. Manufactured/Mobile Home Park license; MHP removal permits, etc.) for any other purpose related to the land development process shall also be paid to the Township.