

CONOY TOWNSHIP
Lancaster County, Pennsylvania
Fee Schedule
Resolution No. 6-2022

Zoning Application Fees:

Special Exception, Variance and Appeals from the decision of the Zoning Officer (individual residential or agricultural use properties)	\$600.00, plus cost of transcript if requested. \$350.00 each additional hearing *Plus ½ court reporter fee & all advertising fees/costs & township engineer costs where recoverable
Special Exception, Variance and Appeals from the decision of the Zoning Officer (all other properties)	\$800.00, plus cost of transcript if requested. \$350.00 each additional hearing *Plus ½ court reporter fee & all advertising fees/costs & township engineer costs where recoverable
Rezoning or Curative Amendment to the Zoning Ordinance	\$1,500.00 application \$1,000.00 escrow \$350 each additional hearing *Plus ½ court reporter fee & all advertising fees/costs & township engineer costs where recoverable
Conditional Use Application – Residential	\$750.00 application \$1,000.00 escrow \$750.00 revision Fee \$350.00 each additional hearing
Conditional Use Application – Non-Residential	\$1,500.00 application \$1,000.00 escrow \$750.00 revision fee \$350.00 each additional hearing
Conditional Use Application – Cluster Development	\$2,500.00 application \$2,000.00 escrow \$750.00 revision fee \$350.00 each additional hearing
Local Agency Law Appeals	\$1,000.00 per hearing

Zoning Permit Fees:

Residential New Construction, Addition, Remodeling and Alterations	\$100 base fee \$.25 per sq. ft. (minimum \$100.00)
Residential Detached Accessory Structure	\$100 base fee \$.15 per sq. ft. (minimum \$50.00)
Deck, Patio or Fence	\$150.00 base fee
Swimming Pool – Above Ground	\$175.00 base fee
Swimming Pool – In-Ground	\$200.00 base fee
Spa or Hot Tub	\$200.00 base fee
Agricultural Related Structures	\$100.00 base fee \$.15 per sq. ft. (minimum \$50.00)
Commercial/Industrial/Institutional/Agricultural Processing Facilities	\$150.00 base fee \$.50 per sq. ft. (minimum \$150.00)

Zoning Fee for Projects not Meeting Defined Above Construction Classification	1.5% of total cost of improvement (minimum \$100.00)
Permit Extension	\$80.00
Demolition Fee	\$100.00
Zoning Permit – Additional Fees (work without obtaining a permit)	2x the permit fee + \$100.00
Echo Housing Unit and Accessory Apartment for Additional Family Members	\$80.00 initial permit issuance \$40.00 annual permit renewal
Driveway Permit	\$50.00, plus Engineer Review Fees
Certificate of Use & Occupancy	\$200.00
Sign Permit – Free Standing	\$100.00
Sign Permit – Building	\$75.00

Building Permit Fees

Building Permit	\$50.00 Application Fee payable to Conoy Township Review & Inspection Fees determined by Township appointed third party building inspection agencies
Certificate of Occupancy (UCC)	\$120.00

Street Opening Fees

Township Road	See Township Road Ordinance
State Highway – Highway Occupancy Permit	Refer to PennDOT fee schedule
Street Dedication	\$1000.00

Sewer (check with Township on any other fees for on-lot systems, check with Township SEO)

Connection/Tapping	\$3,500.00
Inspection	\$60.00

DEP Planning Module

Planning Module	\$75.00 plus Engineer Review Fees
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Fee in lieu of Dedication (Recreation)

Fee-in-lieu of Dedication	See Township SALDO Section 610.04
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Subdivision and Land Development Fees

Sketch Plan – less than 10 residential lots	\$400.00 base fee \$500.00 escrow
Sketch Plan – 10 or greater residential lots	\$800.00 base fee \$500.00 escrow
Sketch Plan – Cluster Development	\$1,000.00 base fee \$1,000.00 escrow
Sketch Plan – Non-residential	\$1,000.00 base fee \$1000.00 escrow
Lot Add-On or Subdivision Plan	\$500.00 base fee \$1,000.00 escrow

