



KENNETT TOWNSHIP  
PLANNING & ZONING DEPARTMENT

TO: Kennett Township Board of Supervisors

FROM: Diane E. Hicks, Director of Planning & Zoning

Subject: Resolution 2021-3 (Fee Schedule)

Attached is the proposed fee schedule for 2021 and a comparison from last year's resolution to the proposed. There are significant changes to the Fee Schedule from last year in almost all categories. The changes proposed were a result of comparisons with like Townships and their fees for the same or similar services. Kennett Township has not done a comprehensive analysis of their fees for 2 years. These fees are now inline with the other municipalities in the area.

**RESOLUTION 2021-3**  
**A RESOLUTION OF THE**  
**BOARD OF SUPERVISORS OF KENNETT TOWNSHIP**  
**ADOPTING 2021 FEE SCHEDULE**

**BE IT RESOLVED** that the following fee schedule be established by the Kennett Township Board of Supervisors:

**ADMINISTRATIVE SERVICES:**

Copying Township records (Right to Know)	\$ 0.25 per page
Comprehensive Plan	\$ 100.00
Subdivision-Land Development/ Zoning Code	\$ 150.00
Woodland Management Plan	\$ 75.00
Historic Survey	\$ 300.00

**TOWNSHIP SEWER FEES:**

Sewer Certification Fee	\$ 20.00
Kennett Square Sewage Treatment Plant	
For first 5,000 gallons usage per quarter per EDU	\$ 75.00
For each additional 1,000 gal. over initial 5,000 gal.	\$ 15.00
East Marlboro Township Treatment Plant per quarter per EDU	\$ 140.00
Ashford Sewer District per quarter per EDU	\$ 541.00

- *EDU stands for Equivalent Dwelling Unit*

**CERTIFICATIONS:**

Zoning Verification/Compliance letters	\$ 100.00
Written Zoning Opinion by Zoning Officer – Upon Request	\$ 150.00

**SUBDIVISION, LAND DEVELOPMENT APPLICATION FEES:**

All fees are separate from and in addition to consultants’ review and engineering fees, which are reimbursable at cost.

Application Type	Filing Fee	Initial Escrow Deposit
<b>Preliminary Subdivision and/or Land Development Plans</b>		
Subdivision Only or Residential Land Development		
Per Lot or Dwelling Unit	\$400.00	\$350.00 for each of the first 40 lots or dwelling units, \$225.00 per lot or dwelling unit over 40
Minimum without land development	\$800.00	\$1,500.00
Minimum with land development	\$1,000.00	\$3,500.00
Non-Residential Land Development		
Per 1,000 sq. ft. earth disturbance	\$90.00	\$500.00
Minimum	\$1,000.00	\$4,500.00
<b>Final Subdivision and/or Land Development Plans</b>		
All fees and escrow requirements same as Preliminary Plan		
<b>Lot Line Change without Land Development</b>		
Residential	\$550.00	\$1,500.00
Commercial	\$800.00	\$1,500.00

<b>Sketch Plan</b>		
Consult only (includes one call or meeting of one hour or less)	No charge	No Charge
Application with written review	\$400.00	\$1,500.00

**Subdivision/Land Development/Lot Line Escrow Fees – refer to Resolution 2021-2**

**Consultant Appointments – refer to Resolution 2021-1**

**Fee in Lieu of Land Development – refer to Resolution 2004-15**

**Cost per EDU \$ 7,316.00**

**Cost per trip \$ 1,376.42**

**BOARD OF SUPERVISORS HEARINGS:**

**Conditional Use Applications**

Filing Fee and Initial Hearing \$ 3,500.00

Each additional Hearing – first hour \$ 500.00

Plus each additional hour or portion thereof \$ 250.00

Curative Amendment \$ 3,500.00

Map Change \$ 2,000.00

Text Amendment \$ 1,000.00

Plus reimbursement of consultants' and engineers' fees,  
which are reimbursable at cost

