

RESOLUTION NO. 2026-2

This Resolution of the Board of Supervisors of Adams Township, Butler County, Pennsylvania establishing fees for licenses, permits and services.

Administration:

Military Banner Program	\$155.00
Certificate of No Lien	\$ 25.00
Photocopies	\$.25/copy (8½ x 11 or 8½ x 14) Larger copies sold at the cost of reproduction
Zoning Ordinance/Subdivision Ordinance/Map	Sold at the cost of reproduction
Code of Ordinances	Sold at the cost of reproduction
Comprehensive Plan	Sold at the cost of reproduction
Maps	Sold at the cost of reproduction
Application fee – New Patrolman applicants	\$ 40.00
Street opening permit fee	0 -50 feet \$ 100.00 per opening 51-250 feet \$150.00 per opening 250 feet and greater \$250.00 per opening
	For openings by public utilities - \$100.00 per opening
Check returned for insufficient funds	\$ 50.00
Faxes	\$ 1.00 per page
Community Meeting Room Usage Fee	\$ 50.00

Public Safety:

Hazardous Material Rate Schedule	
- Utility trucks/Squad trucks	\$ 400.00 per hour
- Brush trucks/Mini pumper	\$ 400.00 per hour
- Rescue trucks	\$ 400.00 per hour
- Engines	\$ 400.00 per hour
- Ladder trucks	\$ 400.00 per hour
Peddler's license application fee	\$ 125.00 per month, per vendor
Fireworks Permit Fee	\$ 100.00
Burglar False Alarm Fees	0-2 No Fee 3 \$ 75.00 4 \$125.00 5+ \$250.00
Fire False Alarm Fee (0-1 NO FEE)	2+ \$400.00

LPR Video Fee	\$ 250.00
Police Detail	\$ 125.00/ hour
Accident reports\Police Reports	\$ 15.00
Finger printing	\$ 75.00 for non-residents, free for residents
Winter Maintenance Fee	\$4,000.00 per lane mile
Logging Bond/Excess Maintenance Agreement	\$12,500.00 per mile (financial security) \$ 700.00 agreement fee/application fee \$ 205.00 attorney fees.
Grading Permit	\$ 100.00/per acre to be disturbed, rounded up.

Park Reserve Fees

See attached Fee Schedule C

Zoning and Planning Fees and Escrows

In addition to the following Permit Fees there shall be added the actual cost to the Township for professional consultants, defined as a person or persons who provide expert or professional advice, including but not limited architects, attorneys, certified public accounts, engineers, geologists, land surveyors, landscape architects and planners requested by the Township to review applications or requests, for engineering inspections and agreements.

Permit Fees

Application for Preliminary Major Subdivision	
Application Fee	\$ 750.00
Escrow	\$3,500.00
Application for Final Major Subdivision	
Application Fee	\$ 750.00
Escrow	\$3,500.00
Application for Minor Subdivision (Less than 10 Lots)	
Application Fee	\$ 750.00
Escrow	\$1,500.00
Application for Minor Land Development	
Application Fee	\$ 750.00
Escrow	\$1,500.00

Application for Preliminary Major Land Development	
Application Fee	\$ 750.00
Escrow	\$3,500.00
Application for Final Major Land Development	
Application Fee	\$ 750.00
Escrow	\$ 3,500.00
Application for Tentative PRD	
Application Fee	\$ 750.00
Escrow	\$3,500.00
Application for Final PRD	
Application Fee	\$ 750.00
Escrow	\$3,500.00
Pre-Application Meeting with Township Engineer	\$ 175.00 per hour
Lot Line Revision (Townhomes Only)	
Application Fee	\$ 200.00 per Building
Escrow	\$ 400.00
Plan Resubmission or Reapproval by Board of Supervisors	\$ 400.00 Application Fee. \$ 1,000.00 Escrow
Special Exception - Request for Hearing	
Residential fee	\$1,500.00 or the actual cost incurred by the Township, or whichever is greater.
Other	\$1,500.00 or the actual cost incurred by the Township, or whichever is greater.
Request for Hearing Application	
Variance/Appeal:	
Residential	\$1,500.00 or actual cost incurred by the Township, or whichever is greater.
Others	\$1,500.00 or actual cost incurred by the Township, whichever is greater.
Special Exceptions:	
Residential	\$1,500.00 or actual cost incurred by the Township, or whichever is greater.
Others	\$1,500.00 or actual cost incurred by the Township, or whichever is greater.
Conditional Use - Request for Hearing Fee	\$1,000.00 Application Fee. \$1,000.00 Escrow
Planned Residential Development (PRD) Hearing	\$1,000.00 Application Fee. \$1,000.00 Escrow

