

FEE SCHEDULE
OF LANGHORNE MANOR BOROUGH

BUILDING PERMIT FEES

THERE IS A UNIFORM CONSTRUCTION CODE FILING FEE OF \$4.50 PER PERMIT APPLICATION

New construction and additions (Residential):

One- & two-family dwellings, garages, tool sheds, porches, enclosures, dormers, decks, patio roofs,	\$ 30.00	per 100 square feet of GFA•
New Dwelling Engineer Lot Grading Escrow	\$2,000.00	
Dwelling Addition Engineer Lot Grading Escrow	\$ 800.00	

NO PERMIT IS REQUIRED FOR DECKS 2 FEET AND UNDER.

New construction and additions (Non-residential):

All Non-residential and buildings containing three or more family dwelling units.....	\$ 55.00	per 100 square feet of GFA*
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Swimming Pools:

Above Ground	\$ 45.00	(FLAT FEE)
Inground	\$ 15.00	per 100 square feet

INGROUND POOL ENGINEER ESCROW\$ 175.00

Retaining Walls over 4 feet. \$ 25.00

Zoning \$ 40.00

Except accessory residential structures with floor areas
Less than 150 square feet ...\$ 20.00

No Zoning fee required for fences

Alterations, repairs and other structures, i.e. walls, radio/TV/tank towers 1.5% Cost of Construction
..... \$ **45.00 minimum fee**

Fences\$ 25.00 minimum fee

Siding\$ 45.00 **(FLAT FEE)**

Demolition\$ 10.00 per 100 square feet of GFA*

Interior Demolition 1.5% Cost of Construction \$ 45.00 **minimum fee**

Certificate of Use & Occupancy.....\$ 50.00

No Certificate of Occupancy fee for sheds, fences & above-ground pools

Use & Occupancy (no alterations/renovations)

New Tenant\$ 50.00

Minimum inspection fee.....\$ 45.00

Re-roof or future building slab\$ 45.00

POOLS AND ADDITIONS REQUIRE A \$300.00 BOND

IF FORCED TO TAKE OUT PERMITS, PERMIT FEES WILL DOUBLE

Apartment & Single-Family Dwellings (HCT Rentals)\$ 50.00

Housing Code Occupancy (Resale of Single-Family Dwellings)\$ 150.00

New Business Operating License (Commercial/Residential).....\$ 100.00 **(FLAT FEE)**

Each time there is a Tenant change

• **GFA** ----- **Gross Floor Area** defined as the total square foot area of all floors within the perimeter of the outside walls, including basements, garages, roofed patios, breezeways, covered walkways, attics with a floor to ceiling height of 6' 6" or more.

*Burglar Alarms (Residential) \$ 75.00
 (Non-Residential).....\$ 150.00
 Registration of each alarm system by contractor\$ 20.00 per registration
 Photo ID for each employee of the alarm company that works in
 Langhorne Manor Borough.....\$ 1.00 each

Accessibility Plan Review.....\$ 175.00

Applicable at a future date

Certificate of Occupancy (Residential).....\$ 100.00

New Homes

(Non-Residential)..... \$ 200.00

New Construction

Continuing Certificate of Occupancy (Residential).....\$ 50.00

Existing Building

(Non-Residential)..... \$ 100.00

Existing Building

Plan Review - 10% of Total Permit Fees

Reinspection Fees - Building, Plumbing, Electric, Mechanical, Fire Prevention

First Reinspection\$ 30.00

Second Reinspection\$ 60.00

Third Reinspection\$ 90.00

Each additional reinspection \$ 130.00

GENERAL CONTRACTOR LICENSE FEE\$125.00

Property owner shall pay to Langhorne Manor Borough as an additional Building Permit Fee an amount equal to the costs incurred by the Borough for building inspection service firms engaged by the Borough to inspect the construction work.

