

**MOUNT WOLF BOROUGH,  
YORK COUNTY, PENNSYLVANIA**

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**RESOLUTION NO. 2025- 01**

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**A RESOLUTION OF MOUNT WOLF BOROUGH ESTABLISHING A FEE  
SCHEDULE FOR CHARGES ESTABLISHED AND COLLECTED BY THE  
BOROUGH FOR VARIOUS MATERIALS AND SERVICES**

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**WHEREAS**, Mount Wolf Borough desires to set forth all fees authorized to be charged and collected by the Borough into one resolution;

**NOW THEREFORE, BE IT RESOLVED**, that Mount Wolf Borough sets forth the following fee schedule:

**ATTORNEY FEES AND OTHER CHARGES, EXPENSES AND COSTS FOR  
COLLECTION OF DELINQUENT FEES**

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|--|--|
| 1. Research and obtain current deed and mailing address for owner(s) of property in an effort to commence collection efforts against such owner(s).  | \$50.00  |
| 2. Collection letter to a single owner of a property. The collection letter fee plus the cost for postage will be assessed to an owner(s) of property for each occurrence of a delinquency for which a collection letter was sent to the owner(s).   | \$125.00<br>plus all costs<br>for postage                                    |
| 3. If a property is owned by more than one (1) owner, the owners will be assessed the fees for obtaining the deed to the property, the fee for the first collection letter which includes postage costs, and \$40.00 for each additional collection letter sent to every record owner, plus all the costs of postage relating thereto. | \$50.00<br>for each<br>additional<br>letter, plus all<br>costs of<br>postage |
| 4. 10 Day Notice letter(s) – This notice will be sent to each owner who does not claim the collection letter sent via certified return receipt requested mail.   | \$75.00 per<br>Notice  |
| 5. Drafting and filing of Municipal Claim.   | \$350.00 plus<br>filing costs  |
| 6. Notice letter to owner(s) regarding receipt of permission   | \$100.00   |

to execute.

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|--|----------|
| 7. Title search.                       | \$420.00 |
| 8. Preparation of Execution Documents. | \$600.00 |

The customer's account will be assessed all filing costs as imposed by the York County Prothonotary's Office and Sheriff's Office related to filing of execution documents at the applicable rate of the time of the filing. As of the date of this Resolution, the filing fee for a Praecipe for Writ of Execution is \$54.00 and the Sheriff's advance fee is \$3,000.00. The costs and fees incurred for filing and service of the execution of documents may be subject to change from time to time and vary upon case to case. The fees may be subject to additional charges associated with e-filing of documents.

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|---|----------------------|
| 9. Attorneys' attendance at Sherriff's sale (either online or in-person).   | \$300.00             |
| 10. Satisfaction of Municipal Claim.  | \$125.00             |
| 11. Payoff letter which provides the owner(s) 30 days to remit payment prior to resuming collection efforts and includes an itemized statement. | \$125.00             |
| 12. Agreement for payment plan.   | \$200.00             |
| 13. Demand letter to owner(s) advising they must resume payments immediately – per letter.  | \$125.00             |
| 14. Fee for non-sufficient funds – per occurrence.  | \$50.00              |
| 15. Notice letter demanding owner(s) to make good on check - per letter and costs for postage.  | \$50.00 plus postage |
| 16. Attorney's fee to file Criminal Complaint for non-sufficient funds check.   | \$150.00             |
| 17. Attorney's fees to provided owner(s) with a replacement copy of Praecipe to Remove after case has been settled.                             | \$50.00              |
| 18. Certification.  | \$25.00              |

**For actions or items not specifically listed above, attorneys' fees incurred for collection efforts and enforcement of a lien(s), will be based upon current hourly rates and, the actual time and labor involved. The hourly rates vary depending on**

the training and expertise of the person performing the work, which may change from time to time. In addition, all fees and expenses actually incurred such as postage, photocopies, constable fees, filing costs, and telephone charges shall be reimbursed. The fees may be subject to additional charges associated with e-filing of documents. The attorneys' fees are the responsibility of the property owner to pay.

**SEWAGE RELATED FEES**

See fees on Exhibit "A" attached hereto.

