

2021 Consolidated Fee Schedule



Resolution No. 2021-07

Adopted by the Board of Supervisors:



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Building & Codes

BUILDING PERMITS

<i>Application Fee</i>	\$100 Non-Refundable fee due when General Permit Application and associated documents are submitted. <i>Fee will be credited to the permit, plan review, and inspection fees when the application is approved.</i>
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RESIDENTIAL

<i>New construction</i>	\$.75/ft.²
<i>New structures or facilities (other than buildings)</i>	\$500
<i>Minimum permit fee</i>	\$200
<i>Additions, alterations, and renovations - existing buildings</i> (Including three-season rooms & habitable space in basements)	\$100 for first \$1,000 then \$20/\$1,000 or fraction thereof of total est. cost
<i>Accessory buildings greater than 1,000 ft.²</i>	\$100 for first \$1,000 then \$20/\$1,000 or fraction thereof of total est. cost
<i>Repairs and all other uses (incl. decks and covered porches)</i>	\$100 for first \$1,000 then \$20/\$1,000 or fraction thereof of total est. cost
<i>Administrative fee (for third-party review)</i>	2% of building permit fee (min. fee - \$100)
<i>Plan review</i> (applicable when permit is not issued)	\$100/hour (min. 1 hour)
<i>Industrialized housing (mobile home, modular, manufactured) units</i>	\$200
<i>Foundation-only</i>	\$3,000 Allows for the construction of a foundation prior to approval of overall building permit. No construction shall be permitted beyond the foundation construction until a building permit is issued for the entire building. Foundation-only permit certification form shall accompany all foundation permit application packages. Cost of this permit is in addition to the building permit fees that applicable for the entire building. Foundation-only fees are required prior to Foundation-Only plan review.
<i>Revisions to approved plans</i>	\$100

Building & Codes	
COMMERCIAL (Commercial, industrial, & multi-family)	
<i>New construction</i>	\$.75/ft.² Up to 100,000 ft.² gross floor area (GFA) \$.30/ft.² subsequent over 100,000 ft.² GFA
<i>New structures or facilities (other than buildings)</i>	\$500
<i>Minimum permit fee</i>	\$200
<i>Additions, alterations, and renovations - existing buildings</i>	\$200 for first \$1,000 then \$20/\$1,000 or fraction thereof of total est. cost
<i>Repairs (new construction)</i>	\$200 for first \$1,000, then \$20/\$1,000 or fraction thereof of total est. cost
<i>Foundation-only</i>	\$5,000 Allows for the construction of a foundation prior to approval of overall building permit. No construction shall be permitted beyond the foundation construction until a building permit is issued for the entire building. Foundation-only permit certification form shall accompany all foundation permit application packages. Cost of this permit is in addition to the building permit fees that applicable for the entire building. Foundation-only fees are required prior to Foundation-Only plan review.
<i>Revisions to approved plans</i>	\$500
<i>Administrative fee (for third-party review)</i>	2% of building permit fee (min. fee - \$100)
Miscellaneous Permits & Fees	
<i>Child day care, accessibility, or other as required by the UCC</i>	\$100
<i>Miscellaneous inspections (if not otherwise stated)</i>	\$100/hour (min. 1 hour)
<i>Re-inspection fee after 2nd failed inspection</i>	\$100 (due prior to next inspection)
<i>State Mandated Fee on all Building Permits</i>	See PA Uniform Construction Code Fees
ELECTRICAL PERMITS	
Fees determined by Middle Department Inspection Agency Fee Schedule - Appendix A Fees Paid Directly to MDIA Questions should be directed to MDIA - Office #717-761-5340	
SWIMMING POOLS	
<i>Residential pool permit (single family)</i>	\$200
<i>Residential pool inspection (single-family)</i>	\$100
<i>Storable pools (combination of Building and Zoning permits)</i>	\$100