PLUMBING FEES

	RESIDENTIAL (EACH)	OTHER (EACH)
NEW CONSTRUCTION (Plumbing)		
First seven (7) fixtures	\$105.00	\$150.00
Each additional fixture	\$ 25.00	\$ 50.00
EXISTING BUILDINGS - Alterations/Replacements (Plumbing)		
Each fixture (present or future)	\$ 25.00	\$ 50.00
3 PIECE BATHROOM GROUP	\$ 65.00	\$ 75.00
HOT WATER GENERATORS (Gas/Electric /Oil)	\$ 35.00	\$ 65.00
DOMESTIC WATER HEATER OR COIL (Gas/Electric/Oil)		
Replacement	\$ 35.00	\$ 65.00
New Installation.....	\$ 35.00	\$ 65.00
BOILER AND POTABLE WATER TIE-IN*	\$ 35.00	\$ 50.00
FIRE SPRINKLER POTABLE WATER TIE-IN*	\$ 35.00	\$ 50.00
LAWN SPRINKLER SYSTEM WATER TIE-IN*	\$ 35.00	\$ 50.00
PLUS , back-flow preventer.....	\$ 35.00	\$ 50.00
SEWER SERVICE (Per Occupancy)		
Up to 5-inch diameter and 100 feet... ..	\$ 50.00	\$ 85.00
Over 5-inch diameter and 100 feet	\$ 75.00	\$110.00
WATER SERVICE (Per Occupancy)		
Up to 2-inch diameter and 100 feet... ..	\$ 45.00	\$ 70.00
Over 2-inch diameter and 100 feet	\$ 60.00	\$ 85.00
Solar	\$ 35.00	\$ 50.00
Potable Water Tie-In*	\$ 35.00	\$ 35.00
PUMPS (Ejector and Sump Pumps)		
Under 2 H.P.	\$ 35.00	\$ 55.00
2 H.P. to 6 H.P.....	N/A	\$ 65.00
6 H.P. or Above	N/A	\$105.00
INTERCEPTORS (Grease or otherwise)	\$ 35.00	\$ 60.00
DEMOLITION (Per Occupancy)	\$ 20.00	\$ 35.00

PLUMBING LICENSES

Maser Plumber\$125.00

If the Master Plumber does not have an RCC#, a temporary license # is issued and is good for 3 months. . An additional \$100.00 fee must be paid every three months until the end of the year in order to keep the Master Plumber's license active.

Journeyman\$55.00

Apprentice.....\$50.00

A Potable Water Tie-In Permit must be applied for on a Plumbing Permit application separate from a Fire Protection permit application. A tie-in may only be obtained by a licensed Master Plumber, a licensed HVAC Contractor, or an owner of a residential property performing the work himself/herself.

Reinspection fees - Building, Plumbing, Electric, Mechanical, Fire Prevention

First Reinspection \$ 30.00

Second Reinspection \$ 60.00

Third Reinspection \$ 90.00

Each additional reinspection \$130.00

Property owner shall pay to Langhorne Manor Borough as an additional Plumbing Permit Fee an amount equal to the cost incurred by the Borough for plumbing inspection service firms engaged by the Borough to inspect the plumbing work.

ELECTRIC FEES - Electrical Inspection on additions & new buildings

	RESIDENTIAL (EACH)	OTHER (EACH)
Outlets (this includes switches, fixtures & receptacles)		
Rough Wiring Inspection UP TO FIFTEEN (15) OUTLETS	\$ 15.00	\$ 25.00
Final Inspection UP TO FIFTEEN (15) OUTLETS	\$ 15.00	\$ 25.00
Each additional 15 or part thereof (rough & final) Inspection	\$ 2.00	\$ 3.50
Service meter equipment, feeders or subpanels (moving, replacing or new)		
Up to 100 amp	\$ 50.00	
101 to 200 amp.....	\$ 65.00	
201 to 600 amp	\$100.00	
Over 600 amp (per 100 amps)	\$ 20.00	
Each additional meter	\$ 5.00	
Temporary installations not over 60 days	\$ 25.00	
Emergency Exit lighting (per system)	\$ 30.00	
Electric Signs	\$ 30.00 per sign	
Heating, Cooling, Cooking Equipment & similar appliances		
Range (Oven), Garbage Disposal, Heater	\$ 10.00 each	
Smoke Detectors.....	NO CHARGE	
Exhaust Fans (up to five).....	\$ 10.00	
Swimming Pool Bonding		
Above-ground	\$ 30.00	
Inground	\$ 40.00	
<i>Pools require a \$300.00 bond to be refunded when the Final Building Inspection is completed. Refund takes approximately 2-3 weeks.</i>		
Plan review fee based on percentage of permit cost.....	20%	
<u>MISCELLANEOUS ELECTRIC INSPECTION</u>		
Temporary installations not over 60 days.....	\$ 15.00	
Outlet for single unit of 20 K.W. or less	\$ 8.00	
Each additional unit or outlet of 20 K.W. or less	\$ 8.00	
Electric Furnaces, Welders, Motors, Generators		
Single or group of 5 motors of 1 H.P., K.W. OR K.V.A.	\$ 6.00	
1 H.P. to 20 H.P., K.W. or K.V.A.....	\$ 9.00	
Over 20 H.P. to 40 H.P., K.W. or K.V.A.	\$ 12.00	
Over 40 H.P. to 75 H.P., K.W. or K.V.A.	\$ 15.00	
Over 75 H.P., K.W. or K.V.A.	\$ 18.00	
Fire Alarm System (Smoke Detectors) Residential/Non-Residential.....	\$ 35.00	
Motion Picture Equipment (for booth, including equipment)	\$ 35.00	
Radio & Television Receiving & Transmitting equipment.	\$ 35.00 each	

