

BOROUGH OF CHRISTIANA
LANCASTER COUNTY, PENNSYLVANIA
RESOLUTION 2022-12

A RESOLUTION ESTABLISHING FEES FOR BUILDING AND ZONING PERMITS

WHEREAS, various Ordinances and Resolutions call for the establishment of fees for permits, services, review and/or inspections; and

WHEREAS, the local legislation allows for the fees to be changed from time to time by Resolution;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Borough Council of the Borough of Christiana that the following shall be the Fee Schedule for Building and Zoning Permits:

SECTION 1. Definitions.

The following definitions shall apply in interpretation and application of this Resolution.

Residential – single unit dwelling (including garages).

Code/Zoning and/or Engineering Information/Opinion Request – may provide information regarding zoning and land use of a property, allowed uses, development standards, regulations applicable to a specific parcel, International Building Code or questions regarding a possible purchase of property; may provide water and sewer specifications regarding a parcel/property.

Commercial – Multi-unit dwelling (including attached garages); or a building for commercial, light industrial, industrial or professional uses (excluding professional offices which are part of the practitioner’s own residence)

Accessory Structure – A detached building accessory to the main dwelling for non-residential uses; or, a building for agricultural purposes.

SECTION 2. A \$25 Non-refundable Building and/or Zoning Permit Application Fee shall be submitted with the Application. This non-refundable fee shall be credited toward the final permit fee.

SECTION 3. For all New Construction, the following fees shall apply:

- A. New Residential Construction (includes Plumbing, Energy and Mechanical) - \$1,500.00
- B. New Residential Electrical - \$200.00

- C. New Commercial Construction - \$2,000 plus \$10.00 per \$1,000.00 of estimated cost of construction and Electrical, Mechanical and Plumbing permits and fees required
 - 1. New Commercial Plumbing Permits - \$400.00
 - 2. New Commercial Mechanical Permits - \$400.00
 - 3. New Commercial Electrical Permits - \$200.00
 (*Commercial Electrical inspections are NOT performed by the Borough. The applicant must contract with a licensed independent inspector and present documentation from licensed inspector to the Borough.)
- D. All fees noted above include all required inspections except for * comment 2.C 3.
- E. Re-inspection due to the failure of a required inspection, each time the inspection fails - \$75.00

SECTION 4. For all Residential renovations, alterations and modifications to existing buildings which do not increase the building footprint, the following fees shall apply:

- A. Base Rate - \$75.00 plus \$10.00 for the first \$1,000.00 of cost and \$5.00 for every \$1,000.00 or fraction thereafter.
- B. All fees noted above include all required inspections.
- C. Re-inspection due to the failure of a required inspection, each time the inspection fails - \$75.00

SECTION 5. For all Commercial renovations, alteration and modifications to existing buildings, which do not increase the building footprint, the following fees shall apply:

- A. Base Rate - \$150.00 plus 1.5 % of total construction cost.
- B. All fees noted above include all required inspection except for *comment in 2.C.3.
- C. Re-inspection due to the failure of a required inspection, each time the inspection fails - \$75.00

SECTION 6. For all Swimming Pools and Decks, the following fees shall apply:

- A. Above Ground Pool Permanent Base Rate - \$350.00 plus \$10.00 for every \$1,000.00 of cost or fraction thereafter
- B. In-Ground Pool Permanent Base Rate - \$750.00 plus \$10.00 for every \$1,000.00 of cost or fraction thereafter
- C. Residential Deck 30 Inches above ground level or greater - \$100.00

D. All fees noted above include all required inspections.

E. Re-inspection due to the failure of a required inspection, each time the inspection fails - \$75.00

SECTION 7. For the Demolition of structures, regardless of size, the following fees shall apply:

A. Residential Building - \$150.00

B. Commercial Building - \$250.00

C. Accessory Structure - \$75.00

SECTION 8. Miscellaneous, the following fees shall apply:

Extension of an Active Building Permit, One Renewal for an Additional Six Months Period - \$75.00

UCC Surcharge per Building Permit, When Required by the Commonwealth of Pennsylvania - \$4.50

