

II. ZONING PERMIT FEE SCHEDULE

ZONING INQUIRES \$75 PER SUBMISSION

SINGLE FAMILY RESIDENTIAL DWELLING

0 - 3,000 ft. of living space..... \$200.00

Plus \$25.00 for every additional 500 sq. ft.

RESIDENTIAL AND AGRICULTURAL ADDITIONS

0 - 1,000 sq. ft. of living space..... \$200.00

Plus \$50.00 for every additional 1000 sq. ft.

RESIDENTIAL AND AGRICULTURAL ACCESSORY STRUCTURES

100 - 1,000 sq. ft. of living space..... \$100.00

Plus \$25.00 for every additional 1000 sq. ft.

Accessory structures under 100 sq. ft. do not require a zoning permit.

MULTI-FAMILY DWELLING UNITS (per unit) \$200.00

MOBILE HOME PARKS / PER UNIT / LOT \$200.00

HOME OCCUPATIONS..... \$150.00/Each Use

INDUSTRIAL / COMMERCIAL / INSTITUTIONAL USE

AND /OR STRUCTURES \$1000.00 PLUS

\$30.00 for each 1,000 sq. ft. of building space

ADDITIONS TO INDUSTRIAL/COMMERCIAL/INSTITUTIONAL

STRUCTURES \$500.00 PLUS

\$30.00 for each 1,000 sq. ft. of building space

OTHER INDUSTRIAL/COMMERCIAL/INSTITUTIONAL USES:

PUBLIC USES AND /OR STRUCTURES

(NEW OR ADDITIONS) \$100.00 PLUS

\$10.00 for each 1,000 sq. ft. of building space

SURFACE MINNING OR QUARRYING OPERATIONS..... \$2,000.00 PLUS

(All Types) \$5.00 PER ACRE

SURFACE MINNING PERMITS \$500.00

JUNK YARD PERMITS \$6,000.00 PLUS

WASTE DISPOSAL/PROCESSING ACTIVITIES: The permit fees listed below shall be applicable to activities pertaining to profit business engaged in the principal business of disposing of or processing or regulated waste. Regulated waste shall be those wastes defined in the Pennsylvania Solid Waste Management Act, Act 97 of 1980, and the Municipal Waste Planning, Recycling and Waste Reduction Act, Act 101 of 1988, as municipal solid waste, construction/demolition waste, chemotherapeutic waste, or industrial residual waste.

INCINERATORS / LANDFILLS \$30,000.00 PLUS
\$10.00 per ton as permitted by Department of Environmental Protection
(DEP) on a daily basis.

TRANSFER STATION / COMPOSTING FACILITIES \$15,000.00 PLUS
\$10.00 per ton as permitted by Department of Environmental
Protection (DEP) on a daily basis.

GAS / OIL EXTRACTION \$30,000.00

SIGNS - ON PREMISES - \$2.00 per sq. ft. \$200.00 PLUS

SIGNS – OUTDOOR ADVERTISEMENT
OFF PREMISES - \$2.00 per sq. ft. \$750.00 PLUS

CERTIFICATE OF ZONING COMPLIANCE..... \$75.00

CERTIFICATE OF NON-CONFORMITY..... \$75.00

ZONING AMENDMENT \$7,500.00

(Additional fees will be required if the Township must readvertise due to any action of the applicant fee. Applicants are responsible for paying an additional \$1,000 Escrow Fee for advertising costs, stenographer cost, and professional costs in addition to fee noted. Escrow amount not utilized will be refunded to applicant upon written request by applicant within 60 days of zoning hearing board decision. If the escrow fee is used, it will be replenished as necessary within 10 days' notice and with documented costs.)

ZONING HEARING APPLICATION (RESIDENTIAL USE):

SPECIAL EXCEPTIONS..... \$1,000.00

DIMENSIONAL VARIANCE..... \$1,000.00

ALL OTHER..... \$1,000.00

ALL OTHER: Additional fees will be required if the Township must readvertise due to any action of the applicant. The additional fee is one-half the original application fee. Applicant is responsible for paying an additional \$1,000 Escrow Fee for advertising costs, stenographer cost, and professional costs in addition to fee noted. Escrow amount not utilized will be refunded to applicant upon written request by applicant within 60 days of zoning hearing board decision. If escrow fee is used, it will be replenished as necessary within 10 days' notice and with documented costs.)