Reintroduction of current \$ 35.00
 Telephone/Computer equipment system (low voltage) \$ 35.00

Primary Transformers/Vault/Enclosures/Substations

Not over 200 K.V.A. \$ 35.00
 Over 200-500 K.V.A. \$ 60.00
 Over 500 K.V.A. \$ 95.00

Streetlights (first four (4))..... \$ 20.00 each
 Each additional street light..... \$ 10.00

Parking Lot Light Standards \$ 20.00 each

Reinspection fees - Building, Plumbing, Electric, Mechanical, Fire Prevention

First Reinspection \$ 30.00
 Second Reinspection \$ 60.00
 Third Reinspection \$ 90.00
 Each additional reinspection..... \$130.00
 Minimum fee (anything not on Fee Schedule) \$ 20.00

Administrative Fee per application \$ 25.00

ELECTRICAL CONTRACTOR LICENSE FEE \$125.00

Property owner shall pay to Langhorne Manor Borough as an additional Electric Permit Fee an amount equal to the cost incurred by the Borough for electric inspection service firms engaged by the Borough to inspect the electric work.

MECHANICAL/FUEL GAS PERMIT FEES

	Residential	Non-Residential
Heating - New construction, alterations or replacements (each system)		
Radiant floor coils, Baseboard or Radiators.....	\$35.00	\$55.00
New or Rebuilt boiler	\$40.00	\$55.00
Each additional zone valve or circulator.....	\$15.00	\$30.00
Warm air heater/furnace	\$40.00	\$65.00
Burner	\$25.00	\$55.00
Potable Water Connection All Type Devices.....	\$35.00	\$35.00
Electrical Tie-in All Type Devices	\$62.00	\$112.00
Duct work (per system or per zone)	\$35.00	\$55.00
Dust, stock and refuse conveyor, vacuum systems	\$35.00	\$55.00
Mechanical equipment and appliances	\$40.00	\$55.00
(All fuels) heating, cooling, light producing devices		
Process Piping (per system/per floor)		
Fuel, medical gases	\$35.00	\$65.00
Each outletor nozzle.....	\$ 8.00	\$10.00
LPG Tanks Under 150 lb.....	\$50.00	\$65.00
LPG Tanks 151 lbs. to 250 lbs.	\$75.00	\$90.00
LPG Tanks 250 lbs. or above	\$100.00	\$115.00
Cylinder/tank exchange/storage.....		\$100.00
Heat Pumps.....	\$55.00	\$65.00
Water Boilers (liquid fuels)	\$35.00	\$45.00
Air Conditioning and/or Heating Units		
Under 10 tons	\$40.00	\$65.00
10 to 25 tons.....	\$ 60.00	\$95.00
26 to 100 tons.....	\$110.00	\$130.00
101 tons and above (per 100 tons).....		\$180.00
DUAL FUNCTION UNIT AC & HEATING COMBINATION -PERMIT FEE DOUBLED		
Mechanical/Ventilation (exhaust)	\$35.00	\$45.00
Range Hoods Exhaust & Ducts.....	\$25.00*	\$75.00
(*vented to exterior)		
Power boilers, low pressure steam, water		\$45.00
Heating boilers/pressure vessels		
Under 10 H.P.		\$65.00
10 H.P. to 45 H.P.		\$85.00
46 H.P. or above		\$105.00
Liquefied petroleum gases (LP-propane)		
Up to 2,000 gallons water capacity (per tank).....		\$90.00
2,001 gallons water capacity or more (per tank)		\$150.00
Pool/Spa Heaters.....	\$35.00	\$60.00