Building & Codes	
DEMOLITION	
<i>Residential and agricultural uses</i>	\$100
<i>Commercial interior</i>	\$100
<i>Commercial (complete building)</i>	\$200
BUILDING CODE BOARD OF APPEALS	
<i>Application - Residential</i>	\$350
<i>Application - Commercial</i>	\$500
<i>Hearing (if requested) surcharge (additional)</i>	\$200
FIRE SAFETY & PREVENTION	
<i>Operational permits</i> (carnivals & fairs, open burning, open-flame devices, pyrotech. Special effects material)	\$100
<i>Fire safety inspection</i>	\$100/hr (min. 1hr)
<i>Fire Department Incident Report</i>	\$100
CONSTRUCTION WITHOUT A PERMIT	
<i>1st offense</i>	\$100 (plus fees doubled)
<i>2nd offense</i>	\$250 (plus fees doubled)
<i>3rd and any subsequent offenses</i>	\$500 (plus fees doubled)
OTHER PERMITS	
<i>Junkyard license</i>	New Application - \$250 Yearly renewal - \$50 Hearing required (surcharge) - \$100
<i>Water well permit</i>	Repair well at existing residence - \$50 New well at new residence - \$100* *(plus \$25/inspection in excess of 2)
<i>Outdoor Furnaces (Wood fired) Boilers</i>	\$100
<i>Fireworks Permit</i>	\$100
<i>Peddler's/Solicitors Permit</i>	\$5

Building & Codes	
SEWAGE ENFORCEMENT (ACT 537)	
<i>Application fee for new or existing building lot.</i>	\$530 Application fee covers deep probe evaluations and 2 percolation tests for conventional type systems. Township (DEP) requires primary and replacement area testing on all building lots with marginal soil conditions.
<i>Application fee for a repair or modification to a permit</i>	\$250 Application fee covers a site investigation, permit, and final inspection. Fee does not cover any soil testing. Soil testing fees will be based on Township's current rates.
<i>Application fee for a new or existing building lot utilizing alternate type systems/no perc. test required</i>	\$200
<i>Holding tank application fee</i>	\$250
<i>Permit fee for all single-family residences</i>	\$250
<i>Permit fee to transfer or renew expired permit</i>	\$150 Application fee covers a site investigation and reissuance of expired permit
<i>Any additional work</i>	SEO Fee Schedule
<p>Additional Information:</p> <p>Applicant will be responsible to arrange and pay for a backhoe. In addition, the applicant will be responsible to dig and prepare percolation test holes. All costs and liability associated with the excavation and backfill of all test pits/percolation holes shall be the responsibility of the applicant.</p> <p>The sewage enforcement officer (SEO) will provide water for percolation testing providing he/she can directly access the actual percolation test site without causing damage to his/her vehicle.</p> <p>SEO will require the applicant to hire a certified professional soils scientist for all fill site evaluations, any alternate type systems, and for any situation where the SEO feels one is needed. Applicant will be responsible for paying for soil scientist. SEO will site charge his regular rate. SEO is required to verify all soils testing.</p> <p>Chapter 72.41 states that a SEO has the power and duty to issue, deny, and revoke permits, and to take all other actions necessary to administer and enforce Section 7 of the act.</p>	
<i>Deep probe evaluations for conventional type systems</i>	\$130/lot
<i>Deep probe evaluations for alternate type systems</i>	\$200/lot
<i>Site investigation</i>	\$100
<i>Percolation test per 6 hole test</i>	\$200
<i>Review design/issue permit - Residential</i>	\$50
<i>Permit denial</i>	\$50
<i>System interim inspection</i>	\$100/trip
<i>System final inspection</i>	\$100/trip

Building & Codes

<i>Annual inspection of any existing system</i>	\$100
<i>Inspection fee of existing system for subdivision approval</i>	\$100
<i>Prior SEO testing verification/site investigation</i>	\$150
<i>Investigate a complaint</i>	\$100
<i>Review minor planning module</i>	\$35
<i>Review major planning module</i>	\$50
<i>Review non-building declaration</i>	\$35
<i>Attend Township meeting</i>	\$150
<i>Misc. clerical work</i>	\$35/hour
<i>Misc. field work</i>	\$60/hour
<i>Monthly administrative fee (2 hour) Goes to covering phone calls, filing, scheduling, postage, professional liability insurance, medical insurance, vehicle expense, etc.</i>	\$70

Additional inspection fees:

If the Township determines that any permitted work covered by this Fee Schedule is of sufficient magnitude or importance to warrant assignment of one or more persons to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permittee shall be charged for additional salary, overhead, and expenses incurred by each assigned inspector and the Township.