**ZONING HEARING BOARD:**

**Appeals, Special Exceptions, and Variances**

**Residential**

Initial Hearing \$ 800.00

Continuance (if requested by applicant) \$ 450.00

Per hour or portion thereof after first hour

**Commercial/Industrial**

Initial Hearing \$ 1,200.00

Continuance (if requested by applicant) \$ 550.00

Per hour or portion thereof after first hour

Challenge to the Validity of the Ordinance \$ 1,200.00

**BUILDING & ZONING PERMITS:**

**A. New Construction (AS BUILTS REQUIRED FOR NEW SINGLE-FAMILY DWELLINGS & WORK COMMENCING PRIOR TO OBTAINING A PERMIT IS SUBJECT TO 2X THE FEES AT THE BUILDING OFFICIALS DESCRETION.)**

a) Residential, commercial & industrial uses, building permit see Exhibit A

Residential, commercial & industrial uses, zoning permit \$ 250.00

b) Agricultural uses, first 1,000 sf area \$ 100.00

Agricultural uses, additional 1,000 sf area, OFT \$ 10.00

Agricultural uses, zoning permit \$ 250.00

• *OFT stands for "or fraction thereof"*

• *Area is gross area, as calculated from the structure's outside dimensions.*

**B. Additions**

a) Residential, one- and two-family dwellings, building	see Exhibit A
Residential, one- and two-family dwellings, bld, min. fee	\$ 300.00
Residential, one- and two-family dwellings, zoning	\$ 200.00
b) Residential, accessory garage, building	see Exhibit A
Residential, accessory garage, building, minimum fee	\$ 125.00
Residential, accessory garage, zoning	\$ 200.00
c) Residential, apartments and motels, building	see Exhibit A
Residential, apartments and motels, building min. fee	\$ 350.00
Residential, apartments and motels, zoning	\$ 200.00
d) Residential, all other uses, building	see Exhibit A
Residential, all other uses, building, minimum fee	\$ 350.00
Residential, all other uses, zoning	\$ 200.00
e) Non-residential, all uses, building	see Exhibit A
Non-residential, all uses, building, minimum fee	\$ 350.00
Non-residential, all uses, zoning	\$ 200.00

- *Calculation of area... Permit fees are based on the gross area of the structure as measured from the outside structure dimensions including all floors.*

#### C. Alterations

a) Residential, first \$1,000 of construction	\$ 80.00
Residential, additional \$1,000 of construction OFT	\$ 20.00
b) Non-residential, first \$1,000 of construction	\$ 150.00
Non-residential, additional \$1,000 of construction OFT	\$ 25.00
c) Agricultural, per \$1,000 of construction OFT	\$ 25.00
Zoning fee if zoning review required	\$ 75.00

- *Applicants must submit contract or estimate with permit application.*
- *An alteration or repair must not increase area; if area is increased, addition fees apply.*

#### D. Special Construction

a) Swimming pool, in-ground, building permit	\$ 300.00
Swimming pool, in-ground, zoning permit	\$ 175.00
b) Swimming pool, above-ground, building permit	\$ 150.00
Swimming pool, above-ground, zoning permit	\$ 100.00
c) Spas & hot tubs, building permit	\$ 150.00
Spas & hot tubs, zoning permit	\$ 100.00
d) Decks, porches & balconies, up to 200 sf, building permit	\$ 150.00
For every 100 sf OFT, an additional	\$ 40.00
Decks, porches & balconies, zoning permit	\$ 100.00
e) Detached shed, R3 accessory, to 499 sf, zoning permit	\$ 100.00
Detached shed, R3 accessory, 500+ sf	See Exhibit A
Zoning	\$ 100.00
f) Fireplace and chimney, building permit	\$ 125.00
Fireplace and chimney, zoning permit	\$ 100.00

