

**THE BOARD OF SUPERVISORS  
UPPER MILFORD TOWNSHIP,  
LEHIGH COUNTY, PENNSYLVANIA**

**Resolution No. 2026-012  
Setting Fee Schedule  
Administrative Fee**

**WHEREAS**, The Board of Supervisors of Upper Milford Township sets the following Fee Schedule to be used by Upper Milford Township staff and officers for various permits and services;

**ADMINISTRATION / PROFESSIONAL FEES:**

**FEE:**

1 Administration Fees Assessed			
Copy fee (per page / per side) Black and White 8.5 x 11	\$		0.25
Copy fee (per page / per side) Colored 8.5 x 11	\$		0.50
Specialized documents			Actual Cost
Other Media			Actual Cost
Record conversion to paper plus copy cost per page	\$		0.25
Disk/Flash Drive			Actual Cost
Records delivered by E-mail or digital method			No Cost
Postage (cost used in mailing copies)			Actual Cost
"True and Correct Certification"	\$		5.00
Notary Fee / Document	\$		5.00
Conversion to paper per page	\$		0.25
Certification per record	\$		5.00
2 Publication Fees:			
P.R.O.S.E.P. (Park, Recreation Open Space Environmental Plan)	\$		30.00
S.A.L.D.O. (Subdivision and Land Development Ordinance)	\$		30.00
Southwestern Lehigh Comprehensive Plan	\$		30.00
Stormwater Management Ordinance - Act 167 (each)	\$		20.00
Township Road Map	\$		10.00
Zoning Map (Upper Milford Township)	\$		10.00
Zoning Ordinance	\$		30.00
Any code or other publications cost will be based on the Township's actual cost plus a 5 % administrative charge.			
3 Park Permit			
Resident	\$		100.00
Non-Resident Pavilion Rental - may be rented up to a year in advance	\$		200.00

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**EQUIPMENT, LABOR AND MATERIAL FEES:**

**FEE:**

1 Equipment, Labor and Material Fees: Based per hour, not including operator.		
Backhoe	\$	69.24
Barricade Usage (per barricade) (plus \$3 per day after the first day)	\$	6.05
Grader	\$	69.24
Jump Wacker	\$	20.00
Loader	\$	53.05
Mower (lawn rider)	\$	26.50
Mower (boom)	\$	53.05
Weed Eater	\$	13.80
Roller	\$	28.80
Sweeper	\$	78.79
Dump Truck	\$	57.70
Dump Truck w/plow and spreader	\$	72.05
Pick-Up / Utility Truck	\$	28.96
Chainsaw	\$	17.07
Saw Cutting Pavement (concrete or asphalt)		\$4.00/Foot
Labor and Operator Rate		Employees Rate x 1.55
Material Charge - Cost, plus 10 % handling		

Any Equipment not on schedule shall be charged by the current FEMA schedule of Equipment

**RECYCLING & YARD WASTE FEES:**

**FEE:**

1 Recycling Bin		
Small Bin	\$	8.00
2 Material loading/Single Ground/Double Ground		
Per scoop (2.5 cy)	\$	10.00
Single axle dump	\$	30.00
Tri-axle dump/ No Double Ground	\$	50.00
Semi-walking floor trailer/ No Double Ground	\$	100.00
3 Delivery by Township if available		
Single axle dump/Single Ground	\$	40.00
Single Axle Dump/Double Ground (When Available)	\$	60.00

**STORMWATER ORDINANCE PLAN FOR INDIVIDUAL LOCATION:**

**FEE:**

1 <u>Application fee</u> shall be paid at submission to the Township Office. (This fee includes initial review, one resubmission, and Recording and Processing of the O&M), <u>Construction Observation</u> (includes site at time of excavation, one site visit during construction, and one site visit after construction is completed- prior to issuance of Certificate of Occupancy)	\$	1,550.00
2 Soil Test Observation (percolation and soil probes) ** if required by Engineering	\$	290.00
3 Third Revision: <u>Only if needed</u>	\$	400.00
4 Construction Observation ( includes site visit on excavation, one interim visit, third visit prior to CO)	\$	425.00
5 As-Built Plan review if needed. The fee includes the initial review and one plan resubmission	\$	600.00
6 Any additional work over the above list which results from the design or installation of any stormwater management		Actual Rate
7 Stormwater plan review for NPDES permit renewal	\$	1,300.00
+		Township Engineer Actual Fee over \$1200.00

**SEWERAGE SYSTEM AND RELATED FEES:**

**FEE:**

Any sewage system that requires electrical components to be installed and is not part of a new building permit will require an electrical permit and inspection