**ZONING PERMITS**

Zoning Permit	\$100.00 permit fee for up to \$20,000 in construction costs. For every additional \$1,000 in construction costs above \$20,000, the permit fee will increase by \$10.00, with a maximum permit fee of \$400.00.
Zoning Re-inspection – This fee is required for each additional zoning re-inspection which is the result of a filed initial inspection	\$30.00
Zoning Use or Occupancy Certificate	\$10.00

Residential fees are a flat rate that are applied to all residential work being performed. Fee prices are for a maximum of one (1) inspection per category. Additional and failed inspections shall be billed at the minimum rate.

Additional inspections may be required after issuance of zoning permits as determined by the Zoning Officer. These inspections may be assessed at not less than \$30 per visit as required due to the complexity, number of visits, or execution of work being done.

It shall be unlawful for any person, firm, association or corporation to erect, construct, enlarge, alter, repair, move, remove, or demolish any building, structure, dwelling, or dwelling unit within the limits of the Borough unless a zoning permit therefor shall be first secured from the Zoning Officer.

**UCC FEES, CONTRACTOR FEES AND INSPECTION FEES**

**UCC Contractor Fees:**

Uniform Construction Code (UCC) Fee Schedule-2025, Plan Review and Inspections - Capital Region. Fee schedule attached.

If the inspection or service is related to a building permit before October 8, 2024, the fee shall be \$130 per hour; after October 8, 2024, the UCC Fee Schedule applies.

In addition, a Borough administrative fee in the amount of \$50.00 per permit shall be paid.

## STORM WATER RELATED FEES

### **Administrative Costs:**

The administrative costs shall be the current secretary's hourly wage times the amount of time for administrative duties including: typing of correspondence for submission and review of Stormwater Plans, invoicing for time and materials and flat rates for review of Stormwater Plans, mailing of correspondence concerning Stormwater Plan submission and review, and any other administrative duty required by a particular stormwater plan submission.

### **Engineering Stormwater Plan Review Costs:**

The Appointed Borough Engineer shall review any Stormwater Plan that constitutes an impervious surface area of more than one thousand square feet. The Engineer will forward an invoice to the Borough to be paid by the applicant based on time and materials necessary for that specific plan submission, whether the plan is a single building project or complex subdivision.

### **Public Security Requirements:**

Mount Wolf Borough acknowledges that the Stormwater Management Ordinance allows our municipality to ask any developer to post a public security bond for a development project that includes a stormwater plan. Mount Wolf Borough hereby waives the requirement for posting an escrow account for a public security bond for any project requiring a stormwater plan that is less than 5,000 square feet of impervious surface. All other projects must have a security bond posted in accordance with Sections 334-34 and 334-6 of the Mount Wolf Borough Code of Ordinances.

**All Stormwater Plan review costs shall be remitted by the applicant to Mount Wolf Borough before the Zoning Officer issues a Use and Occupancy Certificate to the applicant.**

## STREET EXCAVATION

Street Excavation Permit	\$125.00 per permit
Deposit	Shall be based upon the amount upon the current prices for similar street repaving work, to which amount shall be added the cost of any additional work which might be necessary to restore the street to acceptable condition, plus the estimated costs of inspection and the estimated costs of any other services which the Borough might have to perform during the course of the work
Inspection Fee	Current rates charged by the Borough engineer

Penalty Fee	\$10.00 for each linear foot of street opening in every case when application is made to open a Borough street which has been constructed, reconstructed or resurfaced within 3 years prior to the date of application.
Attorney Review Fees	Current rates charged by the Borough solicitor

**SMALL WIRELESS FACILITIES FEES**

<b>Small Wireless Facilities Application Fee</b>	
1-5 Collocated Small Wireless Facilities	\$500.00
More than 5 Collocated Small Wireless Facilities	\$500.00 for the initial five Facilities and up to \$100.00 for each additional Small Wireless Facility
Application for Installation of New or Replacement of Utility Pole	\$1,000.00
<b>Right of Way Fee</b>	
User Right of Way Fee for Small Wireless Facility	\$270.00
User Right of Way fee for New Utility Pole	\$270.00

**SUBDIVISION LAND DEVELOPMENT FEES**

Borough Filing Fee	\$150.00 per Plan, plus per lot or dwelling unit shown on Plan
York County Planning Commission Filing and Review Fees	See York County Planning Commission Fee Schedule
Waiver Request	\$100.00
Park and Recreation Donation/Fee	\$500.00 per dwelling unit in accordance with Section 360-36(B)(1) of the Mount Wolf Borough Code of Ordinances
Flood Plain Management Services	\$130 per hour

The owner or developer shall also pay to the Borough all reasonable expenses actually incurred by the Borough for engineering and legal review of any such plan prior to any final approval of the Plan.

