

**DELAWARE COUNTY
PLANNING DEPARTMENT**

**FEE SCHEDULE
AND
SUBMISSION PROCEDURES
FOR
SUBDIVISION
AND
LAND DEVELOPMENT
REVIEWS**

**CONDUCTED BY THE
DELAWARE COUNTY
PLANNING COMMISSION**

**PER ORDINANCE 02-04
APPROVED BY
DELAWARE COUNTY COUNCIL
SEPTEMBER 24, 2002**

**EFFECTIVE
OCTOBER 4, 2002**

101 Title

This document may be cited as the “Delaware County Fee Schedule and Submission Procedures for Subdivision and Land Development Reviews.”

102 Authority

This document is adopted pursuant to the authority granted by Section 502 of the Pennsylvania Municipalities Planning Code, as amended.

103 Effective Date

This document shall become effective on October 4, 2002, and shall remain in effect until modified, amended, or rescinded by Delaware County Council.

104 Intent

The purpose of this fee schedule is to help defray the costs incurred by the Delaware County Planning Department (DCPD) in the County’s mandated subdivision and land development plans, in accordance with Section 502 of the Pennsylvania Municipalities Planning Code, as amended.

105 Waiver of Fees

Fees will be waived only for an application filed under the name of a governmental sub-unit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to any private, nonprofit organization.

106 Application with Mixed Uses

Whenever an application includes proposed developments with mixed uses, the application will be separated and the appropriate fee applied to each use as described in Sections 110, 111, and 112 of this Schedule.

107 Project Area Delineation

The provisions of this section apply to nonresidential land developments where a substantial percentage of the tract is not proposed for development or consists of existing development. The fee for these developments shall be calculated in the regular fashion

(Section 112) unless the developer delineates on the plan a “project area” where development is proposed to be located. The fee would then apply to the “project area” only. The acreage of the “project area” shall be shown on the Application for Review Form. The project area shall be that portion of the tract where development or improvements of any kind are proposed, including areas devoted to parking, driveways, drainage facilities, grading, and landscaping.

108 Applicability of Fee Schedule

- A. The fee schedule below will apply regardless of whether the submitted application is for the review of a sketch plan, a preliminary plan, a final plan, or a tentative PRD. Each resubmission of a different project on the same tract of land will be charged an additional fee. However, no additional fee will be charged for refinements, provided that:
 - 1) The revised plan is submitted to DCPD within 180 days from the date reviewed by the Commission, and
 - 2) The plan has not been substantially altered or modified as determined by DCPD.
- B. This fee schedule will not apply to sketch plans required by DCPD for review of curative amendments or developer proposed zoning map amendments.

109 Administrative Procedures

- A. The application, with a check or money order payable to the Treasurer of Delaware County, shall be submitted to the municipality. The County fee shall not be combined with the municipal fee.
- B. Upon receipt from the applicant, the municipality will forward the County fee and three (3) sets of plans and supporting documents to DCPD together with the County Application for Review Form, signed by the appropriate municipal official.
- C. All applications must comply with the submission requirements of the applicable subdivision/land development ordinances.
- D. DCPD will accept the application when all necessary information and fees have been supplied, and at that time the review period will start.

110 Residential Application

The following fees shall apply to all kinds of residential projects for subdivision, conveyance, incorporation, or single tract development:

<u>Type of Plan</u>	<u>General Fee</u>	<u>Additional Fee</u>
Subdivision or Land Development	\$150 per plan	\$10 per lot or unit

111 Nonresidential Subdivision Application

The following fees shall apply to applications for the subdivision of nonresidential lots:

<u>General Fee</u>	<u>Additional Fee</u>
\$200 per plan	\$50 per lot

112 Nonresidential Land Development Application

The following fees shall apply to projects, or sections of projects, which are for nonresidential use of any kind on a single tract of land:

<u>General Fee</u>	<u>Additional Fee</u>
\$200 per plan	\$25 per 1,000 square feet of gross floor area (or portion thereof)

113 Repeal

Delaware County Planning Commission Resolution No. 97-01, adopted November 20, 1997, is hereby rescinded.

114 Approval

Approved by the Delaware County Planning Commission on August 15, 2002 and by Delaware County Council on September 24, 2002.