Residential & Commercial Permits	Fee is based on square footage as per the Freedom Systems Permit Program dated January 2026.
Change of Use	Application Fee: \$750.00 Escrow \$750.00
* Note – All residential building permits <u>do not include</u> the electrical inspections. Electrical inspections are performed by an independent licensed third party	
Residential Building Permit – Accessory Structures (excluding swimming pools) (Inground Pool \$350.00-Hot Tubs \$100.00) plus fees	Fee is based on square footage as per the Freedom Systems Permit Program dated January 2026
Building Permit – UCC Non-Exempt Agricultural (commercial buildings)	Fee is based on square footage as per the Freedom Systems Permit Program dated January 2026.
* Note 1 – UCC exempt agricultural buildings do not require a building permit.	
* Note 2 – All commercial building permits <u>include</u> electrical inspections performed by an Adams Township contracted third party.	
Parks and Recreational Fee	\$1,500.00 for single family \$1,500.00 per unit for multi-family residential
Transportation Impact Fee: Eastern District	\$1,411.00 per PM Peak Trip
Western District	\$1,114.00 per PM Peak Trip
Demolition Permit - Residential	10% of square footage of the footprint of the home, minimum fee of \$50.50
Demolition Permit – Accessory Structure	4% of square footage of the footprint of the home, minimum fee of \$50.50
Demolition Permit – Commercial	15% of square footage of the footprint of the building, minimum fee of \$100.50
- All Others	
Mobile Homes	
-Move in Mobile Home on NEW LOT	Same as Building Permit Fee (.50 Per sq. ft.)
-Move in Mobile Home on SAME LOT	Same as Building Permit Fee (.50 Per sq. ft.)
-Move out Mobile Home	\$ 50.50 plus fees

Certificate of Occupancy Application

Residential Fee	\$ 25.50
Business/Commercial Fee	\$ 100.50
Application for Well Permit Fee	\$ 100.00 plus fees
Swimming Pool Fees:	
Above ground plus hot tubs/ spas	\$ 100.00 plus fees.
In-Ground Pool	\$ 350.00 plus fees.
Sign Permits	\$ 150.00 plus fees – (Replacement sign) \$ 200.00 plus fees – (Wall mount sign) \$ 250.00 plus fees – (Residential Dev. sign) \$ 450.00 plus fées – (Commercial Dev. sign)
Driveway Permit Fee	\$ 50.00
Solar Permit	\$ 200.00 plus fees.
Zoning District Change Fee	\$2,000.00 or the actual cost incurred by the Township, or whichever is greater
Request for public hearing for liquor license License application or transfer	\$ 1,500.00
Sewage Enforcement Officer Fees	see attached Fee Schedule A and B
Mancamp Inspection Fees	\$ 1,200.00
Mancamp Septic System Bond	\$ 3,000.00
Appeals from adverse decisions of building inspectors under the provisions of the Uniform Construction Code	\$ 1,500.00

All prior Fee Resolutions, including without limitation, Resolutions 2025-10, 2025-09, 2024-03, 2023-12, 2019-19 and 2006-18, are hereby superseded by this Resolution, to the extent of any inconsistency.

This Resolution shall become effective on the 1ST day of February, 2026.

RESOLVED this 12th day of January, 2026.

