

**2026 FEE SCHEDULE
UNION TOWNSHIP, BERKS COUNTY
UCC ENFORCEMENT, ZONING AND STORMWATER FEES**

Plan Application (Non-refundable)\$70.00 (to be submitted with application)

Plan Review

New Construction (Including Additions)

Residential -- Less than 1,200 sq. ft.\$150.00

Residential --Greater than 1,200 sq. ft.\$200.00

Residential--Renovation, Alterations\$50.00 plus \$5.00 per \$1,000.00

..... of estimated cost (\$200.00 maximum)

Non-residential-New Construction (Including Additions)\$200.00 plus \$0.05 per sq. ft. for every sq.ft.
over 2,000 sq. ft.

Non-residential Renovation, Alterations\$50.00 plus \$6.00 per \$1,000.00 of est. cost

Reviews for Misc. Projects (billed per hour)\$85.00/hr.

Decks, Swimming Pools, Signs, Misc. Structures\$75.00

Accessibility Review

Total Estimated Project Cost up to \$100,000.....\$200.00

Total Estimated Project Cost over \$100,000.....\$300.00

Inspections/Permits

New Construction (Including Additions)

- Residential\$0.50 per sq. ft of usable floor area
- Residential Accessory Structures\$0.35 per sq. ft of usable floor area
(without mechanical, electrical, plumbing)
- Non-residential, Commercial, Industrial\$0.55 per sq. ft of usable floor area

Renovations, Alterations\$50.00 plus \$5.00 per \$1,000.00 of est. cost
(incl. building, plumbing, mechanical & electrical) area

Demolition

Residential.....\$200.00

Non-Residential\$300.00

Accessibility Inspection.....\$85.00 per hour

Electrical

Residential Inspections (Rough, Final).....\$150.00

Residential Service.....\$75.00

Non-residential Inspections\$100.00 fee plus \$5.00 per \$1,000.00 of
estimated cost

Non-residential Service 400 Amp or less\$100.00

Non-residential Service over 400 Amp to 1,000 Amp\$150.00

Non-residential Service over 1,000 Amp.....\$200.00

Plumbing

Residential.....\$50.00 fee plus \$5.00 per fixture

Non-residential.....\$100.00 fee plus \$5.00 per \$1,000.00 of
estimated cost

Residential Sprinkler System.....\$85.00 per hour

Inspections/Permits (cont.)

Building Sewer Service Inspection..... \$75.00

Mechanical

Residential..... \$50.00 fee plus \$50.00 per heating/cooling unit

Non-residential.....\$100.00 fee plus \$5.00 per \$1,000.00 of estimated cost

Pools:

In-ground Pool\$250.00

Above-ground Pool\$125.00

Signs:

Residential.....\$50.00

Commercial, Industrial

Less than 10 sq. ft.\$50.00

Greater than 10 sq. ft.\$50.00 plus \$0.10 per sq. ft.

Decks & Patios.....\$50.00 plus \$0.10 per sq. ft.

Out of Pocket At cost

Stormwater Fees- Small Projects

Stormwater Permit Application (Non-refundable)

Residential..... \$125.00

Non-Residential, Commercial, Industrial..... \$150.00

Stormwater Plan Review and Inspections

Residential

Plan Review\$125.00

Inspection* \$125.00

*(includes one (1) inspection – after BMP installation)

Non-Residential, Commercial, Industrial

Plan Review\$200.00

Inspection*\$175.00

*(includes one (1) inspection – after BMP installation)

Additional Stormwater Fees (As Applicable)

Failed or Additional Inspections \$125.00 Each

Site Meeting or Site Visit \$125.00 Each

Hourly Rate for Specified Work \$85.00/hour

Stormwater Fees- Projects that do not meet small project criteria

Stormwater Permit Application (Non-refundable) \$75.00

Plan Review Escrow Account..... \$1,000.00

Hourly Rate for Specified Work \$85.00/hour

Other Fees

UCC Residential Application fee for New Buildings and Additions*.....(See Plan Application Fee)

UCC Commercial Application fee for New Buildings, Additions, Renovations, and Alterations*....\$250.00

*(non-refundable, due at time of filing)

Other Fees (cont.)