Fees for completed work:

Where an application is submitted and reviews or inspections are conducted, the Township may charge fees based on the work completed regardless of whether a permit is issued or whether the applicant begins or completes the work proposed.

Zoning	
<i>Application Fee</i>	\$100 Non-Refundable fee due when Zoning Permit Application and associated documents are submitted. <i>Fee will be credited to the permit, plan review, and inspection fees when the application is approved .</i>
<i>Zoning permits</i>	\$100 (all decks, patios, porches, storage sheds, fences, above/in- ground swimming pools, and replacements thereof or any new construction or additions, changes in the existing use of an existing structure or expansion of non-conforming uses, and any construction in the Flood Hazard Zone.)
Sign permits (fee applicable for each sign)	Sign area: 0-50 ft.² - \$100 51-100 ft.² - \$150 101-200 ft.² - \$200 greater than 200 ft.² - \$250 Temporary signs - \$50
<i>Zoning Hearing Board Applications</i>	<u>Variances:</u> Residential & Agricultural Uses - \$350 All Other Uses - \$500 <u>Special Exceptions:</u> Residential & Agricultural Uses - \$350 All Other Uses - \$500 <u>Appeals from orders or determinations of the Zoning Officer:</u> Residential & Agricultural Uses - \$350 All Other Uses - \$500
<i>Modification of Planned Residential Development</i>	\$250
<i>Challenges and amendments:</i> All amendment requests, including Curative Amendments or Substantive Challenges of the Zoning Ordinance and/or Zoning Map before the Planning Commission and Board of Supervisors.	\$3,500

Zoning

<p><i>Conditional Use applications:</i> Conditional use requirements from the Zoning Ordinance before the Planning Commission and Board of Supervisors.</p>	<p>Agricultural, Residential, and Village Districts - \$350 All other districts - \$500</p> <p>Plus, a refundable deposit, with the Township to be held in escrow to offset costs incurred: greater than 0-5 disturbed acres - \$500 6-10 disturbed acres - \$1,000 11-50 disturbed acres - \$2,000 greater than 50 disturbed acres - \$5,000</p> <p>Additional costs will be itemized and charged Professional consultation fees - actual cost</p>
<p><i>Conservation Plan for Transfer of Development Rights review fee</i></p>	<p>\$200</p>
<p><i>Zoning determinations, verifications, or preliminary orders</i></p>	<p>\$100</p>

Subdivision & Land Development

SUBDIVISION PLANS

<i>Sketch plans (Section 401)</i>	No fee
<i>Minor plans (Section 305)</i>	\$250 Plus each lot \$25
<i>Preliminary plans (Section 501)</i>	\$450 Plus each lot \$35
<i>Final plans (Section 601)</i>	\$250 Plus each lot \$25
<i>Combined Preliminary/Final Plan</i>	Preliminary & Final Fees will be charged

LAND DEVELOPMENT PLANS

<i>Sketch plans (Section 401)</i>	No fee
<i>Minor plans (Section 305)/Final PRD</i> Includes Lot Alteration/Lot Addition	\$350 Residential use: Plus \$25/each unit All other uses: Plus \$35/each acre
<i>Preliminary plans/Tentative PRD</i>	\$450 Residential use: Plus \$35/each unit All other uses: Plus \$50/each acre
<i>Final plans</i> Only if preceded by Preliminary Plan	\$250 Residential use: Plus \$25/each unit All other uses: Plus \$35/each acre
<i>Combined Preliminary/Final Plan</i>	Preliminary & Final Fees will be charged
<i>Request for Waiver of Land Development</i>	\$100

OTHER FEES

<i>Recording fees</i>	Fees determined by Recorder of Deeds Fee Schedule - Appendix A
<i>Traffic impact study (Section 713)</i>	Actual cost*
<i>Environmental Impact Assessment (Section 714)</i>	Actual cost*
<i>Professional Consultation Fees (Section 308)</i>	Actual cost*

* Applicants for subdivision and/or land development shall reimburse the Township 100% of the actual cost for engineering and professional consultation reasonable and necessary to the review, processing, revision, inspection, testing, and preparation of required security and improvement documentation. Professional consultation fees shall include, but not be limited to, engineering review fees and costs, legal fees for preparation, and/or review of security and improvement guaranty documents and any other necessary documentation, cost of required site inspection and field checks, sewage module review and transmittal, and any necessary review, testing, or reported by the SEO. Professional consultation fees shall be based upon the actual rate or cost charged to the Township by such consultants or personnel.