1 Standard System (Residential)			
Application	\$		100.00
Review Design	\$		325.00
3-Inspections at \$90.00 per inspection	\$		270.00
		Total Costs =	695.00
2 Sandmound System (Residential) or at grade bed and sub surface sand filter.			
Application	\$		100.00
Review Design	\$		325.00
4-Inspections at \$90.00 per inspection	\$		360.00
		Total Costs =	\$785.00
3 Commercial Systems			
Application	\$		100.00
Review Design	\$		325.00
4-Inspections at \$90.00 per inspection	\$		360.00
		Total Costs =	\$785.00
4 Percolation Test			
Perc Test Observed by SEO	\$		275.00
Two simultaneous perc tests observed by SEO on same tract.	\$		410.00
5 Soil Probes			
Per Probe			
	\$		110.00
6 Holding Tanks*			
Application (Includes design review)	\$		260.00
Inspections			\$90.00 per inspection
*\$1,000 Escrow required for Holding Tanks. Plus a non-refundable \$250 agreement preparation fee			
7 Alternate System			
Application	\$		100.00
Review Design	\$		375.00
3 inspections included	\$		270.00
Additional inspections at additional cost			\$135.00 per inspection
8 Drip or Spray Irrigation System			
Application	\$		100.00
Review Design	\$		325.00
3 inspections included	\$		270.00
Additional inspections at additional cost			\$135.00 per inspection
9 Experimental System			
Application	\$		100.00
Review Design	\$		375.00
3 inspections included	\$		270.00
Additional inspections at additional cost			\$135.00 per inspection

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10 Renew / Transfer Permit	\$	195.00
11 Additional Inspections	\$	135.00
12 Repair Permits (replacement of a system component)		
Application includes permit, review and 1 inspection	\$	195.00
Application includes permit, review and 2 inspections	\$	275.00
13 System Modification		
Application includes permit, review and 1 inspection	\$	195.00
Application includes permit, review and 2 inspections	\$	275.00
14 Planning Module Review / Process Fees		
Planning Exemption form per review	\$	195.00
Component 1 per review	\$	280.00
Component 2,3, and 4 per review	\$	365.00
15 Other Sewerage Related Fees:		
Soil Scientist		Actual Cost
Site Consultation / Investigation per hour	\$	90.00
Verify previous soil testing	\$	195.00
All other duties: including reports, meetings, module reviews, enforcement hearings, etc. /per hour	\$	87.00
16 Agreement Set Up Fee for Any System Requiring an Agreement	\$	250.00
17 Additional Review fees	\$	135.00
18 Lehigh County Authority Related Fees:		
Township Sewer lateral inspection fee	\$	135.00
Septic Tank decommission inspection fee	\$	135.00
(LCA charges for connection are seperately billed from LCA)		

**ZONING PERMIT FEES:**

**FEE:**

*Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit*

1 Driveway Permit	\$	60.00
May include additional inspection fee(s) if pipe or curb is involved.		
2 Moving Permit		No Fee
3 Sign Permits: (if illuminated or electrical required see Building Permit Fees)		
<i>Based on Construction Value:</i>		
\$1 to \$99	\$	60.00
\$100 to \$500	\$	65.00
\$501 to \$1,000	\$	70.00
Over \$1,000		
\$5.00 added for each additional \$1000.00 in value		

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4 Zoning Hearing Board Fees:			
	Individual Non-Commercial	\$	800.00
	Individual Commercial	\$	2,000.00
	Minor Subdivision + \$50 / lot	\$	2,000.00
	Major Subdivision + \$50 / lot	\$	2,000.00
	Multiple Commercial Per Installation + \$200 / per unit	\$	1,500.00
	Continuance (at applicants request)	\$	600.00
	Re-zoning Request / Zoning Change Request	\$	3,000.00
	Curative Amendment	\$	3,000.00
	Zoning Ordinance or Map Challenge	\$	3,500.00
5 Zoning Use Permit Fees:			
	Residential	\$	60.00
	Commercial	\$	100.00
	Peddler's License	\$	25.00
	Junkyard Permit	\$	185.00
	Bonfire Permit - must be paid at time of application	\$	10.00
	Shed or structure 296 square feet or less without electric or plumbing		
		\$	60.00
	Fence Permit Fee - 6' or less in height		
	Within building restriction line	\$	40.00
	Between building restriction line and property line	\$	60.00
	Temporary Fence		No Fee
	Grading Permit Fee: If not in conjunction with another permit. (Stormwater runoff control engineer	\$	60.00
	Patio/Deck (paver or concrete) without footing or under 30" tall: zoning permit	\$	60.00