**ZONING HEARING FEES**

Appeals, Applications to the Zoning Hearing Board	\$750.00 per hearing
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**PENALTY FEES**

Failure to obtain a permit prior to the start of construction or knowingly misrepresenting the cost of construction or other information shall result in double permit fees. Payment

of penalty fees does not waive the right of the municipality to pursue any other remedies or penalties under the provisions of the PA UCC or municipal ordinances.

**TAX COLLECTOR FEES**

Issuance of Tax Certifications Upon Request by attorneys, realtors, title abstract companies, financial institutions or other parties with respect to the current or prior year real estate taxes upon a particular parcel of real estate.	\$25.00
Issuance of duplicate tax bills upon request of a property owner or other person or institution or in connection with the payment of real estate taxes where no bill is enclosed with the check and a duplicate bill must be provided by the tax collector.	\$3.00
Providing duplicate tax receipts of a property owner or other person or institution	\$1.00
Service charge for the collection of delinquent taxes	\$10.00

**RENTAL PROPERTY FEES**

License and inspection	\$35.00
Inspection cancellation and additional inspections	\$50.00

An annual registration fee shall be imposed and shall include the every three year inspection fee and a licensing fee. An additional inspection fee for any subsequent inspection for the same rental property, as a follow-up or other continuation of the initial inspection, shall be imposed. The inspection and licensing fees shall be established by the Jefferson Borough Council from time to time by resolution.

A cancellation fee is hereby imposed in and for the following occurrences: canceling any inspection more than one time where such inspection has been scheduled in accordance with this part, and canceling any scheduled inspection without following the procedures set forth in this part. Cancellation fees shall be established by the Jefferson Borough Council from time to time by resolution.

**RIGHT TO KNOW LAW FEES**

Photocopies	
8.5" x 11" (Black and White Copies)	\$.25 per copy (first 1,000) \$.20 per copy (beyond 1,000)
8.5" x 11" (Color Copies)	\$.50 per copy
8.5" x 14"	\$.25 per page
Nonstandard copies	Actual cost of copying

Flash Drive	Actual cost
Facsimile	Actual cost
Conversion to Paper from a non-paper media	\$.25 per copy
Certification of Document	\$5.00 per record
Postage	Actual cost of mailing
A "copy" is either a single-sided copy, or one side of a double-sided copy, on 8.5" x 11" or 8.5" x 14" paper.	

**MISCELLANEOUS FEES**

Zoning Ordinance Book	\$25.00
Subdivision and Land Development Ordinance Book – SALDO	\$25.00
Comprehensive Plan	\$25.00

(If a person is only requesting a copy of amendments to the Zoning Ordinance there shall be no charge for a copy of the amendment).

Service charge for each returned check	\$50.00 or the amount charged by the financial institution for such return, whichever is greater
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The service charge shall reflect the same amount authorized to be charged pursuant to the Crimes Code relating to band checks, 18 Pa. C.S. § 4105(e)(3). In the event that section of the Crimes Code is amended, this section shall automatically be amended to modify the service charge to be the same as found in that section).

The fees and costs set forth herein are subject to modification from time to time by a duly adopted resolution of the Borough Council in a meeting duly assembled.

ADOPTED this 11<sup>th</sup> day of February, 2025 by the Mount Wolf Borough Council.

Attest:

Brian Benzal  
Secretary

**MOUNT WOLF BOROUGH**

By: [Signature]  
President

**Exhibit "A"**

**MT. WOLF BOROUGH  
2021 SEWAGE ENFORCEMENT FEES**

Site Evaluation Stage:

- Applicant is responsible for contacting a contractor to schedule the deep probe. A time will be scheduled when the Applicant, the SEO and applicant's contractor with a backhoe can meet on the site. One or more seven foot deep test pits will then be dug. The holes will be evaluated and closed on that same date.
- Applicant is responsible for digging and soaking the perc holes. The depth of the holes will be determined upon completion of the probe analysis.
- Upon completion of the soils testing, the SEO will notify applicant in writing regarding the results of the soils testing. This notification should not be construed as a guarantee of permit issuance.