ZONING HEARING APPLICATION (NON-RESIDENTIAL USE)

SPECIAL EXCEPTIONS \$3,000.00

DIMENSIONAL VARIANCE..... \$3,000.00

ALL OTHER..... \$3,000.00

(Additional fees will be required if the Township must readvertise due to any action of the applicant. The additional fee is one-half the original application fee. Applicant is responsible for paying an additional \$2,000 Escrow Fee for advertising costs, stenographer cost, and professional costs in addition to fee noted. Escrow amount not utilized will be refunded to applicant upon written request by applicant within 60 days of zoning hearing board decision. If escrow fee is used, it will be replenished as necessary within 10 days' notice and with documented costs.)

CONDITIONAL USE APPLICATIONS (APPEALS TO THE BOARD OF SUPERVISORS \$500.00 PLUS

(any permitted reimbursable costs in excess of the application fee, including compensation of the secretary, notice, advertising and re-advertising costs, one-half the stenographer appearance fee, and necessary administrative overhead in connection with the hearing.)

III. OTHER PERMITS

(a) OTHER PERMITS:

New Driveway.....		
	<u>Application Fee</u>	<u>Initial Escrow Amount</u>
	\$125.00	\$500.00
Driveway Repair or Resurface.....		
	<u>Application Fee</u>	<u>Initial Escrow Amount</u>
	\$75.00	\$250.00

(b) RIGHT OF WAY PERMITS:

Opening of less than 30 sq. ft. Inspection		
	<u>Application Fee</u>	<u>Initial Escrow Amount</u>
	\$200.00	\$150.00
Opening of 30 to 60 sq. ft. Inspection		
	<u>Application Fee</u>	<u>Initial Escrow Amount</u>
	\$200.00	\$200.00
Opening Greater than 60 sq. ft. Inspection		
	<u>Application Fee</u>	<u>Initial Escrow Amount</u>
	\$200.00	\$250.00

Bituminous Restoration\$10.00 sq. ft. as escrow

- (c) In addition to the permit fees for driveways, road openings, cuts and bores, the applicant or developer shall individually and jointly be responsible for paying all inspection fees, if any, incurred by the Township. The Township may also establish an escrow deposit with a minimum value listed above. Additional inspection will be charged to the applicant on a time and material basis.

Unused escrow balances will be refunded to the applicant or developer following satisfactory completion of work.

ZONING APPLICATION NOT IDENTIFIED ABOVE REQUIRING REVIEW BY ZONING OFFICER..... \$150.00

EXTENSION OF ZONING PERMIT..... \$75.00

ZONING VERIFICATION LETTER..... \$75.00

EXPANSION OF INCERATORS/LANDFILLS..... \$10,000.00
Plus \$10.00 per ton as permitted by Department of Environmental
Protection (DEP) on a daily basis.

EXPANSION OF TRANSFER STATION / COMPOSTING
FACILITIES..... \$7,500.00
Plus \$40.00 per ton as permitted by DEP on a daily basis.

TIMBERING

Greater than 5 acres but less than 25 acres \$150.00
Greater than 25 acres \$500.00
Plus \$25 for every additional acre
Reapplication fee for incomplete application \$75.00
Plus \$15 for every additional 25 acres

AS TO ALL TYPES OF PERMITS:

FEES FOR PERMITS OBTAINED AFTER COMMENCEMENT OF ANY
ACTIVITY FOR WHICH A PERMIT IS REQUIRED SHALL BE THREE (3)
TIMES THE AMOUNT OF THE ORIGINAL FEE.

CASH WILL NOT BE ACCEPTED.

FEES ARE NON-REFUNDABLE.

MAKE CHECK OR MONEY ORDER PAYABLE TO TOWNSHIP OF CASS.