**ADOPTED, this 5th day of January, 2026.**

**ATTEST**

**UPPER MILFORD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Township Secretary

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice-Chairperson

\_\_\_\_\_  
Supervisor

**THE BOARD OF SUPERVISORS  
UPPER MILFORD TOWNSHIP,  
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**Resolution No. 2026-013  
Setting Fee Schedule -  
Building Permits**

**WHEREAS,** The Board of Supervisors of Upper Milford Township sets the following Fee Schedule to be used by Upper Milford Township staff and officers for various permits and services;

**RESIDENTIAL BUILDING PERMIT FEES:** **FEE:**  
(includes required inspections unless otherwise noted)

*Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).*

1. Residential / Construction, includes one and two family dwellings (including electric, plumbing, and HVAC)
  - A. (Up to 2500 Square feet) Includes building, mechanical, energy, plumbing and electrical ~ up to nine visits \$ 1,100.00
  - B. Cost for each 1 – 500 additional square feet above 2500 \$ 110.00
  
2. Residential / Construction for three, or greater in number, Townhouse or Condominium Units:
  - A. Per Unit without a deck or patio \$ 1,000.00
  - B. Per Unit with a deck or patio \$ 1,100.00

**Fees Include:** Zoning Use, Building, Electric, Plumbing, HVAC, Certificate of Occupancy, Driveway Permit, Sewer Lateral Connection Fee and Department of Labor and Industry Education Fee
  
3. Industrialized (Modular) Homes: \$ 600.00
  
4. Mobile / Manufactured Home (including electric) - 2 visits \$ 520.00
  
5. Residential Additions: (excluding electric, plumbing and HVAC)
  - A. Minimum fee up to 750 square feet \$ 700.00
  - B. Plus \$85 per each additional 1-500 square feet
  - C. Additional site visits \$ 125.00
  
6. Renovations / Alterations Basement Finish of Interior Alteration
  - A. A minimum fee up to 500 square feet \$ 480.00
  - B. Plus \$20.00 per each additional 100 square feet
  
7. Accessory Structures (excluding electric, plumbing and HVAC)
  - A. A minimum fee up to 500 square feet \$ 410.00
  - B. Plus \$110 per each additional 100 to 500 square feet
  
8. Pole Building- Building only, no electric or plumbing \$ 250.00

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9. Pre-built sheds over 296 square feet up to 624 square feet (excluding electric, plumbing, and HVAC) \$ 110.00

**No building permit is required for detached accessory structures 296 square feet or less - only a zoning permit is required.**

10. Deck, Patio with footing under 48" (three inspections required) \$ 315.00  
Deck, Patio with footing over 48" (two Inspections required) \$ 255.00

11. Demolition of structure, Fence over 6' high or wall over 4' high \$ 130.00  
or structure up to 2000 square feet. \$32.00 for each additional 500 sq.

12. Roof Structure (i.e. Roof over Existing Patio/Deck) \$ 410.00

13. Spa, Hot Tub (including electric) \$ 255.00

14. Above-ground Pool (including electric, fence or barrier and zoning) \$ 255.00

15. In-ground Pool (including electric, fence or barrier and zoning) \$ 410.00

16. **A Zoning use permit (no building permit) is required for a pool less than 24" height without a filtration system.** \$ 60.00

**Fee does not include:** Re-inspections in the event of failed inspections; re-inspections will be billed at the schedule rate.

17. Plan change / alteration / re-review / re-submission. \$ 150.00

**RESIDENTIAL ELECTRICAL PERMIT FEES:**  
(if not part of a new permit structure)

**FEE:**

*Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).*

1. Electric Service:

- to 200 AMPS \$ 95.00
- to 400 AMPS \$ 140.00
- over 400 AMPS \$ 200.00
- Additional meter or panel (each additional) \$ 42.00

2. Electric Wiring:

- Up to 25 outlets - \$15 for each additional 25 outlets or devices
- Addition / Renovation (includes rough and final inspections) \$ 160.00
- Note: An outlet / device is a receptacle, light, switch, etc.