Subdivision & Land Development

ESCROW FEES

<i>Professional consultation escrow</i>	As determined**
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*Applicants for subdivision and/or land development shall deposit with the Township a specified sum, payable in advance, to cover and secure payment of the actual of reasonable and necessary professional consultation and review fees.

The amount of the escrow fund shall be the one set forth in Schedule A, attached hereto, or as otherwise determined by the Township Engineer. In the event actual costs exceed the sum determined, then the escrow shall be increased upon further determination and noticed of the Township Engineer.

<i>Pre-submittal consultation or any other Engineer Consultant Fees</i>	\$1,000 plus any additional fees plus actual costs submitted by consultant
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<i>All other consultant review fees</i>	Actual cost as submitted by consultant
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SUBDIVISION PLANS

<i>Preliminary Plan</i>	One Lot: \$1,500 Plus \$150/each additional lot
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<i>Final Plan</i>	One Lot: \$4,000 Plus \$150/each additional lot
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<i>Final/Minor Plan</i>	Without public improvements - \$1,500 With public improvements - \$4,000
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LAND DEVELOPMENT PLANS

<i>Number of Disturbed Acres</i>	1-2: \$2,000 2-5: \$2,500 5-10: \$3,500 10-25: \$5,000 25-50: \$8,000 50-100: \$12,000 < 100: \$20,000
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Subdivision & Land Development

FEES IN-LIEU-OF LAND DEDICATION (SECTION 606)

RESIDENTIAL

All applicants or developers:

- (1) Shall pay 90% of the after-development fair market value of the amount of land which must be dedicated pursuant to the to the formula set forth in Section 606(c)(3) of the SALDO. The after-development fair market value shall be the value of all lands included in the land development application. Said value shall be determined by a land appraisal from a certified appraiser. Said appraisal shall be at the expense of the applicant or developer and submitted as requirement of preliminary plan approval. The Board of Supervisors shall have the right to reject said appraisal and select another appraiser who shall then submit an appraisal determining the after- development fair market value and the fee to be paid. The cost of this appraisal shall be paid by the applicant or developer; or
- (2) May, at their option, elect not to submit an appraisal as set forth in the preceding paragraph. In such event, the fee to be paid in- lieu-of land dedication shall be determined on the basis of the number of dwelling units proposed in the application. The fee shall be in the amount of \$1,000 per dwelling unit.

NON-RESIDENTIAL

The fee to be paid by applicants or developers of non-residential lands shall be set at \$1,000 per acre of disturbed land or a minimum of \$1,000 for subdivision or land development less than one acre.

All fees shall be due and payable upon approval of the land development or subdivision plan and as a condition thereof. No building, construction, transfer, or subdivision shall be permitted or done until the required fees are paid in full.

Parks, Recreation, & Facilities	
PARKS	
<i>General use pavilion rental</i>	\$75/day (each) at South Middleton Park \$50/day (each) at Spring Meadows Park
<i>Camp field rental</i>	\$100/day (less than 4 hours) \$150/day (4 hours or more)
<i>Special event</i>	\$100/day (includes one pavilion) \$75/each additional pavilion
	Add \$100 for all 3 pavilions
ATHLETICS & SPECIAL EVENTS	
<i>Youth sports organizations</i>	\$5/participant for South Middleton Youth Baseball, Softball, Soccer, & Midget Football
	\$10/participant for all others
<i>Tournaments</i>	Baseball & softball - \$150/day/field Football, Soccer, Field Hockey, etc - \$500/day/field