Zoning Permit

Agricultural & Residential	\$75.00
Commercial, Industrial & Institutional	\$125.00
Requests for Zoning Interpretation, Reviews, Telephone Calls, etc. exceeding 15 Minutes to be charged	\$70.00/hour

Use & Occupancy Permit

Residential.....	\$50.00
Non-residential.....	\$75.00
Administrative Fee.....	\$15% of Total Permit Fee

UCC (Act 45) PA State Department Community & Economic
Development Training Charge \$4.50 each permit

Driveways

Residential.....	\$50.00
Non-Residential	\$100.00

Street Cutting Permit (Revised Resolution No. 2024-11 adopted 2/21/24)

Street Opening Permit Application Fee (Non-Refundable) \$250.00

The fee includes the review and processing of the permit application. The fee is non-refundable. If the permit application needs to be returned for simple corrections, this fee includes one (1) simple re-review. If the permit application needs to be returned for extensive revisions/corrections, an additional fee in the amount of \$150.00 must be submitted to the Township before the application is re-reviewed. If multiple roads are involved in the project, a separate permit with separate fees is required for each road.

Time Extension Fee \$250.00

Inspection Fee for the Street Opening Permit – Non-Refundable and Based on the Following:

Boring and Non-paved Areas.....	\$20.00 per 100 ft.
Improved Shoulders – Open Cut.....	\$30.00 per 100 ft.
Paved Areas – Open Cut	\$80.00 per 100 ft.
Potholing	\$200.00 per crossing
Features such as pits, pedestals, poles, guywires, vaults, etc.	\$75.00 per feature

Bond/Deposit Fee Refundable if Conditions Warrant Refund and Based on the Following:

Restoration costs for the Street Opening, Excavation, and/or Boring	
Boring and Non-Paved Areas Restoration	\$0.50 per foot
Improved Shoulder, i.e. gravel/stone	\$6.00 per foot.
Paving, Trench Restoration, and Backfill for a 3 ft. wide trench and 1 ft. wearing course overlay	\$30.00 per foot.

Penalties

Permits obtained as a result of a stop work order being Normal Fee x 2
issued and/or construction installation, etc. that has been
completed without permit/inspection

Notes:

- Usable Floor Space -- Defined as areas within a structure designed for use by occupants, whether finished or unfinished.
- Building permit fee schedule includes the cost for all required inspections including an allowance for one re-inspection. Additional reviews, failed or additional inspections will be billed an additional charge at **\$85.00 per hour**, to be paid by applicant prior to Use & Occupancy Permit.
- Commercial electrical inspections shall be by others.
- If no new buildings or additions are involved, the plumbing, mechanical and permit fees shall be in accordance with Renovations, Alterations
- Rough plumbing, rough mechanical and framing inspections assumed to be preformed concurrently.
- Certain commercial/industrial inspections may require permitting and inspections by Labor and Industry.
- In accordance with Act 37 of 2017, a \$4.50 State charge will be added on every permit issued.
- A local municipal fee of 15% to cover administrative costs will be added to every permit issued.
- The Code Enforcement Officer is not authorized to issue a permit or approval to start work for Emergencies until a deposit of \$500.00 is made to the Township.
- Any work started without an approved Township permit will be issued a Stop Work Order until a permit is granted by Township with all permit fees being doubled.

The Code Enforcement Officer is authorized to collect fees and will deliver the fees to the Township on a regular basis with his activity report.

**UNION TOWNSHIP, BERKS COUNTY
UCC ENFORCEMENT, ZONING AND STORMWATER FEES
RESOLUTION**

Passed and adopted the 5th day of January, 2025⁶


Chairman




Township Secretary