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3. Electric Re-Inspection Fee:		
Any type; if scheduled inspection failed	\$	75.00
4. Solar Photovoltaic Systems - (roof Mount) up to 5kw - up to two visits	\$	345.00
Solar Photovoltaic Systems (Ground Mounted)- up to 5kw - up to two	\$	425.00
Each additional 5kw rating of system	\$	35.00
5. Geothermal Systems (building and mechanical only)	\$	325.00

**RESIDENTIAL PLUMBING PERMIT FEES:**

(if not part of a new structure)

**FEE:**

*Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).*

1. Plumbing:		
Up to six fixtures	\$	160.00
(Each additional fixture \$12.00)		
2. Plumbing: Addition of plumbing system device: (i.e. expansion tank /	\$	85.00
3. Sewer lateral connection to public sewer and building sewer installation.	\$	130.00
4. One & Two Family Dwellings Residential Sprinkler Systems	\$	160.00

**RESIDENTIAL HVAC PERMIT FEES:**

(if not part of a new structure)

**FEE:**

*Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).*

1. HVAC:		
For one unit (including electric)	\$	160.00
(Each additional unit \$50.00)		
2. Replacement HVAC Plus electric	\$	90.00
3. Baseboard:		
5 units including electric	\$	160.00
(Each additional unit \$10.00 each)		
4. Free Standing Stove	\$	160.00

**RESIDENTIAL MISC. PERMIT FEES:**

**FEE:**

*Note: All permit applications require a non-refundable application processing fee of \$50.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).*

1. Wind	\$ 250.00
Includes electric	
2. Transfer Switch	\$ 210.00
3. Generator	\$ 325.00
Up to 3 visits- Building and Mechanical and electrical	
4. EV Charging Stations	\$ 200.00
5. Residential Security Systems	\$ 95.00

**RESIDENTIAL APPEALS:**

**FEE:**

1. Appeal to Building Board of Appeals	\$ 500.00
2. Hearing	\$ 800.00

**COMMERCIAL BUILDING FEES:**

**FEE:**

*Note: All commercial permit applications require a non-refundable application processing fee of \$250.00 for alterations or single discipline and \$500.00 for new construction and additions at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).*

- New Construction and Additions** (includes plan review and inspection for building, energy and accessibility sub-codes):

Base Fee:	\$525.00 plus
First 25,000 sq. ft.	\$0.29 per sq. ft. plus
24,001 to 250,000 sq. ft.	\$0.24 per sq. ft. plus
Over 250,000 sq. ft.	\$0.18 per sq. ft.
- Alterations, Renovations or tenant "fit out"** (includes plan review and inspections for building, energy and accessibility sub codes):

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Base Fee:	\$525.00 plus
First 25,000 sq. ft.	\$0.29 per sq. ft. plus
Over 25,000 sq. ft.	\$0.14 per sq. ft. plus
 3.	
<b>Commercial Building Inspections</b> (not included in fees listed above and Consultation Fees with the Township):	\$90.00 per hour with a one hour minimum
 4. <b>Building Plan Review Fees</b> (Re-submission or fee if no inspections are to be performed) Single sub-code (building, mechanical, plumbing, electrical, energy or accessibility): Applicant will be invoiced for any or total of the single sub-code review costs at the time of building permit issuance. All Use Groups: \$110.00 per hour - two hours minimum - plus printin cast as applicable	\$90.00 per hour with a two hour minimum
 5. <b>Footing/Foundation Only Fees</b>	
Includes plan review, and inspections for the footing and foudation only	
First 25,000 sq ft	\$ 1,500.00
25,001 to 250,000 sq ft	\$ 4,000.00
Over 250,000 sq ft	\$ 7,500.00
 6. <b>Building Sub-code Systems</b> (including plan review fees):	
and Standpipes:	
Including first 200 heads and one standpipe	\$ 425.00
Per sprinkler head (for over 200 heads)	\$ 0.44
Per standpipe (for over one standpipe)	\$ 135.00
 B. Fire Alarm System:	
Building Only up to 5000 sq ft	\$ 250.00
Building Only up to 5001 to 10,000 sq ft	\$ 400.00
Building Only over 10,000 sq ft	\$ 750.00
Building Only over 50,000 fsq ft	\$ 1,500.00
 C. Commercial Kitchen Exhaust (Type 1 Hood):	
Per hood (includes building and mechanical)	\$ 450.00
Suppression System only (existing Hood)	\$ 225.00
Hood Installation only	\$ 325.00
 Freestanding Signs (Up to 100	
(for building only) up to two visits	\$ 350.00
Each Additonal square foot over 100	\$ 2.25
Each Additional sign per buildingpermit application	\$ 75.00
 E. Racking system:	
Building only up tp 1 first 10,000.00 sq. ft	\$ 600.00
Building only 10,001 to 50,000 sq ft	\$ 1,200.00