MAIL CHECK OR MONEY ORDER WITH ZONING PERMIT APPLICATION TO:

**Cass Township
Municipal Building
1209 Valley Road
Pottsville, PA 17901-8809**

IV. Subdivision and Land Development Fees

(a) APPLICATION FEES:

MINOR SUBDIVISION.....	\$500.00
MAJOR SUBDIVISION.....	\$750.00 PLUS \$50.00 for each lot or dwelling in the subject plan.
LAND DEVELOPMENT.....	\$500.00

(b) ESCROW FEES:

Schedule I - Fees: Subdivision (All Land Uses) and Land
Development (Residential Use Only)

<u>Number of Lots or Units Including Residue Units</u>	<u>Professional Fees Escrow</u>
1 - 2	\$500.00
3 - 5	\$750.00
6 - 25	\$1250.00
26 - 49	\$1875.00
50 - 99	\$2500.00
100 - 199	\$3125.00
200 and over	Add \$1250.00 for each 100 lots/units or part thereof over 199

Schedule II - Fees: Commercial, Industrial, Institutional, Public and Quasi
Public (Land Development Only)

<u>Area To Be Disturbed By Development</u>	<u>Professional Fees Escrow</u>
2 to under 8 acres	\$1,500.00
8 to under 15 acres	\$2,000.00
15 to under 30 acres	\$3,125.00
30 to under 50 acres	\$6,250.00
50 to under 100 acres	\$9375.00
100 acres and over	\$12,500.00
200 and over	Add \$2,500.00 for each 50 acres or part thereof over 10 acres

NOTE:

Review fees for revised agreements, plans and calculations will be billed to applicants by the Township on a time and material basis at the Township Engineer's/Solicitor's current billing rate.

Inspection fees will be billed to the applicant and/or developer by the Township on a time and material basis at the Township Engineer's current billing rate. Construction inspections will be performed during all critical times of construction as defined in the SALDO with the applicant and/or developer being responsible for the inspection costs.

The above fees do not include the fee required for the post construction inspection fund. This fee, inclusive of the preparation of escrow estimates and agreement preparation, will be determined on a project-by-project basis and is required to be paid prior to release of the final plan to the developer for recording.

Plans will not be accepted for review by the Township without the appropriate fee and the required number of plans.

Plans required to follow standard procedure (Sketch, Preliminary and Final Plan Stages) but labeled as a Final Plan shall be required to submit all fees as though submission is of standard procedure (Sketch, Preliminary and Final Plan Fees) subject to acceptance by the Planning Commission of a Plan labeled as Final Plan as the initial submission.

Any submission/request not listed elsewhere in this fee schedule requiring a planning commission meeting requires a \$500 fee. If a professional's review and meeting attendance is required, the minimum escrow fee is \$300 for residential submissions and \$500 for commercial/industrial submissions. Subsequent Planning Commission meetings require \$250/meeting fee.

For subdivisions and/or developments that transcend the boundary limits of the Township, only those lots which are located entirely or partially within the limits of Cass Township shall be considered when determining appropriate review fees. The entire disturbed area within a lot shall be considered when determining appropriate Schedule II Review Fees whether or not the disturbed area lies entirely within Township limits.

All required County Plan Review Fees shall be paid at the time of plan submission to the Township.

Improvements inspections. Any inspection requested by the Township of the improvements of any approved subdivision or land development will be conducted on an hourly rate basis in accordance with the current Township Engineering fee schedule as determined in the Improvement Agreement.

Money in escrow is for reimbursement of Cass Township for any and all engineering or legal or other expenses incurred by the Township, in processing the Sketch, Preliminary, and Final Plans. As soon as this escrow account decreases by fifty percent (50%) the Applicant shall make payment in an amount necessary to fully fund the account. Within thirty (30) days after the recording of the Subdivision or Land Development Plan, as applicable, with the Recorder of Deeds and the payment of all Township engineering, legal and other expenses incurred by the Township, the Applicant may submit a written request to the Township Treasurer for a refund of the unused escrow account. If the written request is not received within thirty (30) days of the recording on the Plan, the escrow funds are forfeited to the Township. Money held in escrow will not be returned until all invoices from the Township Engineer and Solicitor have been received by the Township and paid by the Applicant. The Solicitor's and Engineer's invoices are submitted to the Township every thirty (30) days.