g) Woodstove & fireplace inserts, building permit	\$ 75.00
h) Retaining wall, up to 4 ft high, zoning permit	\$ 75.00
Retaining wall, over 4 ft high, building permit	\$ 100.00
Retaining wall, over 4 ft high, zoning permit	\$ 75.00
i) Fence, over 6 ft high, building permit	\$ 125.00
Fence, over 6 ft high, zoning permit	\$ 100.00
j) Temporary construction and sales trailer, building permit	\$ 200.00 – 6 months
Temporary construction and sales trailer, zoning permit	\$ 100.00
k) Driveways, zoning permit	\$ 100.00
l) Temporary structures & tents, building permit	\$ 75.00 – 30 days
Temporary structures & tents, zoning permit	\$ 75.00
m) Canopies & awnings, building permit & carports	\$ 125.00
Zoning	\$ 100.00
n) Above- and in-ground fuel tanks, zoning permit	\$ 75.00
o) Blasting	\$ 100.00
p) Mechanical, first \$1,000 of construction	\$ 125.00
Mechanical, additional \$1,000 of construction OFT	\$ 15.00
q) Plumbing, first 5 fixtures	\$ 125.00
Plumbing, each additional fixture	\$ 15.00
Water Service Repair or Replacement	\$ 125.00
r) Solar Panels or Geothermal Systems	
Commercial Fee – first 100 panels or the first ten wells	\$ 1,250.00
Each additional 100 panels or each ten wells	\$ 125.00
Maximum Fee	\$ 6,000.00
Zoning fee – ground or roof mounted	\$ 175.00
Residential Fee	\$ 250.00
Zoning Fee – ground or roof mounted	\$ 100.00
s) Mobile home, per 600 sf OFT, building permit	\$ 300.00
Mobile home, zoning permit	\$ 100.00
t) Timber harvest	\$ 150.00
u) Pool barrier, building permit	\$ 150.00
Pool barrier, zoning permit	\$ 100.00
v) Demolition	\$ 250.00
Historic structure	\$ 350.00
w) Re-roofing – commercial	\$ 200.00
x) Lawn irrigation, building permit	\$ 125.00
Lawn irrigation, zoning permit	\$ 100.00
y) Electrical (approved by L&I approved underwriter)	\$ 50.00

z) Generators		
Residential building permit	\$	175.00
Zoning	\$	100.00
Commercial building permit	\$	175.00
Zoning	\$	100.00
aa) Fire Protection, first \$1,000 of construction	\$	125.00
Additional \$1,000 of construction OFT	\$	15.00
bb) Cell tower, new, building permit	\$	750.00
Cell tower, new, zoning permit	\$	200.00
cc) Cell tower, co-location, building permit – per antenna	\$	200.00
Cell tower, co-location, zoning permit – per antenna	\$	125.00
dd) Signs:		
Sign, up to 6 sf, building permit	\$	75.00
Sign, up to 6 sf, zoning permit	\$	100.00
Sign, 6+ to 20 sf, building permit	\$	120.00
Sign, 6+ to 20 sf, zoning permit	\$	100.00
Sign, 20+ sf to 50 sf, building permit	\$	200.00
Sign, 20+ sf to 50 sf, zoning permit	\$	100.00
Sign, over 50 sf, building permit minimum	\$	200.00
For every additional sf OFT over 50 sf	\$	1.50
Sign, over 50 sf, zoning permit	\$	100.00
Temporary sign with Zoning Approval	\$	100.00 – per sign
ee) Flagpoles commercial, building permit	\$	175.00
Flagpoles commercial, zoning permit	\$	100.00
ff) Tennis courts, utility pads, sport courts, etc. zoning only	\$	100.00
E. Soil Erosion, sedimentation, and grading permit		
Permit Application	\$	200.00
Escrow Fee	\$	1,500.00
F. Use & Occupancy		
Use & Occupancy, temporary	\$	100.00
Use & Occupancy, residential, per unit	\$	200.00
Use & Occupancy, non-residential, per unit	\$	300.00
G. Driveway Permits		
Residential	\$	100.00
Commercial	\$	175.00
H. Building Appeals Board		
Application fee	\$	1,000.00
I. Other Permits		
a) Act 13 of 2004 State Fee, per applicable permit	\$	4.50
b) “not ready” & re-inspection fee	\$	100.00
c) Home Occupation	\$	100.00