Preliminary or Preliminary/Final Subdivision and/or Land Development Plan - Residential (less than 10 residential lots)	\$1,000.00 + \$100.00 per lot or unit of occupancy base fee \$1,500.00 escrow
Preliminary or Preliminary/Final Subdivision and/or Land Development Plan – Residential (10 or greater residential lots)	\$1,500.00 + \$100.00 per lot or unit of occupancy base fee \$3,000.00 escrow
Preliminary or Preliminary/Final Subdivision and/or Land Development Plan – Non-Residential (less than 10 acres)	\$1,000.00 + \$100.00 per acre \$2,000.00 escrow
Preliminary or Preliminary/Final Subdivision and/or Land Development Plan – Non-Residential (10 or greater acres)	\$1,500.00 + \$100.00 per acre \$4,000.00 escrow
Final and Revised Subdivision and/or Land Development Plan - Residential (less than 10 residential lots)	\$1,000.00 + \$100.00 per lot or unit of occupancy base fee \$1,500.00 escrow
Final and Revised Subdivision and/or Land Development Plan - Residential (10 or greater residential lots)	\$1,500.00 + \$100.00 per lot or unit of occupancy base fee \$3,000.00 escrow
Final and Revised Subdivision and/or Land Development Plan – Non-Residential (less than 10 acres)	\$1,000.00 + \$100.00 per acre \$2,000.00 escrow
Final and Revised Subdivision and/or Land Development Plan – Non-Residential (10 or greater acres)	\$1,500.00 + \$100.00 per acre \$4,000.00 escrow
Waivers/Modifications (not submitted with original submission package)	\$50 each request
Waiver of Land Development Plan Submission	\$200.00 \$300.00 escrow

Stormwater Management

Exemption Application Fee (administration fee for tracking impervious area reduction)	\$50.00
Exemption Request	\$115.00
Small Project Plan	\$250.00 base fee \$750.00 escrow
Minor Stormwater Plan	
0-1.00 acres disturbed area	\$1,000.00 base fee \$2,000.00 escrow
1.01-5.00 acres disturbed area	\$2,000.00 base fee \$2,000.00 escrow
5.01-10.00 acres disturbed area	\$2,500.00 base fee \$2,000.00 escrow
10.01-15.00 acres disturbed area	\$3,000.00 base fee \$2,000.00 escrow
15.01-25.00 acres disturbed area	\$3,500.00 base fee \$2,000.00 escrow
25.01-50.00 acres disturbed area	\$4,000.00 base fee \$2,000.00 escrow
50.01-100.00 acres disturbed area	\$4,500.00 base fee \$2,000.00 escrow

100.01+ acres	\$5,000.00 base fee + \$35 per acre over 100 acres \$2,000.00 escrow
Major Stormwater Plan	Same base fee as Minor Stormwater Plan as above \$2,500.00 escrow
Construction/Inspections Escrow Fee <i>(Construction Escrow Fees shall be calculated based on the improvement guarantee required for the project and shall be posted at time of permit issuance)</i>	5% of Construction Costs (minimum \$1,000.00)

Floodplain Review

Flood Study/Plan review	\$750.00 base fee \$2,000.00 escrow
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Other Township Fees

Pre-application meeting with Township Staff	\$75.00 per hour (1 hour minimum) <i>*Note: If the application desires that the Township Engineer or other Township professional consultant attend the meeting, the applicant will be invoiced for the fees of such consultant, and such fees must be paid in full before the applicant may submit a formal application.</i>
Park Rental	\$50.00 per day Plus \$70.00 Deposit for Governor Stable Park
Building Rental – Conoy Community House Rental time of 6 hours	\$150 Resident \$200 Non-Resident \$30 each additional hour
Public Gathering Permit	\$100.00 up to 2,000 people \$250.00 over 2,000 people
Solicitation Permits	\$20.00 per day/per person
Photocopying per page (8-1/2" X 11")	\$.25 B&W; \$.75 Color
Photocopying by outside third party	Cost
Notary Fees	\$5.00 per seal
Returned Check Fee	\$35.00
Zoning Ordinance	\$45.00 + postage
Zoning Map	Cost for 24" X 36"; \$.50 for 11" X 17"
Stormwater Management Ordinance	\$35.00
Subdivision and Land Development Ordinance	\$25.00
Floodplain Management Ordinance	\$20.00
Township Comprehensive Plan	\$50.00
Regional Comprehensive Plan	\$50.00
Road Ordinance	\$20.00
Solicitor & Engineer Fees	Hourly rate as set and approved by the Board of Supervisors
Additional Professional Services	Actual Cost

*Note: Escrow fees are utilized for engineering and legal review costs. If more funds are in the account than what is expended, the balance will be refunded. The balance in the account shall not be lower than half the original escrow amount at all times, otherwise additional deposits must be made.