If applicant requests a special meeting for the sake of expediting the subdivision review and the Township agrees to such a request, the applicant shall pay for all advertising costs for requested meeting.

Dully PRESENTED AND ADPOTED, by the Township Supervisors of Cass Township at a public meeting held on the 29th day of January, 2026. This Resolution replaces Resolution No. 2019-08.

BY:


Chairman






ATTEST: Township Secretary

Revised – 01/2026

Cass Township
PENNSYLVANIA UNIFORM CONSTRUCTION CODE
PART I – Building/General Permit Fee Schedule

RESIDENTIAL
(One- and Two-Family Dwellings)
PERMIT FEES
Administration fee 5% total permit cost

New Construction (8 inspections)	
Plan Review Per Submission	\$ 200.00
Single Family Dwelling up to 3,500 gross square feet	\$1,200.00
Per 100 gross square feet or fraction thereof above 3,500 square feet	\$ 20.00

- *Mechanical, Electrical, and Plumbing Permit Fees included*
- *Gross square footage shall include basement, each floor level, garage, decks, and porches*
- *Measurements shall be from exterior face of wall to exterior face of wall*
- *Sprinkler and Fire Alarm permit fees are additional*
- *Additional inspections charge re-inspection fees*

Additions (5 inspections)	
Plan Review Per Submission	\$100.00
Single Family Dwelling Addition up to 500 gross square feet	\$600.00
Enclosed porches/sunrooms (unconditioned) up to 500 gross square feet	\$375.00
Per 100 gross square feet or fraction thereof above 500 square feet	\$ 20.00

- *Mechanical, Electrical and Plumbing Permit Fees included*
- *Gross square footage shall include basement, each floor level, garage, decks, and porches*
- *Gross square footage shall include the entire project area where an addition is accompanied by alterations to the existing structure*
- *Measurements shall be from exterior face of wall to exterior face of wall*
- *Enclosed porches and three season rooms shall be priced as an addition*
- *Sprinkler and Fire Alarm permit fees are additional*
- *Additional inspections charge re-inspection fees*

Alterations and Renovations (2 inspections)	
Plan Review Per Submission	\$100.00
Up to 1,000 Gross Square Feet	\$200.00
Per 100 Gross square feet or fraction thereof above 1,000 square feet	\$ 25.00

- *Mechanical, Electrical, and Plumbing Permit Fees Additional*
- *Sprinkler and Fire Alarm permit fees are additional*
- *Alterations that cannot be calculated by square footage will be calculated per miscellaneous construction fees*
- *Additional inspections charge re-inspection fees*

Decks (3 inspections)	
Plan Review Per Submission	\$100.00
Up to 500 gross square feet	\$200.00
Per 100 gross square feet or fraction thereof above 500 square feet	\$ 20.00
Deck with roof additional	\$100.00

- *Mechanical, Electrical, and Plumbing Permit Fees additional*
- *Screened in porches shall be priced as a deck*
- *Enclosed porches and three season rooms must be priced as an addition*
- *Additional inspections charge re-inspection fees*

Accessory Buildings and Detached Garages (4 inspections)	
Plan Review Per Submission	\$100.00
Up to 1,500 gross square feet	\$350.00
Per 100 gross square feet or fraction thereof above 1,500 square feet	\$ 20.00
Where an accessory structure also includes finished & Conditioned space	\$150.00 additional

- *Mechanical, Electrical, and Plumbing Permit Fees additional*
- *Additional inspections charge re-inspection fees*

Solar Array (2 inspections)	
Plan Review Per Submission	\$100.00
2% of total cost of construction (materials and labor)	\$250.00 minimum

- *Electrical permit fees included*
- *Roof mount or ground mount arrays*
- *Additional inspections charge re-inspection fees*