- d) Rental Registration
- e) Life Safety

\$ 100.00  
\$ 100.00

**RESOLVED, this 4<sup>th</sup> day of January 2021.**

**ATTEST:**

**BOARD OF SUPERVISORS  
KENNETT TOWNSHIP**

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**Eden R. Ratliff  
Township Manager**

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**Dr. Richard L. Leff, Chair**

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**Whitney S. Hoffman, Vice-Chair**

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**Scudder G. Stevens, Supervisor**

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Historic Survey	\$ 300.00 (Added)

**TOWNSHIP SEWER FEES:**

Sewer Certification Fee	\$ 20.00 (\$5)
Kennett Square Sewage Treatment Plant	
For first 5,000 gallons usage per quarter per EDU	\$ 75.00 (Same)
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- *EDU stands for Equivalent Dwelling Unit*

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Per Lot or Dwelling Unit	\$400.00 (Same)	\$350.00 for each of the first 40 lots or dwelling units, \$225.00 per lot or dwelling unit over 40
Minimum without land development	\$800.00 (\$600)	\$1,500.00
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Minimum	\$1,000.00 (\$900)	\$4,500.00
<b>Final Subdivision and/or Land Development Plans</b>		
All fees and escrow requirements same as Preliminary Plan		
<b>Lot Line Change without Land Development</b>		



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Cost per EDU	\$ 7,316.00 (Same)
Cost per trip	\$ 1,376.42 (Same)

**BOARD OF SUPERVISORS HEARINGS:**

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Filing Fee and Initial Hearing	\$ 3,500.00 (Same)
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Plus each additional hour or portion thereof	\$ 250.00 (Same)
Curative Amendment	\$ 3,500.00 (Same)
Map Change	\$ 2,000.00 (Same)
Text Amendment	\$ 1,000.00 (Same)
Plus reimbursement of consultants' and engineers' fees, which are reimbursable at cost	

**ZONING HEARING BOARD:**

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Initial Hearing	\$ 1,200.00 (Same)
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Per hour or portion thereof after first hour	
Challenge to the Validity of the Ordinance	\$ 1,200.00 (Added)

**BUILDING & ZONING PERMITS:**

**A. New Construction (AS BUILTS REQUIRED FOR NEW SINGLE-FAMILY DWELLINGS & WORK COMMENCING PRIOR TO OBTAINING A PERMIT IS SUBJECT TO 2X THE FEES AT THE BUILDING OFFICIALS DESCRETION.)**

a) Residential, commercial & industrial uses, building permit	see Exhibit A (Same)
Residential, commercial & industrial uses, zoning permit	\$ 250.00 (\$175)
b) Agricultural uses, first 1,000 sf area	\$ 100.00 (Same)
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Agricultural uses, zoning permit	\$ 250.00 (\$175)

- *OFT stands for "or fraction thereof"*
- *Area is gross area, as calculated from the structure's outside dimensions.*

## B. Additions

a) Residential, one- and two-family dwellings, building	see Exhibit A
Residential, one- and two-family dwellings, bld, min. fee	\$ 300.00 (\$225)
Residential, one- and two-family dwellings, zoning	\$ 200.00 (\$150)
b) Residential, accessory garage, building	see Exhibit A (Same)
Residential, accessory garage, building, minimum fee	\$ 125.00 (Same)
Residential, accessory garage, zoning	\$ 200.00 (\$150)
c) Residential, apartments and motels, building	see Exhibit A (Same)
Residential, apartments and motels, building min. fee	\$ 350.00 (Same)
Residential, apartments and motels, zoning	\$ 200.00 (\$150)
d) Residential, all other uses, building	see Exhibit A (Same)
Residential, all other uses, building, minimum fee	\$ 350.00 (Same)
Residential, all other uses, zoning	\$ 200.00 (\$150)
e) Non-residential, all uses, building	see Exhibit A (Same)
Non-residential, all uses, building, minimum fee	\$ 350.00 (Same)
Non-residential, all uses, zoning	\$ 200.00 (\$150)