Sauna Heaters		\$60.00
Kilns		\$50.00
Unit Heaters All Type Fuels	\$35.00	\$55.00
Infrared Heating Devices.....	\$45.00	\$55.00
Solar Heating Devices	\$45.00	\$55.00
Refrigerant Piping Per Device		\$55.00
Hydronic Piping Per Device.....		\$55.00
Hydronic Cooling Towers		\$150.00
Plan Review	15% of total permit fee Residential 20% of total permit fee Non-Residential	

Reinspection fees - Building, Plumbing, Electric, Mechanical, Fire Prevention

First Reinspection	\$ 30.00
Second Reinspection	\$ 60.00
Third Reinspection	\$ 90.00
Each additional reinspection	\$130.00

Property owner shall pay to Langhorne Manor Borough as an additional Mechanical/Fuel Gas Permit Fee, an amount equal to the cost incurred by the Borough for mechanical and utility service firms engaged by the Borough to inspect the Mechanical/Fuel Gas work.

FIRE MARSHAL MECHANICAL/FIRE PROTECTION PERMIT FEES

	Residential	Non-Residential
Incinerators & Crematories.....		\$202.00
Smoke Control Systems (EVAC)		\$152.00
Fire/Smoke Dampers	\$ 10.00	\$ 12.00
Hazardous Exhaust Systems	\$ 55.00	\$100.00
Target/Fire Wall	\$ 35.00	
Chimney, vent, fireplace, gas logs, wood burning stoves	\$ 37.00	\$ 52.00
NFPA paperwork Filing	\$ 22.00	\$ 22.00
Range Hood Suppression System	\$ 22.00	\$ 82.00
Range Hood Exhaust & Duct..... (*Vented to Exterior)	\$ 25.00*	\$75.00
Existing boiler fire safety inspection (Levittown)	\$ 40.00	
Torches for removing paint.....		\$ 27.00
Hot roof (propane systems, tar kettles, etc.)		\$152.00
Standpipes		\$152.00
Per outlet	\$ 6.00	
Fire Protection Systems		\$152.00
(Dry chemical, CO2, etc.)		
SPRINKLER SYSTEMS		
Per floor/zone		
\$102.00		
*Per outlet/nozzle/head.....		
\$ 6.00		
Pumps (fire).....		
\$ 62.00		
*Minimum Inspection Fee		
\$ 30.00		
FIRE ALARM/DETECTION SYSTEM		
Per floor/zone		
\$ 92.00		
Per appliance, detector, horn, strobe, pull station, etc.....		
\$ 6.00		
Minimum inspection fee		
\$ 32.00		
Duct Detectors		
\$ 35.00		
Dust explosion hazards		
\$302.00		
Application of flammable finishes		
\$152.00		
Fumigation & thermal insecticide fogging		
\$152.00		
Hazardous production material.....		
\$202.00		
Spray Booths		
\$ 40.00		

Lumber yards & wood working plants	\$102.00
Organic coating production.....	\$502.00
Tents, air supported structures and other temporary structures.....	\$ 82.00
Combustible material storage.....	\$162.00
Vehicle wrecking yards, junkyards and waste material handling plants	\$177.00
Welding or cutting, calcium carbide & acetylene generators.....	\$177.00
Gas welding & cutting.....	\$177.00
Cylinder & container storage	\$102.00
Aerosol products, Level II & III storage & display.....	\$162.00
Cellulose nitrate manufacturing processes	\$177.00
Cellulose nitrate (pyroxylin) plastics	\$252.00
Combustible fibers.....	\$127.00
Compressed gases	\$177.00
Corrosive materials	\$227.00
Cryogenic liquids	\$602.00
Explosive ammunition & blasting agents	\$602.00
Fireworks (displays)	\$302.00
Flammable and combustible liquids.	\$252.00
Tanks installed/removed/abandoned	
NON-RESIDENTIAL	
Above or Underground 275 to 1,000 gallons	\$102.00
Above or Underground 1,001 to 15,000 gallons	\$152.00
Above or Underground over 15,001 gallons	\$202.00
Tank Abandon	\$ 52.00
Underground Piping - remove, repair, replace, abandon (all).....	\$105.00
RESIDENTIAL	
Above, Underground or Inside 275 gallons.....	\$ 62.00
Above, Underground or Inside OVER 275 gallons	\$ 92.00
Tank Abandon	\$ 32.00
Underground Piping - remove, repair, replace, abandon (all).....	\$ 52.00
Flammable solids, storage, use, handling	\$252.00
Hazardous materials & chemicals, any quantities or	
Toxic or Explosive chemical compounds	\$ 75.00
Unstable toxic or Explosive chemical compounds	\$277.00
Toxic or flammable solids	\$ 75.00