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Building only over 50,000 sq ft	\$ 1,800.00
F. Roof Replacement:	
one site visit, first 5000 sq ft	\$ 425.00
Each Additional 5000 sq ft	\$ 30.00
	\$ 90.00
G. Commercial Wind Turbine and Solar Photovoltaic Systems:	
for first 5kw rating of system (for building only)	\$ 400.00
for each additional 5kw rating of system (for building only)	\$ 35.00
H. Temporary Tent:	
one site visit	\$ 225.00
I. Demolition	
Up to 1,000 sf	\$ 225.00
Each additional 100 sf	\$ 25.00
Additional for insulation inspection when needed	\$ 90.00
J. Commercial Plumbing sub-code fee (plus plan review):	
including first (3) trapped fixtures	\$ 180.00
per each additional trapped fixture(s)	\$ 32.00
new water line	\$ 90.00
sanitary sewer hook-up (each lateral)	\$ 90.00
K. Commercial Mechanical sub-code (plus plan review):	
including first unit	\$ 180.00
include each air handler and exhaust	
units over 150CFM, excluding commercial	\$ 45.00
Single HVAC one	\$ 180.00
L. Commercial Electrical sub-code fee (plus plan review):	
1. Wiring Outlet Quantities:	
1 to 25 outlets or devices	\$ 180.00
each additional 25	
outlets or devices	\$ 25.00
M. Minor Alteration as dertermined by the Building Code Official	\$ 240.00
2. Services and Feeders	
200 Amps or less	\$ 95.00
400 Amps or less	\$ 140.00
800 Amps or less	\$ 200.00
1000 Amps or less	\$ 225.00
1500 Amps or less	\$ 250.00
2000 Amps or less	\$ 380.00

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Over 2000 Amps	\$ 500.00
Cost for additional Panel at reviewers discretions (x3) multiplier for voltage above 600	\$ 55.00
3. Transformers and Motors	
up to 25hp or 50 kVA	\$ 65.00
26 to 50 hp or 51 to 100 kVA	\$ 75.00
51 to 100 hp or 101to 200 kVA	\$ 100.00
101 to 200 hp or 201 to 500 kVA	\$ 125.00
over 200 hp or 5000kVA	\$ 200.00
(x3) Multiplier for above items on voltages over 600	
4. Generators, Vaults, Substations, Etc.:	
up to 10 kVA	\$ 160.00
11 to 20 kVA	\$ 200.00
21 to 100 kVA	\$ 240.00
101 to 200 kVA	\$ 325.00
201 to 500 kVA	\$ 375.00
501 to 1000 kVA	\$ 500.00
(x3) Multiplier for above items for voltages over 600	
5. Heating and Air Condintioning units	
up to 50 kW for first unit	\$75.00
up to 50 kW for each additional unit	\$32.00
51-100 kW for first unit	\$95.00
51-100 kW for each additional unit	\$42.00
over 100 kW for first unit	\$125.00
over 100 kW for each additional inut	\$55.00

**OTHER ELECTRICAL FEES:**

FEE:

*Note: All permit applications require a non-refundable application processing fee of \$60.00 at the time of submission of the permit application. The final permit fee will be reduced by the processing fee at and upon final payment of the fee(s).*

**1. Miscellaneous Electric Fees:**

State required 3 year certification for Commercial Swimming Pools. (Per inspection - pass or fail)	\$ 600.00
For each additional pool or hot tub inspected at same time as main public pool.	\$ 90.00

**2. Protective Signaling Systems: (Not in conjunction with new construction)** \$ 125.00

**3. Area light and or pole standard (each)** \$30.00

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4. <b>Cell Tower Co-Locate</b> on exisiting structure	\$330.00
<b>EV Charging Station</b> - includes one charger. Additional Chargers \$50.00	\$200.00

**OTHER CODE FEES:**

FEE:

1. <b>Other Code / Improvement Permits:</b> (plus inspection costs based on time at \$85 per hour)	\$ 85.00
2. <b>Occupancy Permit Fee: (Includes temporary occupancy permit)</b>	\$ 85.00

Other fees as charged by Keycode as adopted by Resolution 2025-009 if not included in this schedule if required by for your project.