- *Calculation of area... Permit fees are based on the gross area of the structure as measured from the outside structure dimensions including all floors.*

## C. Alterations

a) Residential, first \$1,000 of construction	\$ 80.00 (Same)
Residential, additional \$1,000 of construction OFT	\$ 20.00 (Same)
b) Non-residential, first \$1,000 of construction	\$ 150.00 (Same)
Non-residential, additional \$1,000 of construction OFT	\$ 25.00 (Same)
c) Agricultural, per \$1,000 of construction OFT	\$ 25.00 (Same)
Zoning fee if zoning review required	\$ 75.00 (Added)

- *Applicants must submit contract or estimate with permit application.*
- *An alteration or repair must not increase area; if area is increased, addition fees apply.*

## D. Special Construction

a) Swimming pool, in-ground, building permit	\$ 300.00 (\$250)
Swimming pool, in-ground, zoning permit	\$ 175.00 (\$100)
b) Swimming pool, above-ground, building permit	\$ 150.00 (\$90)
Swimming pool, above-ground, zoning permit	\$ 100.00 (\$90)
c) Spas & hot tubs, building permit	\$ 150.00 (\$100)
Spas & hot tubs, zoning permit	\$ 100.00 (\$75)
d) Decks, porches & balconies, up to 200 sf, building permit	\$ 150.00 (\$100)
For every 100 sf OFT, an additional	\$ 40.00 (\$25)
Decks, porches & balconies, zoning permit	\$ 100.00 (\$75)
e) Detached shed, R3 accessory, to 499 sf, zoning permit	\$ 100.00 (\$75)
Detached shed, R3 accessory, 500+ sf	See Exhibit A (Same)
Zoning	\$ 100.00 (\$75)

f) Fireplace and chimney, building permit	\$ 125.00 (\$100)
Fireplace and chimney, zoning permit	\$ 100.00 (\$75)
g) Woodstove & fireplace inserts, building permit	\$ 75.00 (\$70)
h) Retaining wall, up to 4 ft high, zoning permit	\$ 75.00 (Same)
Retaining wall, over 4 ft high, building permit	\$ 100.00 (Same)
Retaining wall, over 4 ft high, zoning permit	\$ 75.00 (Same)
i) Fence, over 6 ft high, building permit	\$ 125.00 (\$100)
Fence, over 6 ft high, zoning permit	\$ 100.00 (\$75)
j) Temporary construction and sales trailer, building permit	\$ 200.00 – 6 months (\$150)
Temporary construction and sales trailer, zoning permit	\$ 100.00 (\$75)
k) Driveways, zoning permit	\$ 100.00 (\$75)
l) Temporary structures & tents, building permit	\$ 75.00 – 30 days (Same)
Temporary structures & tents, zoning permit	\$ 75.00 (Same)
m) Canopies & awnings, building permit & carports	\$ 125.00 (\$100)
Zoning	\$ 100.00 (\$75)
n) Above- and in-ground fuel tanks, zoning permit	\$ 75.00 (Same)
o) Blasting	\$ 100.00 (Same)
p) Mechanical, first \$1,000 of construction	\$ 125.00 (Same)
Mechanical, additional \$1,000 of construction OFT	\$ 15.00 (\$10)
q) Plumbing, first 5 fixtures	\$ 125.00 (Same)
Plumbing, each additional fixture	\$ 15.00 (Same)
Water Service Repair or Replacement	\$ 125.00 (\$75)
r) Solar Panels or Geothermal Systems	
Commercial Fee – first 100 panels or the first ten wells	\$ 1,250.00 (Same)
Each additional 100 panels or each ten wells	\$ 125.00 (Same)
Maximum Fee	\$ 6,000.00 (Same)
Zoning fee – ground or roof mounted	\$ 175.00 (Same)
Residential Fee	\$ 250.00 (Same)
Zoning Fee – ground or roof mounted	\$ 100.00 (\$75)
s) Mobile home, per 600 sf OFT, building permit	\$ 300.00 (\$275)
Mobile home, zoning permit	\$ 100.00 (\$60)
t) Timber harvest	\$ 150.00 (\$60)
u) Pool barrier, building permit	\$ 150.00 (\$90)
Pool barrier, zoning permit	\$ 100.00 (\$75)
v) Demolition	\$ 250.00 (\$200)
Historic structure	\$ 350.00 (added)
w) Re-roofing – commercial	\$ 200.00 (\$150)
x) Lawn irrigation, building permit	\$ 125.00 (Same)
Lawn irrigation, zoning permit	\$ 100.00 (\$75)
y) Electrical (approved by L&I approved underwriter)	\$ 50.00 (Same)