Toxic or corrosive liquids	\$ 75.00	
Toxic or oxidizing materials	\$ 75.00	
Corrosive liquids (55 gallons or more)	\$250.00	
Oxidizing materials (500 lbs. or more)	\$250.00	
Organic peroxide 10 to 50 lbs.....		\$222.00
Organic peroxide 51lbs or more		\$662.00
Organic peroxides		\$275.00
Liquid & Solid oxidizers		\$550.00
Pyrophoric materials.....		\$502.00
Unstable reactive materials		\$502.00
Water reactive materials.....		\$502.00
Radioactive Materials		\$102.00
Building Demolition	\$102.00	\$152.00
Fire Lane Parking Tickets	\$ 35.00	\$ 35.00
Land Development Plan Review	\$100.00	\$150.00

OTHER FEES & CHARGES

Consultation		
Per hour. 2-hour minimum.....		\$110.00
Deposition		
Per hour, 4-hour minimum.....		\$250.00
Special Inspections.....		\$ 50.00
Fire Reports - Auto		
First Page.....		\$ 45.00
Each additional page.		\$ 40.00
Fire Reports - Structures, Residential		
First Page.....		\$ 75.00
Each additional page.		\$ 50.00
Fire Reports - Structures, Commercial		
First Page.....		\$100.00
Each additional page.		\$ 50.00
Fire Reports - Structures. Other		
First Page.....		\$ 45.00
Each additional page.		\$ 40.00
Photographs		\$ 7.00
Fire Lane Parking Ticket		\$ 35.00

Plan Review 15% of total permit fee Residential
20% of total permit fee Non-Residential Plan Review

Reinspection fees - Building, Plumbing, Electric, Mechanical, Fire Prevention

First Reinspection.....	\$ 30.00
Second Reinspection.....	\$ 60.00

Third Reinspection.....\$ 90.00
 Each additional reinspection\$130.00

PAVING & EXCAVATING PERMIT FEES

Application Fee	\$75.00
Review Cost Retainer	\$300.00 Plus \$100.00 Per Dwg Sheet. Min Fee \$300.00
Inspection Cost Retainer	250 Per Excavation Location Plus \$250.00 Per 100 LF or any portion thereof. Min Fee \$500.00
Excavation Fee	\$100.00 Per Sq. Yd In any Improved Right-of-way. \$5.00 Per Sq. Yd in any un-improved Right-of-way
Degradation Fee	\$100.00 Per Sq. Yd for any excavation in any improved Right-of-way
Test Boring Fee	\$20.00 Each boring
Road Closure Fee	\$500.00 Per Day
Time Extension Fee	\$75.00
Driveways	\$45.00
Restoration Fee	\$100 Per Sq. Yd for any excavation in any improved Right-of-way
Maintenance Bond or Cash Escrow	\$25 Per Sq. Yd for any excavation in any improved Right-of-way
SEE ORDINANCE # 2020-001 FOR ESCOW AMOUNTS	
FAILURE TO OBTAIN ROADS PERMITS PRIOR TO START OF WORK WILL RESULT IN TRIPLE PERMIT FEES	

Property owner shall pay to Langhorne Manor Borough as an additional Mechanical/Fuel Gas Permit Fee, an amount equal to the cost incurred by the Borough for mechanical and fire inspection service firms engaged by the Borough to inspect the mechanical and fire protection work and installations.

RIGHT TO KNOW LAW (RTKL) REQUESTS – requests for RTKL information will be assessed per the Fee Schedule on the pa.gov link below:

https://www.openrecords.pa.gov/Documents/RTKL/Official_RTCL_Fee_Schedule.pdf

