

BOARD OF COUNTY COMMISSIONERS
COUNTY OF CENTRE
COMMONWEALTH OF PENNSYLVANIA

RESOLUTION 2 OF 2023

AMENDING RESOLUTION 25 of 2000

CENTRE COUNTY FEE SCHEDULE

WHEREAS, this resolution represents an update and amendment to the CENTRE COUNTY FEE SCHEDULE regarding the formal submission and processing of various types of plot plans that fall under the jurisdiction of the Centre County Subdivision and Land Development Ordinance of 1983, as amended, per Resolution No. 25 of 2000; the Centre County Planning Commission Policy Regarding Land Development Proposals of 1992, as amended; and the Fee Schedule Ordinance, Ordinance No. 3 of 1992, regarding Non-jurisdiction Plan review fees and DEP Sewage Planning Module review fees. The changes represent uniform fee structure increases to be consistent to and in-line with fee structures employed in like counties and local municipalities.

WHEREAS, the Centre County Board of Commissioners hereby amend the fee schedule structure as it pertains to *Ordinance No. 3 of 1992* and *Resolution No. 25 of 2000*, which set the fee structure schedules for reviews and reports of all subdivision and land development applications and procedures, including corresponding reviews and reports relative to required Department of Environmental Protection sewage planning modules.

THEREFORE, BE IT RESOLVED that the following fee schedule is hereby adopted, effective February 1, 2023.

FURTHER, the Director of the Centre County Planning Commission shall cause a copy of this Fee Schedule to be posted at a conspicuous place in the Centre County Planning Office on the first business day after the adoption of this resolution.

**- SCHEDULE OF FEES FOR SUBDIVISION OR LAND DEVELOPMENT -
FOR PLOT PLANS SUBMITTED UNDER THE JURISDICTION OF THE
CENTRE COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

Subdivision or Land Development -- Preliminary Plan (when required)

1. Residential Subdivision or Land Development:

a. Major Residential.....\$175.00 plus \$15.00 per lot or per dwelling unit, whichever amount is greater.

b. Mobile Home\$175.00 plus \$15.00 per lot or per dwelling unit, whichever amount is greater.

2. Non-Residential Subdivision or Land Development:

- a. Commercial.....\$175.00 plus \$30.00 per commercial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.
- b. Industrial\$175.00 plus \$30.00 per industrial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.

3. Recreation Subdivision or Land Development:

- a. Major Recreation*\$175.00 plus \$15.00 per recreation lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.

* Includes Organized Camps or Campgrounds.

Subdivision or Land Development -- Final Plan (where preceded by a Required Preliminary Plan)

1. Residential Subdivision or Land Development:

- a. Major Residential.....\$150.00 plus \$15.00 per lot or per dwelling unit, whichever amount is greater.
- b. Mobile Home\$150.00 plus \$15.00 per lot or per dwelling unit, whichever amount is greater.

2. Non-Residential Subdivision or Land Development:

- a. Commercial.....\$150.00 plus \$30.00 per commercial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.
- b. Industrial\$150.00 plus \$30.00 per industrial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.

3. Recreation Subdivision or Land Development:

- a. Major Recreation*\$150.00 plus \$15.00 per recreation lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.

* Includes Organized Camps or Campgrounds.

Subdivision or Land Development -- Final Plan (where Preliminary Plans are Not Required)

1. Residential Subdivision or Land Development:

- a. Major Residential.....\$175.00 plus \$15.00 per lot or per dwelling unit, whichever amount is greater.
- b. Mobile Home\$175.00 plus \$15.00 per lot or per dwelling unit, whichever amount is greater.

2. Non-Residential Subdivision or Land Development:

- a. Commercial.....\$175.00 plus \$30.00 per commercial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.
- b. Industrial\$175.00 plus \$30.00 per industrial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.
- c. Open Space\$175.00 plus \$30.00 per lot or unit, whichever amount is greater.

3. Recreation Subdivision or Land Development:

- a. Major Recreation*\$175.00 plus \$15.00 per recreation lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.
- b. Minor Recreation*\$175.00 plus \$15.00 per recreation lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever is greater.

* Includes Organized Camps or Campgrounds.