z) Generators		
Residential building permit	\$ 175.00	(Same)
Zoning	\$ 100.00	(\$75)
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Zoning	\$ 100.00	(\$75)
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Additional \$1,000 of construction OFT	\$ 15.00	(\$10)
bb) Cell tower, new, building permit	\$ 750.00	(\$600)
Cell tower, new, zoning permit	\$ 200.00	(\$175)
cc) Cell tower, co-location, building permit – per antenna	\$ 200.00	(\$175)
Cell tower, co-location, zoning permit – per antenna	\$ 125.00	(Same)
dd) Signs:		
Sign, up to 6 sf, building permit	\$ 75.00	(Same)
Sign, up to 6 sf, zoning permit	\$ 100.00	(\$75)
Sign, 6+ to 20 sf, building permit	\$ 120.00	(Same)
Sign, 6+ to 20 sf, zoning permit	\$ 100.00	(\$75)
Sign, 20+ sf to 50 sf, building permit	\$ 200.00	(Same)
Sign, 20+ sf to 50 sf, zoning permit	\$ 100.00	(\$75)
Sign, over 50 sf, building permit minimum	\$ 200.00	(Same)
For every additional sf OFT over 50 sf	\$ 1.50	(Same)
Sign, over 50 sf, zoning permit	\$ 100.00	(\$75)
Temporary sign with Zoning Approval	\$ 100.00	– per sign (\$75)
ee) Flagpoles commercial, building permit	\$ 175.00	(Same)
Flagpoles commercial, zoning permit	\$ 100.00	(\$90)
ff) Tennis courts, utility pads, sport courts, etc. zoning only	\$ 100.00	(Same)
E. Soil Erosion, sedimentation, and grading permit		
Permit Application	\$ 200.00	(Added)
Escrow Fee	\$ 1,500.00	(Added)
F. Use & Occupancy		
Use & Occupancy, temporary	\$ 100.00	(Same)
Use & Occupancy, residential, per unit	\$ 200.00	(Same)
Use & Occupancy, non-residential, per unit	\$ 300.00	(Same)
G. Driveway Permits		
Residential	\$ 100.00	(\$80)
Commercial	\$ 175.00	(\$165)
H. Building Appeals Board		
Application fee	\$ 1,000.00	(\$900)
I. Other Permits		
a) Act 13 of 2004 State Fee, per applicable permit	\$ 4.50	(Same)
b) “not ready” & re-inspection fee	\$ 100.00	(\$75)
c) Home Occupation	\$ 100.00	(Same)

- d) Rental Registration
- e) Life Safety

\$ 100.00 (Same)  
\$ 100.00 (Same)

**RESOLVED, this 4<sup>th</sup> day of January 2021.**

**ATTEST:**

**BOARD OF SUPERVISORS  
KENNETT TOWNSHIP**

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**Eden R. Ratliff  
Township Manager**

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**Dr. Richard L. Leff, Chair**

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