**It shall be noted that each building permit fee includes a \$4.50, or as may be subsequently revised by the State of Pennsylvania, fee to subsidize the PA State Uniform Construction Code Program.**

**All permit fees are as listed above or at the acutal cost of the third party inspection agency plus a 4% processing fee.**

**ADOPTED**, this 5th\_day of January 2026.

**ATTEST:**

**BOARD OF SUPERVISORS  
UPPER MILFORD TOWNSHIP**

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**CHAIRPERSON**

\_\_\_\_\_  
**VICE-CHAIRPERSON**

\_\_\_\_\_  
**SUPERVISOR**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF UPPER MILFORD TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA SETTING APPLICATION FEES, ESCROW FEES, PROFESSIONAL CONSULTANT REVIEW FEES AND PROCEDURES RELATED TO THE SUBMISSION OF SUBDIVISIONS, BOUNDARY LINE ADJUSTMENTS AND LAND DEVELOPMENT PLANS.**

**WHEREAS, Upper Milford Township ("Township") is a Second Class Township located in Old Zionsville, Lehigh County, Pennsylvania; and**

**WHEREAS, Section 10503 of Municipalities Planning Code, 53P.S. §10503 authorizes the Township to charge for review fees for its Professional Consultants to review and report to the Township and for the creation of escrow accounts; and**

**WHEREAS, the Township is also permitted by law to levy reasonable administrative fees for processing applications of subdivisions, boundary line adjustments and land development plans.**

**WHEREAS, the Township desires to establish and set application fees, escrow fees, Professional Consultants Review Fees and procedures related to the submission of subdivisions, boundary line adjustments and land development plans.**

**NOW, THEREFORE BE IT RESOLVED** by the Board of Supervisors of Upper Milford Township, Lehigh County, as follows:

**1.0** The above recitals are incorporated herein and made a part of this Resolution.

**2.0** The definitions of terms "Applicant", "Developer", "Plan", "Sketch Plan", "Preliminary Plan", "Final Plan", "Subdivision", "Major Subdivision", "Minor Subdivision", and "Land Development" as set forth in the Upper Milford Township Subdivision and Land Development Ordinance are incorporate herein and made a part of this Resolution. The term " Professional Consultants" shall mean the definition for "Professional Consultants" as set forth in the Pennsylvania Municipalities Planning Code. For purposes of this Resolution, the definition of "Applicant" shall be synonymous with "Developer".

**3.0 Subdivision, Land Development & Boundary Line Adjustment Application Fee Table**

	Sketch Plan	Sketch Plan with Request for Township Professional Consultant(s) Review	Preliminary Plan	Preliminary/Final or Final Plan	Preliminary/Final or Final Plan with Improvements Agreement
Land Development Disturbed area less than one acre in size	No Fee	\$200.00	\$1,000.00 + \$50.00 per unit	\$1,000.00 + \$50.00 per unit	\$2,000.00 + \$50.00 per unit
Land Development Disturbed area more than one acre in size	No Fee	\$500.00	\$1,500.00 + \$50.00 per unit/acre	\$1,500.00 + \$50.00 per unit/acre	\$2,500.00 + \$50.00 per unit/acre
Minor Subdivision	No Fee	\$200.00	\$1,000.00	\$1,000.00	\$2,000.00
Major Subdivision	No Fee	\$500.00	\$1500.00 + \$50.00 per unit/lot	\$1,500.00 + \$50.00 per unit/lot	\$3,000.00 + \$50.00 per unit/lot

	Preliminary/Final
Boundary Line Adjustment	\$275.00

**There will be a resubmittal charge of \$200.00 for any land development or Subdivision plan submissions after the third submission, plus a continuation of required escrow fees.**

**4.0 Sketch Plans,**

- a. No application fee shall be levied by the Township for review of a sketch plan for a Subdivision of 3 lots or less or a Land development less than one acre in size unless the Applicant requests, in writing, that the Township Professional Consultant(s) review the sketch plan and provide a report. If such a request is made the applicant shall deposit, prior to review an escrow fee of \$4,000.00 to the Township towards the estimated costs of the Township Professional Consultant(s) to review the sketch plan and provide a report. All fees billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds as of the completion of the sketch plan review may, at the Applicant’s option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.

**APPLICATION, ESCROW FEES, and PROFESSIONAL CONSULTANT REVIEW FEES for S.A.L.D.O.**

- b. An application Fee of \$500.00 will be required for Sketch plan Review of any Subdivision of 4 lots or more or any land development greater than 1 acre in size. The applicant shall deposit, prior to review an escrow fee of \$7,500.00 to the Township equivalent for the estimated costs of the Township Professional Consultant(s) to review the sketch plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds as of the completion of the sketch plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.
- c. All escrow accounts will be debited by all review fees incurred by the Township related to the application. The Township will further assess a 4% administrative fee on the actual amount of all incurred review fees. SEE ABOVE.

