

EPHRATA TOWNSHIP 2023 FEE SCHEDULE

Building and Zoning Permits

The following permit fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Residential – Single Family new construction, alterations, additions etc.

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

Uniform Construction Code Permit Review and Inspection Fees – All fees charged by ABI, Inc. in connection with plan review and inspections will be the responsibility of the applicant. ABI, Inc. current fee schedule is attached.

Multi Family Residential / Commercial, Industrial and Institutional Projects

\$25.00 for the first \$1,000.00 of construction value plus an additional \$5.00 for each additional \$1,000.00 of construction value or part thereof.

Uniform Construction Code Permit Review and Inspection Fees – All fees charged by ABI, Inc. in connection with plan review and inspections will be the responsibility of the applicant. ABI, Inc. current fee schedule is attached.

Zoning Application Fees. The following application and appeal fees shall be imposed in connection with the administration of the Ephrata Township Zoning Ordinance:

Zoning Hearing Board:

Special Exception and Variance request, interpretation or appeal - \$500.00

Validity challenge of the Zoning Ordinance - \$1,000.00

Board of Supervisors:

Conditional Use applications - \$500.00

Rezoning, Text Amendment or curative amendment application - \$1,000.00

Subdivision and Land Development Fees

Plan Type	Administrative Fee	Escrow Account*
Sketch	\$200	\$500
Lot Add On	\$200	\$500
Revised Plan	\$200	\$500
Subdivisions (Preliminary or Final)		
Residential	\$200 + \$15/lot	\$1000 + \$50/lot
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/lot
Land Development (Preliminary or Final)		
Residential	\$200 + \$15/unit	\$1000 + \$50/unit
Commercial/Industrial	\$200 + \$15/acre	\$1000 + \$75/acre
Waiver Request of Plan Processing	\$100	\$250

* Escrow Account - Each applicant shall deposit with the Township an escrow account in the amount listed above at the time of filing an application. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Engineering and Solicitor Fees – Attached are the 2022 rates for the Township Engineering Firm, Rettew Associates, the Township Sewer Authority Engineering Firm, Becker Engineering and the Township and Authority Solicitor, Anthony Schimaneck from Morgan Hallgren Crosswell and Kane

Storm Water Permit Fees

Storm Water Management Plan Exemption – No Charge

Storm Water Management Plan – Minor Land Disturbance - \$150.00

Storm Water Management Plan – Major Land Disturbance - \$300.00 plus \$500 escrow*

* Each applicant shall deposit with the Township a sum in the amount of \$500.00 at the time of filing an application for approval of a major storm water management plan. The escrow fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate documents and any other expenses which the Township may incur in the connection with the processing of the application and development of the property. In the event that the escrow fund is insufficient at any time to pay such costs, the Township shall bill the applicant for the actual additional costs. In the event that the escrow fund is in excess of the Township's costs, the Township shall refund such excess monies, without interest, to the applicant upon completion of the project.

Other Fees:

Recording Fees. Any costs related to the recording of documents with the Recorder of Deeds of the County of Lancaster shall be paid by the applicant.

Reimbursement of Costs for acceptance of Dedication of Street. If a developer shall dedicate streets to the Township, developer shall, at developer's sole cost and expense, provide the Township with four copies of the recorded subdivision plan showing the street(s) to be dedicated; a copy of the recorded deed for the development (or portion thereof, which includes the street(s) to be dedicated) reflecting the current owner, previous owner, date of deed, and recording reference; a legal description for each street; right-of-way width and Cartway width for each street; the beginning and ending points for each street; the name and address of the legal owner(s) of the land to be dedicated; total centerline length of each street; subdivision plan

Copying Fees - \$.25 per copy for copies made at the Township. If outside copying service is used the actual cost incurred by the Township will be invoiced to the individual. Fees are required to be paid in full before copies are released.

Subdivision and Land Development Ordinance - \$25.00

Zoning Ordinance and Map - \$25.00

Zoning Map - \$5.00

EPHRATA TOWNSHIP 2023 RATE SCHEDULE

Position	Hourly Rate
Administrative Assistant, Assistant Community Development Specialist, CAD Operator, GIS Technician 1, Zoning & Code Enforcement Officer	\$91.00
Community Development Specialist 1, Designer 1, Environmental Scientist 1, Geologist 1, Geoscientist 1, GIS Analyst 1, Landscape Architect/Designer 1, Project Technician, Resident Project Representative 1, Site Designer 1, Soil Scientist 1	\$105.00
Designer 2, Engineer 1, Environmental Scientist 2, Geologist 2, Geoscientist 2, GIS Analyst 2, MS4 Coordinator, Project Surveyor 1, Project Technician 1, Resident Project Representative 2, Soil Scientist 2	\$117.00
Community Development Specialist 2, Engineer 2, Geoscientist 3, GIS Analyst 3, Landscape Architect/Designer 2, Resident Project Representative 3, Site Designer 2, Soil Scientist 3	\$133.00
Biologist 3, Community Development Specialist 3, Engineer 3, Environmental Scientist 3, Geologist 3, Landscape Architect/Designer 3, Project Manager 1, Sr. GIS Analyst 1, Sr. MS4 Coordinator, Sr. Resident Project Representative, Sr. Soil Scientist 1	\$151.00
Project Manager 2, Sr. Community Development Specialist, Sr. Engineer 1, Sr. Environmental Scientist 1, Sr. Geologist 1, Sr. GIS Analyst 2, Sr. Landscape Architect/Designer 1, Sr. Soil Scientist 2, Sr. Surveyor 1	\$171.00
Chief Engineer, Project Manager 3, Sr. Engineer 2, Sr. Geotechnical Engineer, Sr. Landscape Architect/Designer 2, Sr. Project Manager	\$204.00
Key Personnel	Hourly Rate
Jim Caldwell, Primary Contact	\$175.00
Melissa Kelly, Alternate Contact	\$175.00

NOTES:

Overtime may be charged at a rate of 1½ times the above rates for specific employees, as required by federal law.

Invoices will be rendered monthly and are payable upon receipt.

Charges are subject to revision.

Expense	Rate
Mileage	Current federally allowable rate
Photocopies	\$.37/each
Postage and Certified Mail	Cost
Prints	\$.70/SF
Overnight mail (FedEx, etc.), miscellaneous travel expenses (parking, tolls, etc.), field supplies, title searches, subconsultants/subcontractors, testing, filing/application fees, GIS data	Cost + 15%



2023 Ephrata Township Solicitor Rates

The Ephrata Township Solicitor and the Ephrata Township Sewer Authority Solicitor for 2023 is the law firm of Morgan Hallgren Crosswell and Kane. The 2023 hourly rates for Morgan Hallgren Crosswell and Kane are as follows:

Partners - \$190.00 / hour.

Anthony P. Schimaneck

Robert E. Sisko.

Jason M. Hess



BECKER
ENGINEERING

Ephrata Township Sewer Authority 2023 Hourly Rate Schedule

A. Compensation for labor shall be in accordance with the following average hourly rates

Position	Average Hourly Rate
Principal/Client Manager	\$141.00
Senior Project Manager/Engineer/Geologist/Engineering Observation	\$134.00
Engineering Project Manager	\$124.00
Engineering Technician	\$118.00
Construction Observation	\$94.00
Senior CAD Designer	\$94.00

B. Compensation for expenses shall be as follows:

Mileage	\$0.625/mile*
Direct Expenses	At Cost

Labor rates and expense charges are subject to change without notice.

*Note: Mileage rate to be adjust to correspond with the current rate authorized by the IRS.

Effective 1/1/23