Roads & Highways

HIGHWAY OCCUPANCY PERMITS

<i>Utility</i>	\$50
<i>Driveways</i>	Minimum use (e.g. single family dwellings, apartments less than 5 units) - \$15
	Low volume (e.g. office buildings, car washes) - \$30
	Medium volume (e.g. motels, fast food restaurants, service stations, small shopping plaza) - \$40
	High volume (e.g. large shopping centers, multi-building apartment or office complexes) - \$50
<i>Other (e.g. bank removal, sidewalk & curb, etc.)</i>	\$20
<i>Supplemental fee (Each six-month time extension/each submitted change)</i>	\$10
<i>Emergency permit card</i>	\$5/card

GENERAL PERMIT INSPECTION FEE

These fees are applied to the costs incurred in reviewing the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with Township specifications and permit provisions.

<i>Driveways</i>	Minimum use - \$10 Low volume - \$20 Medium volume - \$35 High volume - \$50
<i>Surface openings greater than 36 ft. ²</i> (Calculated on the total linear feet of the opening being permitted within different areas of the right-of-way. Linear feet shall be measured to the nearest foot.)	Total linear feet of opening each (100 foot increment or fraction thereof): Opening in pavement - \$60 Opening in shoulder - \$40 Opening in outside of pavement & shoulder - \$30 If a longitude opening simultaneously occupies ≤ 2 areas (above), the high fee shall be charged.
<i>Surface openings less than 36 ft. ²</i> (e.g. service connections performed independently of underground facility installation, pipeline repairs, each opening)	Total linear feet of opening each: Opening in pavement - \$50 Opening in shoulder - \$35 Opening in outside of pavement & shoulder - \$30 If a longitude opening simultaneously occupies ≤ 2 areas (above), the high fee shall be charged.

Roads & Highways	
<i>Above-ground facilities</i> (e.g. poles, guys and/or anchors if installed independently of poles)	Up to 10 physically connected above-ground facilities (each continuous group) - \$20
	Additional above-ground physically connected facilities (each pole with appurtenances) - \$2
<i>Crossings</i> (e.g. "overhead" tipples, conveyors, or pedestrian walkways & "undergrade" subways or mines)	\$80
<i>Boring under street</i>	\$40
<i>Seismograph - Vibroseis Method</i> (e.g. prospecting for oil, gas)	1st mile - \$50 each additional mile or fraction thereof - \$5
<i>Non-emergency test holes in pavement or shoulder</i>	\$5 (each hole)
<i>Other (e.g. bank removal, sidewalk & curb, etc.)</i>	\$20
<i>Storm water management facilities (e.g. swales, grading, etc.)</i>	\$25
ADDITIONAL ROAD INSPECTION FEES	
If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more persons to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permittee shall be charged for additional salary, overhead, and expenses incurred by each assigned inspector and the Township.	
PARKING PERMITS	
<i>45 Logistics Drive</i>	\$300,000 (over three years, 2019-2021)
MISCELLANEOUS FEES	
Minimum of 2 hours/Billed in 2 hour increments	
<i>Sign Installation/Replacement</i>	\$625/two hours
<i>Snow Plowing</i>	\$775/two hours
<i>Hazardous Tree Removal</i>	\$700/two hours

Environmental Protection	
STORMWATER FEES	
<i>Westgate</i>	\$100/developed lot
<i>Storm water delinquent charges</i>	.5% monthly, beginning the 1st month after 2nd "overdue" notice, and applied on the full outstanding balance from the previous month
<i>Filing of lien</i>	Attorney Fee - \$150 Filing Fee - actual cost
<i>Writ of scire facias</i> (for delinquent accounts)	Attorney Fee - \$150 Filing Fee - actual cost
<i>Entering of judgment</i> (for delinquent accounts)	Attorney Fee - \$150 Filing Fee - actual cost
<i>Sheriff sale</i>	Actual Cost

Administrative & Finance Department Fees	
<i>Returned checks</i>	\$25 or 5% of check amount, whichever is higher
<i>Postage</i>	Actual cost
<i>Public document copy charges</i> (Right-to-Know requests)	\$.25/one-sided page
<i>Public document electronic file</i> (Right-to-Know requests)	\$5 each
<i>Certification of record</i> (Right-to-Know requests)	\$1

