

CONOY TOWNSHIP
Lancaster, County, Pennsylvania

RESOLUTION NO. 11/2025

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE TOWNSHIP OF CONOY, LANCASTER COUNTY, PENNSYLVANIA,
AMENDING THE TOWNSHIP FEE SCHEDULE ADOPTED BY RESOLUTION 10/2024.**

WHEREAS, the Board of Supervisors of the Township of Conoy, Lancaster, County, Pennsylvania, in its duly organized meeting on November 10, 2022, adopted Resolution 06/2022 which established a comprehensive schedule of fees to be charged for review of plans submitted to the Township, pertaining to the administration of the Zoning Ordinance, the Stormwater Management Ordinance, and other Township ordinances, and establishing fees for miscellaneous Township permits, hearings, and services;

WHEREAS, the Board of Supervisors of the Township of Conoy has determined that the Township fee schedule needs to be updated for certain charges of Township services;

WHEREAS, the Board of Supervisors desires to amend the current Township Fee Schedule as reflected in the Fee Schedule attached to this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Conoy as follows:

Section 1. The Township Fee Schedule is hereby amended to incorporate fees to be charged as listed in the attached fee schedule. These fees shall be subject to revision and amendment from time to time by the Board of Supervisors by resolution.

Section 2. Unless otherwise set forth herein, all fees imposed hereunder and all payments required to replenish any escrow account as required by this Resolution or by any previously adopted fee schedule resolution, shall be due and payable in full within 30 days of the date of the invoice for such fees. If payment is not received by the Township on or before the 30th day, such fee should be deemed delinquent and a penalty of 10% shall be added to such outstanding invoice until such balance is paid in full.

Section 3. No part of a fee established by this Resolution or as listed in the Fee Schedule is refundable.

Section 4. The Board of Supervisors reserves the right to revise the fees adopted by this Resolution and in the Township Fee Schedule at any time and from time to time by resolution.

Section 5. This Resolution shall not be deemed to repeal any other resolution of the Township establishing fees or charges. This Resolution shall be interpreted to amend only those fees expressly set forth in this Resolution or in the attached Fee Schedule and all other fees and charges previously imposed by all other resolutions are hereby ratified and confirmed.

Section 6. The Township Schedule of Fees, as previously adopted and as amended, shall be available for review in the office of the Township and shall be posted on the Township website.

Section 7. The provisions of this Resolution are severable, and if any section, sentence, clause, part or provision hereof shall be held to be illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impact the remaining sections, sentences, clauses, parts or provisions of this Resolution. It is hereby declared to be the intent of the Board of Supervisors that this Resolution would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

This Resolution shall take effect and be in force on the 1st day of January 2026.

DULY ADOPTED the _____ day of _____, 2025 by the Board of Supervisors of the Township of Conoy, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF CONOY

Lancaster County, Pennsylvania

Attest: _____

By: _____

(Vice) Chairman

Conoy Township Board of Supervisors

[TOWNSHIP SEAL]

CONOY TOWNSHIP
Lancaster County, Pennsylvania
2026 Fee Schedule
Resolution No. 11/2025

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, Porch, Wall, Fence, Accessory Solar, Generator, Driveway Expansion	\$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 or Revisions to	\$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 – Stand Alone (for existing structures not associated with current permit)	\$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	Local \$45.00 per square yard Collector/Arterial \$62.00 per square yard Ally or Unpaved Roadway \$10.00 per square yard
State Highway – Highway Occupancy Permit	Refer to PennDOT fee schedule
Street Dedication	\$1,000.00 per street
Refer to the Road Ordinance for any other fees that may be required such as Bond Requirement and Degradation Fees	

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

Connection/Tapping	\$7,000.00
Final Inspection Fees	
Ten (10) or Fewer Residential Lots	\$125.00
Over ten (10) Residential Lots	\$250.00
Commercial/Industrial	\$250.00
Document Archive Fee	\$25.00
Sewer Permit Administrative Fee	\$250.00
Escrow for New Connections	\$5,000 initial escrow deposit at time of application
Solicitor Delinquent Collection Notice	Cost
Solicitor Lien Fee	Cost
Recorded Municipal Lien & Satisfaction Fees	Cost

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 – for removing impervious to obtain credit, no new impervious)	\$50.00
Exemption Request for new impervious	\$115.00
Small Project Plan	\$250.00 base fee \$750.00 escrow
Minor Plan – up to 5000 sq ft	\$1,000.00 base fee \$2,000.00 escrow

Major Plan, as follows:	
0-1.00 acres disturbed area	\$1,000.00 base fee \$2,500.00 escrow
1.01-5.00 acres disturbed area	\$2,000.00 base fee \$2,500.00 escrow
5.01-10.00 acres disturbed area	\$2,500.00 base fee \$2,500.00 escrow
10.01-15.00 acres disturbed area	\$3,000.00 base fee \$2,500.00 escrow
15.01-25.00 acres disturbed area	\$3,500.00 base fee \$2,500.00 escrow
25.01-50.00 acres disturbed area	\$4,000.00 base fee \$2,500.00 escrow
50.01-100.00 acres disturbed area	\$4,500.00 base fee \$2,500.00 escrow
100.01+ acres	\$5,000.00 base fee + \$35 per acre over 100 acres \$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 applicant 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 any formal application.</i>
Park Rental	\$50.00 per day for Conoy Township Residents \$75.00 per day for Non-Township Residents Plus \$70.00 Deposit for Governor Stable Park
Summer Playground Registration Fee – Resident	\$125.00 First Child \$250.00 Family
Summer Playground Registration Fee – Non-Resident	\$185.00 First Child \$310.00 Family
Summer Playground Extended Care	\$4.00 per hour per child
Summer Playground Activity Fees	Refer to Sign Up Application
Brush Pile Key Fob	\$25.00 Per Fob per year March 1 st – February 28 th (one Fob per household)
Building Rental – Conoy Community House Rental time of 12 hours (9am-9pm)	\$150 Resident \$250 Non-Resident Plus \$70.00 Deposit
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
Sewage Enforcement Officer Fees	Hourly rate as set and approved by the Board of Supervisors
Additional Professional Services	Actual Cost
Conoy Twp Employee Labor Fee Schedule	
Municipal Administrator	\$75.00/hr.
Zoning Officer	\$75.00/hr.
Roadmaster	\$75.00/hr.
Public Works Laborer	\$45.00/hr.
Equipment Fee Schedule – when required by Township to clean up abandoned properties.	
Prices for equipment include operator. No Equipment without operator.	
All prices are at a minimum of (1) one hour.	
Grader	\$150.00/hr.
Loader	\$125.00/hr.
Backhoe	\$100.00/hr. + \$25.00/hr. for any attachment
Skid Loader	\$100.00/hr. + \$25.00/hr. for any attachment
Single Axle Dump Truck	\$100.00/hr.
Single Axle Dump Truck with Plow	\$150.00/hr.
Pick-up Truck	\$75.00/hr.
Pick-up Truck with Plow	\$125.00/hr.
Truck and Trailer	\$100.00/hr.
Chipper	\$150.00/hr.
Zero Turn Mower	\$75.00/hr.
Small Tools – Saws, jack hammers, rakes, shovels, weedwhackers, etc.	\$25.00/hr. + Labor rate of operator type above

*Note: Escrow fees are utilized for engineering and legal review costs. If more funds are in the escrow account than what is expended, the balance will be refunded. The balance in the escrow account shall never be lower than half the original escrow amount at all times, otherwise additional deposits must be made.