Generators (2 inspections)	
Plan Review Per Submission	\$100.00
Per Generator	\$225.00

- *Electrical and mechanical permit fees included*
- *Additional inspections charge re-inspection fees*

Demolition Permit Per Structure	
Permit /Documentation Review Per Submission	\$ 50.00
Garage/accessory structures (1 inspection)	\$100.00
Dwelling (2 inspections)	\$250.00

- *Additional inspections charge re-inspection fees*

Manufactured and Modular Homes	
Plan Review Per Submission	\$100.00
Manufactured home With Basement up to 2,500 gross square feet (7 inspections)	\$895.00
Manufactured home with Pier Foundation up to 2,500 gross square feet (5 inspections)	\$795.00
Modular home up to 2,500 gross square feet (7 inspections)	\$895.00
Per 100 gross square feet or fraction thereof above 2,500 square feet	\$ 20.00

- *Decks, Porches, Garages, or Other Attachments additional*
- *Utility Connections included*
- *Additional inspections charge re-inspection fees*

Swimming Pools/Spas	
Plan Review Per Submission	\$ 50.00
Spa or Hot Tub (2 inspections)	\$150.00
Above-ground Pool (2 inspections)	\$250.00
In-ground (3 inspections)	\$400.00

- *Includes Electric Permit*
- *Additional inspections charge re-inspection fees*

Miscellaneous Building Construction Only (Number of inspections to be determined)	
Plan Review Per Submission	\$100.00
2% of total cost of construction (materials & labor)	\$200.00 minimum

- *Mechanical, Electrical, and Plumbing Permit Fees additional*
- *Sprinkler and Fire Alarm permit fees are additional*
- *Any building projects not covered elsewhere in Part I of this fee schedule shall be priced as miscellaneous building construction*
- *Additional inspections charge re-inspection fees*

Re-inspection/Additional Inspection Fees	
Each Re-inspection	\$100.00 minimum

Note: A \$4.50 surcharge per permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006.

PENNSYLVANIA UNIFORM CONSTRUCTION CODE
PART II – Electrical Permit Fee Schedule

RESIDENTIAL

(One- and Two-Family Dwellings)

PERMIT FEES

Electrical Alterations Only (2 inspections each)	
Plan Review Per Submission	\$100.00
Up to 1,000 Gross Square Feet	\$200.00
Per 100 gross square feet or fraction thereof above 1,000 square feet	\$ 25.00

- *Projects with only electrical inspections shall be priced by the electrical alterations only schedule*
- *Alterations that cannot be calculated by square footage will be calculated per miscellaneous Electrical Only fees*
- *Additional inspections charge re-inspection fees*

Services, and Feeders (new, repairs and re-connections) (1 inspection each)	
Not over 200 amps	\$125.00
201 amps to 400 amps	\$200.00
Feeders and panel boards not over 400 amps	\$100.00

- *Over 400 amps require commercial fees*
- *This schedule covers service upgrades, repairs, and replacements*
- *Additional inspections charge re-inspection fees*

Miscellaneous Electrical Only (2 inspections)	
Plan Review Per Submission	\$100.00
2% of total cost of construction (materials & labor)	\$200.00 minimum

- *Building, Mechanical, and Plumbing Permit Fees additional*
- *Any electrical projects not covered elsewhere in Part II of this fee schedule shall be priced as miscellaneous electrical only*
- *Additional inspections charge re-inspection fees*

Re-inspection/Additional Inspection Fees	
Each Re-inspection	\$100.00 minimum

Note: A \$4.50 surcharge per permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006.