Solar Energy Facilities Costs:

A Solar Energy Facility is an electrical-generating facility, whether the electricity is for on-site use or to be transmitted, that operates by converting the energy of the sun into electrical energy and is comprised of one or more solar panel arrays exceeding 10,000 square feet, along with accessory facilities, including but not limited to, associated meteorological stations, above- and below-ground transmission lines, transformers, substations, batteries, administrative and operational buildings, equipment and other associated facilities and structures.

- a. The processing fee for the submission of a Solar Energy Facility subdivision or land development plan is: \$400.00 per megawatt of proposed solar capacity.

Incurred Engineering Costs:

The Applicant (i.e., owner, subdivider and/or developer) submitting a Subdivision and/or Land Development proposal shall execute an **APPLICATION FORM** with the Centre County Planning Commission and execute a required **MEMORANDUM OF UNDERSTANDING** (when applicable) with the County of Centre, whereby the agreement indicates that the Applicant shall reimburse the County of Centre for the actual cost of all fees and expenses for engineering services (plan reviews and site inspections) that the Centre County Planning Commission may incur in connection with required engineering considerations regarding the

review of Preliminary and/or Final Plan submissions.

Fees and expenses for engineering services shall be based on a reasonable rate structure (as determined by the Centre County Board of Commissioners and the Centre County Engineer) and copies of same shall be placed on file in the Centre County Planning and Community Development Office and will be made available to the general public upon request.

Time Extension Request Fees:

Per Article 316, Conditional Approval, (including Article III - Section 303; Article V - Sections 507 & 516; Article VI - Section 607; Article VII - Sections 708 & 717; Article VIII - Section 802; Article IX - Sections 902.F, 902.O & 903.E; and, Article X - Section 1007) the Planning Commission or staff, where applicable, may grant approval of a Subdivision or Land Development subject to the satisfaction of certain conditions to be stated in correspondence, entitled: "Notice of Conditional Approval." The Applicant shall satisfy all plan conditions within ninety (90) days or such conditional approval shall automatically become null and void. However, extensions of the ninety (90) day time limit may be granted, if agreed to in writing per the Applicant's request and per the Commission's or staff's acknowledgment of approval, as appropriate.

Any Applicant requesting additional time extension(s) to the initial ninety (90) day Conditional Approval, as was granted by the Commission or staff, will not incur an additional Processing Fee until the expiration of the first three (3) consecutive ninety (90) day time extensions, as previously granted, which equates to a total one (1) year time period. Thereafter, the Applicant will be charged a fifty dollar (\$50.00) Processing Fee, which shall increase in increments of an additional fifty dollars (\$50.00) per each new request (e.g., the next request will result in a one hundred dollar (\$100.00) fee, the following request will be one hundred fifty dollars (\$150.00), etc.), until such time as the plot plan has received unconditional Plan approval. Also, time extensions will be limited to a maximum cumulative period of five (5) years, plus an additional three (3) years in certain instances if approved by the Commission, pursuant to Section 508. (4) (vii) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

NOTE: Payment of the required Time Extension Processing Fee, when applicable, must accompany the Applicant's *Time Extension Request Form* and be received by the Planning Office staff on or before the latest expiration date.

Minor Subdivision Plan Fees:

A Processing Fee of one-hundred seventy-five dollars (\$175.00), plus fifteen dollars (\$15.00) per lot, will be charged to all Applicants submitting plans under the requirements of the Centre County Subdivision and Land Development Ordinance of 1983 (reference previous addendum in Ordinance No. 2 of 1999).

Minor Land Development Plan Fees:

A Processing Fee of one-hundred-seventy-five dollars (\$175.00) will be charged to all Applicants submitting plans under the Centre County Planning Commission's Policy Regarding (Minor) Land Development Proposals (as adopted by the Planning Commission of June 16, 1992, as revised July 18, 1995).

Lot Addition & Replot Fees:

Per Section 303, For Recording Purposes Only, regarding Lot Additions and Replots, the Applicant will incur a one-hundred seventy-five-dollar (\$175.00) Processing Fee.

Miscellaneous Plan Fees:

Per Section 303, For Recording Purposes Only, regarding tract surveys, tract survey corrections, condominium declarations, and miscellaneous declarations, the Applicant will incur a one-hundred fifty-dollar (\$150.00) Processing Fee.