**5.0 Boundary Line Adjustments**

- a. No application for a boundary line adjustment shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$275.00. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.

**6.0 Land Development**

- a. No Preliminary Plan, application for a Land Development of less than 1 acre lot area without an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$1,000.00 + \$50.00 per unit/acre together with an escrow fee of \$10,000.00 to the Township equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds upon the completion of the Preliminary Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.
- b. No Preliminary/Final Plan or Final Plan application for a Land Development of less than 1 acre lot area with an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$1,500.00 + \$50.00 per unit together with an escrow fee of \$10,000.00 + \$200.00 per unit to the Township equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds as of the completion of the Preliminary/Final Plan or Final Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.

## APPLICATION, ESCROW FEES, and PROFESSIONAL CONSULTANT REVIEW FEES for S.A.L.D.O.

- c. No Preliminary Plan, application for a Land Development of more than 1 acre lot area without an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$1,500.00 + \$50.00 per unit/acre together with an escrow fee of \$15,000.00 + \$200.00 per unit/acre to the Township equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds upon the completion of the Preliminary Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.
- d. No Preliminary/Final Plan or Final Plan application for a Land Development of more than 1 acre lot area with an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$2,500.00 + \$50.00 per unit/acre together with an escrow fee of \$15,000.00 + \$200.00 per unit/acre to the Township equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds as of the completion of the Preliminary/Final Plan or Final Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.
- e. All escrow accounts will be debited by all review fees incurred by the Township related to the application. The Township will further assess a 4% administrative fee on the actual amount of all incurred review fees. SEE ABOVE.
- f. When the escrow account balance for a Land Development of less than 1 Acre falls to \$2000.00 or below, and additional review fees are anticipated to be charged to the escrow account, the Applicant shall deposit an additional \$5,000.00 to the escrow account. No additional reviews will occur unless and until the Applicant replenishes the account. Any monies remaining in the escrow account shall be refunded to the Applicant within thirty (30) days of a written request that the plan is withdrawn or evidence that a final plan has been recorded. No final plan suitable for recording shall be provided by the Township to the Applicant if any outstanding review fees have not been paid. The Township shall submit to the Applicant quarterly an itemized bill showing all work performed, identifying the person performing the services and the time and date spent for each task.

**APPLICATION, ESCROW FEES, and PROFESSIONAL CONSULTANT REVIEW FEES for S.A.L.D.O.**

- g.** When the escrow account balance for a Land Development of more than 1 Acre falls to \$5000.00 or below, and additional review fees are anticipated to be charged to the escrow account, the Applicant shall deposit an additional \$10,000.00 + \$100 per unit/per acre to the escrow account. No additional reviews will occur unless and until the Applicant replenishes the account. Any monies remaining in the escrow account shall be refunded to the Applicant within thirty (30) days of a written request that the plan is withdrawn or evidence that a final plan has been recorded. No final plan suitable for recording shall be provided by the Township to the Applicant if any outstanding review fees have not been paid. The Township shall submit to the Applicant quarterly an itemized bill showing all work performed, identifying the person performing the services and the time and date spent for each task.

**7.0 Minor Subdivision**

- a.** No Preliminary Plan application for a Minor Subdivision of 3 lots or less without an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$1,000.00 together with an escrow fee of \$10,000.00 to the Township equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds upon completion of the Preliminary Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.
- b.** No Preliminary/Final Plan or Final Plan application for a Minor Subdivision of 3 lots or less without an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$1,500.00 together with an escrow fee of \$10,000.00 to the Township equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary/Final Plan or Final Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds upon completion of the Preliminary/Final Plan or Final Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.
- c.** No Preliminary/Final Plan or Final Plan application for a Minor Subdivision of 3 lots or less with an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$2,000.00 together with an escrow fee of \$10,000.00 to the Township equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary/Final Plan or Final Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds upon completion of the Preliminary/Final Plan or Final Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.

**APPLICATION, ESCROW FEES, and PROFESSIONAL CONSULTANT REVIEW FEES for S.A.L.D.O.**

- d. All escrow accounts will be debited by all review fees incurred by the Township related to the application. The Township will further assess a 4% administrative fee on the actual amount of all incurred review fees. SEE ABOVE.
- e. When the escrow account balance for a Minor Subdivision falls to \$5,000.00 or below, and additional review fees are anticipated to be charged to the escrow account, the Applicant shall deposit an additional \$5,000.00 to the escrow account. No additional reviews will occur unless and until the Applicant replenishes the account. Any monies remaining in the escrow account shall be refunded to the Applicant within thirty (30) days of a written request that the plan is withdrawn or evidence that a final plan has been recorded. No final plan suitable for recording shall be provided by the Township to the Applicant if any outstanding review fees have not been paid. The Township shall submit to the Applicant quarterly an itemized bill showing all work performed, identifying the person performing the services and the time and date spent for each task.