PENNSYLVANIA UNIFORM CONSTRUCTION CODE

PART III – Plumbing Permit Fee Schedule

RESIDENTIAL

(One- and Two-Family Dwellings)

PERMIT FEES

Plumbing Alterations Only	
Plan Review Per Submission	\$100.00
Per Fixture (2 Inspections – Rough and Final)	\$50.00
\$200.00 minimum	

- *Projects with only plumbing inspections shall be priced by the plumbing alterations only schedule*
- *Sprinkler and Fire Alarm permit fees are additional*
- *Alterations that cannot be calculated per fixture will be calculated per miscellaneous plumbing only fees.*
- *Additional inspections charge re-inspection fees*

Utility Plumbing Inspections	
Plan Review Per Submission	\$50.00
Utility sewer connection (1 inspection)	\$125.00 minimum
Utility water connection (1 inspection)	\$125.00 minimum

- *Additional inspections charge re-inspection fees*

Miscellaneous Plumbing Only (2 inspections)	
Plan Review Per Submission	\$100.00
2% of total cost of construction (materials & labor)	\$200.00 minimum

- *Building, Mechanical, and Electrical Permit Fees additional*
- *Sprinkler and Fire Alarm permit fees are additional*
- *Any plumbing projects not covered elsewhere in Part III of this fee schedule shall be priced as miscellaneous plumbing only*
- *Additional inspections charge re-inspection fees*

Re-inspection/Additional Inspection Fees	
Each Re-inspection	\$100.00 minimum

Note: A \$4.50 surcharge per permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006.

PENNSYLVANIA UNIFORM CONSTRUCTION CODE
PART IV – Mechanical Permit Fee Schedule

RESIDENTIAL
(One- and Two-Family Dwellings)
PERMIT FEES

Mechanical Appliances Only	
Plan Review Per Submission	\$100.00
Per first Individual new appliance (2 inspections)	\$200.00
Per each additional Individual new appliance	\$ 75.00
Per Individual Replacement Appliance (1 inspection)	\$150.00
Oil Tank replacement, Relocation, installation, removal & closure (1 inspection)	\$125.00
Alterations (2 inspections) (gas lines, duct work, etc.)	\$200.00

- *Includes associated duct work/piping*
- *Large scale HVAC, refrigeration and process equipment will be based on commercial fees*
- *Alterations that cannot be calculated per the mechanical appliances only fee schedule will be calculated per miscellaneous Mechanical only fees*
- *Additional inspections charge re-inspection fees*

Miscellaneous Mechanical Only (2 inspections)	
Plan Review Per Submission	\$100.00
2% of total cost of construction (materials & labor)	\$200.00 minimum

- *Building, Plumbing, and Electrical Permit Fees additional*
- *Any mechanical projects not covered elsewhere in Part IV of this fee schedule shall be priced as miscellaneous mechanical only*
- *Additional inspections charge re-inspection fees*

Re-inspection/Additional Inspection Fees	
Each Re-inspection	\$100.00 minimum

Note: A \$4.50 surcharge per permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006.

PENNSYLVANIA UNIFORM CONSTRUCTION CODE
PART V – Fire Suppression & Detection Systems Permit Fee
Schedule

RESIDENTIAL
(One- and Two-Family Dwellings)
PERMIT FEES

NFPA 13D or IRC P2904 Sprinkler System (2 inspections)	
Plan Review Fee per submission	\$100.00
1 to 75 Heads	\$200.00
Each additional head over 75	\$ 1.00

- *NFPA 13 sprinkler system, NFPA 13R sprinkler system, NFPA 72 fire alarm system, or any alternative fire suppression system will be priced per the commercial fee schedule*
- *Utility water connection fee per plumbing fee schedule*
- *Additional inspections charge re-inspection fees*

NFPA 13D or IRC P2904 Sprinkler system alterations Only (2 inspections)	
Plan Review Per Submission	\$100.00
2% of total cost of construction (materials & labor)	\$200.00 minimum

- *Building, Plumbing, Mechanical and Electrical Permit Fees additional*
- *Any NFPA 13D or IRC P2904 Sprinkler System projects not covered elsewhere in Part V of this fee schedule shall be priced as NFPA 13D or IRC P2904 Sprinkler system alterations only*
- *Additional inspections charge re-inspection fees*

Re-inspection/Additional Inspection Fees	
Each Re-inspection	\$100.00 minimum

Note: A \$4.50 surcharge per permit is required to be assessed on each permit issued, in accordance with Pennsylvania Act 157 of 2006.