<p align="center">- SCHEDULE OF FEES FOR SUBDIVISION OR LAND DEVELOPMENT - FOR PLOT PLANS SUBMITTED TO THE CENTRE COUNTY PLANNING AND COMMUNITY DEVELOPMENT OFFICE UNDER THE JURISDICTION OF A MUNICIPAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCE</p>

Subdivision or Land Development -- Preliminary Plan (when required)

1. Residential Subdivision or Land Development:

- a. Residential.....\$50.00 plus \$5.00 per lot or per dwelling unit, whichever amount is greater.
- b. Mobile Home\$50.00 plus \$5.00 per lot or per dwelling unit, whichever amount is greater.

2. Non-Residential Subdivision or Land Development:

- a. Commercial.....\$50.00 plus \$10.00 per commercial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.
- b. Industrial\$50.00 plus \$10.00 per industrial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.

3. Recreation Subdivision or Land Development:

- a. Major Recreation*\$50.00 plus \$10.00 per recreation lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.

* Includes Organized Camps or Campgrounds.

Subdivision or Land Development -- Final Plan (where preceded by a Required Preliminary

Plan)

1. Residential Subdivision or Land Development:

- a. Residential.....\$25.00 plus \$5.00 per lot or per dwelling unit, whichever amount is greater.
- b. Mobile Home\$25.00 plus \$5.00 per lot or per dwelling unit, whichever amount is greater.

2. Non-Residential Subdivision or Land Development:

- a. Commercial.....\$25.00 plus \$10.00 per commercial lot or unit (or) plus \$2.50 per 1,000 square feet of building footprint, whichever amount is greater.
- b. Industrial\$25.00 plus \$10.00 per industrial lot or unit (or) plus \$2.50 per 1,000 square feet of building footprint, whichever amount is greater.

3. Recreation Subdivision or Land Development:

- a. Recreation*\$25.00 plus \$5.00 per recreation lot or unit (or) plus \$2.50 per 1,000 square feet of building footprint, whichever amount is greater.

* Includes Organized Camps or Campgrounds.

Subdivision or Land Development -- Final Plan (where *Preliminary Plans* are Not Required)

1. Residential Subdivision or Land Development:

- a. Residential.....\$50.00 plus \$5.00 per lot or per dwelling unit, whichever amount is greater.
- b. Mobile Home\$50.00 plus \$5.00 per lot or per dwelling unit, whichever amount is greater.

2. Non-Residential Subdivision or Land Development:

- a. Commercial.....\$50.00 plus \$10.00 per commercial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.
- b. Industrial\$50.00 plus \$10.00 per industrial lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.
- c. Open Space\$50.00 plus \$10.00 per lot or unit, whichever amount is greater.

3. Recreational Subdivision or Land Development:

- a. Major Recreation (with required improvements)*.....\$50.00 plus \$10.00 per recreation lot or unit (or) plus \$5.00 per 1,000 square feet of building footprint, whichever amount is greater.
- b. Minor Recreation (no required improvements)*.....\$50.00 plus \$5.00 per recreation lot or unit (or) plus \$2.50 per 1,000 square feet of building footprint, whichever amount is greater.

* Includes Organized Camps or Campgrounds.

Lot Addition / Replot and Miscellaneous Plans:

Lot addition / replot plans, tract surveys, tract survey corrections, condominium declarations, and miscellaneous declarations\$50.00

SCHEDULE OF FEES FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION SEWAGE FACILITIES PLANNING MODULE REVIEWS
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The Pennsylvania Sewage Facilities Act, No 537, Subsection 71.31 (b) provides that it is a municipal responsibility to review, adopt and implement official sewer plans, and further that "... a municipality shall request, review and consider comments by appropriate official planning agencies with area-wide jurisdiction."

Accordingly, the Centre County Planning and Community Development Office is a planning agency with area-wide jurisdiction and the Centre County Board of Commissioners hereby establish an appropriate fee structure for the required review and comment of municipally submitted official sewer plan revisions known specifically as Sewage Facilities Planning Modules, including Request for Planning Waivers and Non-Building Declarations.

A review and comment fee, which is to be submitted with each Planning Module request for review, is set as follows:

- a. Sewage Facilities Planning Module review and comment fee.....\$75.00
- b. Request for Planning Waiver and Non-Building Declaration fee.....\$25.00

ADOPTED AND APPROVED on this 3rd day of January, 2023, by the Centre County Board of Commissioners.

CENTRE COUNTY BOARD OF COMMISSIONERS



Mark Higgins, Chair



Michael Pipe, Commissioner



Steven G. Dershem, Commissioner

ATTEST:



John Franek Jr., Administrator