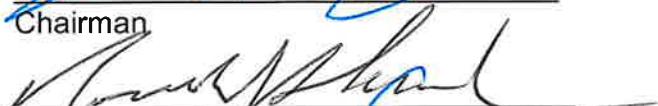
ATTEST:



Theresa Turner, Secretary

ADAMS TOWNSHIP:

Chairman



Vice Chairman

Supervisor



Supervisor



Supervisor

FEE SCHEDULE A – No Planning

This Fee Schedule applies ONLY to lots in an existing DEP approved subdivision, or lots created prior to 6-10-89, on which this will be the first & only sewage generating structure. If it is discovered that subdivision planning must be completed for your lot, then this Fee Schedule does NOT apply.

Applicant pays \$1,100.00 deposit to the Township.

Fees are deducted from that deposit as follows:

*Site evaluation (in advance of pits being dug or on-site with backhoe)	\$100.00
*Pit evaluation (1 trip to site to evaluate 1, 2, 3, or 4 pits)	\$200.00
*Perc test (1 trip to site to conduct ONE test)	\$200.00
*Alternate perc test required	\$200.00
*Permit application (issued OR denied) and Design review (1 review)	\$250.00
*Final inspections (1, 2 or 3 trips to site to conduct installation inspections)	\$150.00
TOTAL	\$1,100.00

The above fees are the ONLY fees included in the initial deposit. If you wish to withdraw the application, you will be refunded the appropriate amount for any testing which was not completed. The \$1,100.00 application fee is NON-REFUNDABLE. This is no refund due for evaluating less than 4 pits in one trip. There is no refund due if applicant has less than 3 inspections of system installation done.

The following expenses are not included in the initial deposit & must be paid prior to receiving your permit:

*Extra pit evaluations	\$50.00 (each pit after the 4 th)
*Extra perc test	\$200.00 (each test after the 1 st)
*Design review	\$25.00 (each review after the 1 st)
*Final inspections	\$25.00 (each trip to site after the 3 rd)
*Missed appointments or site improperly prepared so that proper tests cannot be conducted	\$50.00 per trip to site
*Meeting with applicants after business hours to review paperwork or consultation	\$50.00

All checks for any additional work must be made to the Township.

FEE SCHEDULE B – Subdivision Planning

This Fee Schedule applies to all lots where subdivision planning will be required prior to permit.

Applicant or developer pays deposit of \$1,250.00 PER PROPOSED LOT to the Township PRIOR to meeting with SEO.

Fees are deducted from that deposit as follows:

*Site evaluation (in advance of pits being dug or on-site with backhoe)	\$100.00
*Pit evaluation (1 st 4 pits per lot are included, 1 trip to site per lot is included)	\$350.00
*Perc test (1 trip to site to conduct ONE test)	\$350.00
*Alternate perc test required	\$350.00
*Subdivision review (1 review, less than 10 lots)	\$100.00
 TOTAL	 \$1,250.00

The above fees are the ONLY fees included in the initial deposit. If you wish to withdraw at any time during the testing procedure, the appropriate unbilled amount will be refunded to you. There is no refund for evaluation of less than 4 pits per lot.

Additional fees not covered in initial deposit:

*Additional pit evaluations	\$100.00 (each pit after the 4 th)
*Additional or alternate site perc tests	\$350.00 each
*Additional perc at same time as 1 st for purposes of planning exemption	\$50.00
*Missed appointments or sites Improperly prepared	\$50.00
*Subdivision review (more than 10 lots)	\$100.00

After the initial testing is completed, subdivision planning must then be done. Subdivision approval must be granted by the SEO, the Township, the Planning Commission(s) & the regional DEP office.

After the subdivision plan has been approved by all parties, permit applications may be accepted for a lot, or lots, within the subdivision. A plot plan & suitable design of the approved system must be submitted for each lot prior to receiving the permit. You will be provided with all necessary information to complete these steps.

Fees incurred after subdivision approval:

*Application fee (issued OR denied) and design review (1 review)	\$250.00
*Final inspection fees (1, 2 or 3 trips)	\$150.00
 TOTAL	 \$400.00

FEE SCHEDULE C – Park Reserve Fees

Walking Trail & Grass Trails	Resident Rate	Non-Resident Rate	Facility Note
Race/Walk Participation	\$200.00 flat fee	\$200.00 flat fee	Must Reserve Attached Pavilion