Staff/Consultant/Professional Fees	
<i>Township staff</i> (including in-house Township Engineer)	Determined by current salary, benefits, & overhead
<i>Township Solicitor</i>	\$150/hour
<i>Pre-submittal consultation or any other engineer consultant fees</i>	\$1,000 plus any actual cost submitted by consultant
<i>SEO planning module review</i>	See SEO Review Fees
<i>Any and all fees not addressed in this fee schedule, including but not limited to, consultant fees, contractor fees, and/or costs incurred through damage of public property.</i>	Actual costs as submitted by consultant

Appendix A

MIDDLE DEPARTMENT INSPECTION AGENCY ELECTRICAL FEES

Fees paid DIRECTLY to MDIA. Contact MDIA, #717-761-5340, for any questions.

RESIDENTIAL

Single-family dwelling	> 200 amp. - \$125
	201 - 300 amp. - \$160
	< 300 amp. - Commercial fee
Two-family dwelling	> 200 amp. - \$160
	< 2 units (first two) - \$160
	each addl. unit - \$70
Townhouses	\$95 (each)
Spa, hot tub, sauna, etc. (surcharge)	\$30 for each item
Signaling systems (surcharge)	For system & first 15 devices - \$60
	Each additional 10 devices or a fraction thereof - \$6

COMMERCIAL

Rough wiring inspection	1 - 25 outlets - \$30
	For each additional 10 outlets or fraction thereof - \$7
Finish inspection	1 - 25 outlets - \$30
	For each additional 10 outlets or fraction thereof - \$7
Equipment, appliances, and motors under .25 hp	Outlet for single unit of ≥ 15 kw - \$24
	For each additional outlet of ≥ 15 kw - \$9
Motors, generators, transformers, HVAC, etc.	.25 - 3 hp, kw, or kva (each) - \$17
	4 - 7 hp, kw, kva (each) - \$25
	7.5 - 29 hp, kw, kva (each) - \$30
	30 - 49 hp, kw, kva (each) - \$45
	50 - 74 hp, kw, kva (each) - \$60
	75 - 199 hp, kw, kva (each) - \$120
	200 - 500 hp, kw, kva (each) - \$225
	Over 500 hp, kw, kva (each) - \$300
Feeders or sub-panels	< 225 amp - \$35
	226 - 400 amp - \$47
	401 - 600 amp - \$57
	601 - 1,600 amp - \$120
	> 1,600 amp - \$170
Service - meter equipment	< 200 amp - \$80
	201 - 400 amp - \$100
	401 - 600 amp - \$140
	601 - 1,600 amp - \$250
	> 1,600 amp - \$350
	Ground fault protected services add \$83
	Over 600 volts, add \$110 per category
	Services exceeding 1 meter, \$11/each additional meter

Appendix A	
<i>Primary transformers, vaults, enclosures, sub-stations</i>	< 225 kva - \$200
	226 - 500 kva - \$250
	501 - 1,000 kva - \$300
	> 1,000 kva - \$385, plus consultation fees
	Note: Above applies to each bank of transformers
<i>Signaling systems (burglar alarms, fire & fire protection alarms, smoke detectors, telephones or CATV outlets are each separate systems)</i>	For system & first 15 devices - \$60
	Each additional 10 devices or fraction thereof - \$6
	Over 200 devices - apply for special fee
<i>Industrialized housing (mobile home, modular, manufactured)</i>	Modular homes - service & outlets - \$80
	Mobile homes - service including 1 feeder or 1 receptacle - \$80
	Feeder or power cord only (single visit only) - \$65
<i>Signs (incandescent, fluorescent, & neon)</i>	First sign (per occupancy) - \$70
	Each additional - \$9
<i>Outline lighting</i>	First transformer - \$70
	Each additional - \$9
<i>Swimming Pools</i>	Bonding (each trip) - \$70
	Equipment by fee schedule
	Reinspection fee (each) - \$70
<i>Conditions not provided for</i>	Apply for fee
<i>Minimum permit fee</i>	\$70

RECORDER OF DEEDS	
<i>Fees paid to South Middleton Township</i>	
Subdivision Plan	\$42.00 (includes a \$15 UPI fee)
extra pages	\$10.00/each
Additional Parcels	\$15.00