

BOROUGH OF CHRISTIANA
LANCASTER COUNTY, PENNSYLVANIA
RESOLUTION 2017-12

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).

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

- A. New Residential Construction (includes Plumbing, Energy and Mechanical) - \$1,000.00
- B. New Residential Electrical - \$200.00
- C. New Commercial Construction - \$1,000.00 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 - \$50.00

SECTION 3. 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 - \$50.00 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 - \$50.00

SECTION 4. 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 - \$100.00 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 - \$50.00.

SECTION 5. For all Swimming Pools and Decks, the following fees shall apply:

- A. Above Ground Pool Permanent Base Rate - \$30.00 plus \$10.00 for every \$1,000.00 of cost or fraction thereafter
- B. In-Ground Pool Permanent Base Rate - \$50.00 plus \$10.00 for every \$1,000.00 of cost or fraction thereafter
- C. Residential Deck 30 Inches above ground level or greater - \$75.00
- D. All fees noted above include all required inspections.
- E. Re-inspection due to the failure of a required inspection - \$50.00

SECTION 6. For the Demolition of structures, regardless of size, the following fees shall apply:

- A. Residential Building - \$100.00
- B. Commercial Building - \$200.00
- C. Accessory Building - \$50.00

SECTION 7. Miscellaneous, the following fees shall apply:

Extension of an Active Building Permit, One Renewal for an Additional Six Months Period - \$30.00

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

Roofing Project if a Building Permit is Required - \$50.00

SECTION 8. 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	\$ 30.00
Storage Sheds 10" X 10" or Under	\$ 30.00
Storage Sheds Over 10' X 10"	\$ 55.00
Accessory Building	\$ 55.00
Decks – Under 30 Inches in Height	\$ 50.00
Patio Slab or Hardscape Patio	\$ 35.00
Driveway, New or Repaving	\$ 75.00

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

Sidewalks and Curbs – New or Replacement	\$ 50.00
Sidewalks and Curbs – Repair	\$ 30.00
Retaining Wall - Under 4 Feet	\$ 30.00
Retaining Wall – 4 Feet or Above	\$ 50.00
Sign, Temporary or Permanent	\$ 50.00 each sign
Roofing Projects – Contact the Zoning Officer for Permitting Requirements.	

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

Fences	\$ 50.00
Storage Sheds 10' X 10" or Under	\$ 30.00
Storage Sheds Over 10' X 10"	\$ 55.00
Patio Slab or Hardscape Patio	\$ 75.00
Driveway or Parking Lot, New and Repaving	\$100.00
Sidewalks and Curbs – New or Replacement	\$ 75.00
Sidewalks and Curbs – Repair	\$ 50.00
Retaining Wall	\$ 50.00
Sign, Temporary or Permanent	\$100.00 each sign
Roofing Projects – Contact the Zoning Officer for Permitting Requirements.	

SECTION 9. 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 10. REQUEST TO HEARING BOARD for an Appeal, Variance, Special Exception, Amendment, Etc..... \$500.00 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 \$500.00 fee shall be billed to the requestor.

SECTION 11. All fees are to be made payable to the Borough of Christiana.

SECTION 12. 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 13. 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 14. All Resolutions inconsistent herewith are repealed and of no force and effect.

SECTION 15. 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 5th day of December 2017 by the Borough Council of the Borough of Christiana.

By: _____
President of Council

ATTEST:

Secretary

Approved this 5th day of December 2017.

Mayor