**8.0 Major Subdivision**

- a. No Preliminary Plan application for a Major Subdivision of Greater than three (3) lots without an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$1,500.00 plus \$50.00 per unit/lot together with an escrow fee of \$10,000.00 plus \$400 per Unit/lot to the Township, equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds upon completion of the Preliminary Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.
- b. No Preliminary/Final Plan or Final Plan application for a Major Subdivision of Greater than three (3) lots without an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$2,000.00 plus \$50.00 per unit/lot together with an escrow fee of \$15,000.00 plus \$400.00 per unit/lot to the Township, equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary/Final Plan or Final Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds upon completion of the Preliminary/Final Plan or Final Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.

**APPLICATION, ESCROW FEES, and PROFESSIONAL CONSULTANT REVIEW FEES for S.A.L.D.O.**

- c. No Preliminary/Final Plan or Final Plan application for a Major Subdivision of Greater than three (3) lots with an improvements agreement shall be accepted by the Township unless it is accompanied by a non-refundable application fee of \$3,000.00 plus \$50.00 per unit/lot together with an escrow fee of \$15,000.00 plus \$400.00 per unit/lot to the Township, equivalent for the estimated costs of the Township Professional Consultant(s) to review the Preliminary/Final Plan or Final Plan and provide a report. All funds billed by the Township Professional Consultant(s) shall be deducted from the escrow fee, and any unused funds upon completion of the Preliminary/Final Plan or Final Plan review may, at the Applicant's option, be credited towards applicable fees associated with future submissions or returned to the Applicant upon written request. Applicant is required to pay any and all review fees incurred by the Township plus a 4% administrative charge.
  - d. All escrow accounts will be debited by all review fees incurred by the Township related to the application. The Township will further assess a 4% administrative fee on the actual amount of all incurred review fees. SEE ABOVE.
  - e. When the escrow account balance for a Major Subdivision falls to \$5,000.00 or below, and additional review fees are anticipated to be charged to the escrow account, the Applicant shall deposit an additional \$10,000.00 to the escrow account. No additional reviews will occur unless and until the Applicant replenishes the account. Any monies remaining in the escrow account shall be refunded to the Applicant within thirty (30) days of a written request that the plan is withdrawn or evidence that a final plan has been recorded. No final plan suitable for recording shall be provided by the Township to the Applicant if any outstanding review fees have not been paid. The Township shall submit to the Applicant quarterly an itemized bill showing all work performed, identifying the person performing the services and the time and date spent for each task.
  - g. Major Subdivisions may require larger escrow deposits in accordance with the associated review fees. Major Subdivision Developers will be notified within 7 days of original submittal of Subdivision Plan if larger escrow fees are determined to be Necessary.
- 9.0** The rate to be charged for the Township Professional Consultants shall be the rate for such services as currently approved by the Board of Supervisors of Upper Milford Township.

## APPLICATION, ESCROW fees and PROFESSIONAL CONSULTANT REVIEW FEES for S.A.L.D.O.

**Escrow Fees**

	Sketch Plan	with Request for Township Professional Consultant(s) Review	Preliminary Plan	Preliminary/Final or Final Plan	Preliminary/Final or Final Plan with Improvements Agreement
Land Development disturbed area less than one acre in size	Not Applicable	\$4,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Land Development Disturbed area more than one acre in size	Not Applicable	\$7,500.00	\$10,000.00 + \$200.00 per unit/acre	\$15,000.00 + \$200.00 per unit/acre	\$15,000.00 + \$200.00 per unit/acre
Minor Subdivision	Not Applicable	\$4,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Major Subdivision	Not Applicable	\$7,500.00	\$10,000.00 + \$400.00 per unit/lot	\$15,000.00 + \$400.00 per unit/lot	\$15,000.00 + \$400.00 per unit/lot

APPLICATION, ESCROW FEES and PROFESSIONAL CONSULTANT REVIEW FEES FOR S.A.L.D.O.

That any resolution, or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

**ADOPTED** this 5th day of January, 2026

**ATTEST:**

**Upper Milford Township  
Board of Supervisors**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Supervisor