Roofing Project if a Building Permit is required - \$75.00

SECTION 9. Zoning Permits, the following fees shall apply:

A. The Zoning Permit fee is waived if a Building Permit is required and obtained

B. Residential Type Zoning District:

Fences	\$ 75.00
Storage Sheds 80 Square Feet or Larger	\$ 75.00
Accessory Structure	\$ 100.00
Decks – Under 30 Inches in Height	\$ 100.00
Patio Slab or Hardscape Patio	\$ 75.00
Driveway, New or Repaving	\$ 100.00

Note: Input from the Christiana Borough Engineer may be needed to meet State requirements for sight clearance, etc.

Sidewalks and Curbs – New or Replacement	\$ 100.00
Sidewalks and Curbs – Repair	\$ 100.00
Retaining Wall - Under 4 Feet	\$ 100.00
Sign, Temporary or Permanent	\$ 100.00 each sign

Note: An Electrical Permit is required in addition to the zoning permit if the sign is illuminated.

Roofing Projects – Contact the Zoning Office for Permitting Requirements.

C. Business, Commercial, Industrial or Conservation Zoning Districts:

Fences	\$ 150.00
Storage Sheds 80 Square Feet or Larger	\$ 150.00
Patio Slab or Hardscape Patio	\$ 100.00
Driveway, New or Repaving	\$ 150.00
Parking Lot, New or Expansion	\$ 300.00
Sidewalks and Curbs – New or Replacement	\$ 100.00
Sidewalks and Curbs – Repair	\$ 100.00
Retaining Wall	\$ 100.00
Sign, Temporary or Permanent	\$ 175.00 each sign

Note: An Electrical Permit is required in addition to the zoning permit if the sign is illuminated

Roofing Projects – Contact the Zoning Officer for Permitting Requirements.

SECTION 10. RESIDENTIAL RENTAL UNIT INSPECTION FEES are hereby established by Christiana Borough Council:

- A. Sixty Dollars (\$60.00) per dwelling unit for Rental Unit Permit and Inspection to take place every two years.
- B. \$30.00 per Short-Term Rental Unit/s or Properties per yearly inspection.
- C. \$30.00 per unit per re-inspection.
- D. Notice of Violation Appeal filing fee per Rental Unit, Short-Term Rental Unit or Property is \$75.00 and due at the time of filing.

SECTION 11. REQUEST TO HEARING BOARD for an Appeal, Variance, Special Exception, Amendment, Etc..... \$750.00 to cover the cost of all public notice, advertising, and cost of a Court Stenographer at the Public Hearing. Costs incurred over and above the \$750.00 fee shall be billed to the requestor.

SECTION 12. CODE/ZONING AND/OR ENGINEERING INFORMATION/OPINION REQUEST This fee will be a pass through from the Zoning/Code Official and/or the Engineer.

SECTION 13. All fees are to be made payable to the Borough of Christiana.

SECTION 14. Should an applicant/contractor begin work and fail to secure and have an active Building Permit and/or Zoning Permit a penalty fee of double the original cost of the permit fee plus a \$50.00 administration charge will be assessed.

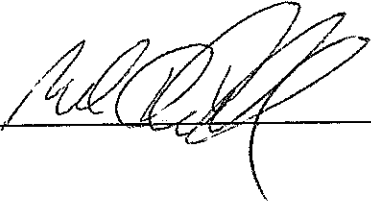
SECTION 15. IN ALL CASES WHERE A NEW OR ADDITIONAL DWELLING UNIT IS DEVELOPED, WATER AND SEWER TAPPING AND CONNECTION FEES MUST BE PAID BEFORE A BUILDING PERMIT WILL BE ISSUED.

SECTION 16. All Resolutions inconsistent herewith are repealed and of no force and effect.

SECTION 17. Disclaimer

The failure to list in this Resolution a fee that is properly listed elsewhere shall not obviate the responsibility to pay said fee:

ADOPTED this 2nd day of August 2022 by the Borough Council of the Borough of Christiana.


By:  _____

President of Council

ATTEST:



Secretary

Approved this 2nd day of August 2022.


Mayor

