BOROUGH OF CHRISTIANA
LANCASTER COUNTY, PENNSYLVANIA
RESOLUTION 2024-9

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 $50 Non-refundable Building and/or Zoning Permit Application Fee shall be submitted with the Application.

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 Officer 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. One hundred dollars ($100.00) per dwelling unit for Rental Unit Permit and Inspection to take place every two years.
B. $50.00 per unit per re-inspection.
C. 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. REQUEST FOR CONDITIONAL USE HEARING - $750.00

SECTION 13. RESIDENTIAL CHICKEN KEEPING APPLICATION FEE - $150.00

SECTION 14. 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 15. All fees are to be made payable to the Borough of Christiana.

SECTION 16. 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 17. 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 18. All Resolutions inconsistent herewith are repealed and of no force and effect.

SECTION 19. 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 6th day of February 2024 by the Borough Council of the Borough of Christiana.

By: _____

President of Council

ATTEST:

_____

Secretary

Approved this 6th day of February 2024

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Mayor