**Fees Effective January 1, 2021**

	<u>SEO Fees</u>	<u>Boro Fees</u>
1. For the evaluation of percolation tests .....	\$250.00	\$260.00
2. For probe hole analysis on each lot		
1st probe .....	\$125.00	\$135.00
Each additional probe .....	\$ 85.00	\$ 95.00
(Non-subdivision perc and probe fee)	\$375.00	\$395.00
(Minimum \$490.00 for each lot on subdivision)	\$460.00	\$490.00
3. Permit and final inspection .....	\$250.00	\$260.00
(Permit for Holding Tank, Tank Repair or Replacement) .....	\$225.00	\$235.00
4. For each trip to the site in excess of one .....	\$ 85.00	\$ 95.00
5. Planning Module review .....	\$ 50.00	\$ 60.00
6. For verification of prior testing .....	\$ 90.00	\$ 100.00
7. For inspection of existing sewage disposal system for purposes of planning module or module waiver pursuant to Form B.....	\$ 150.00	\$160.00
	(per system)	

The applicant is responsible for seeing that all underground utilities are marked. This service is free by calling PA One Call System 1-800-242-1776.

Note: Borough fees, if any, are additional.

Hours: 7:00 a.m. to 5:00 p.m. Monday - Thursday (call for appointment)

Christopher T. Owens, PE, Gordon L. Brown & Assoc. : Phone (717) 741-4621, Ext. 36

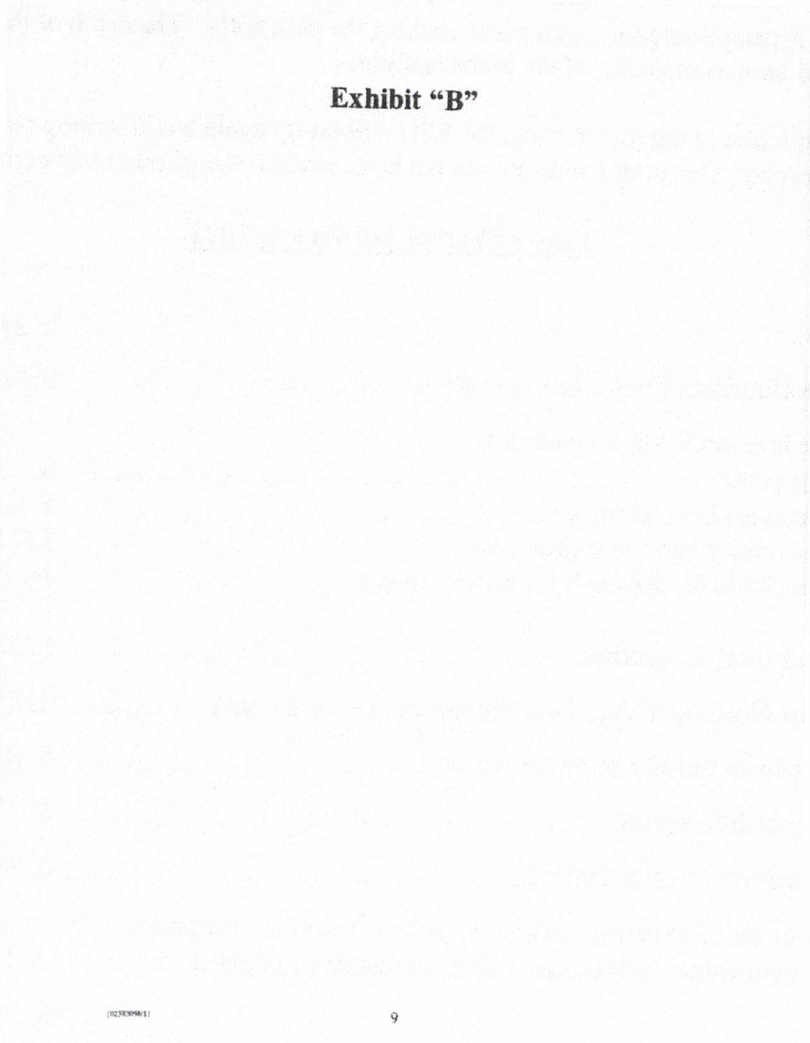
Or

Keith Hunnings, SEO, South Penn Code Consultants, LLC : Phone (717) 942-2248

MEMORANDUM FOR THE RECORD  
DATE: 10/10/2011

10/10/2011

On 10/10/2011, [redacted] advised that [redacted] had been contacted by [redacted] regarding [redacted] and [redacted]. [redacted] stated that [redacted] was currently in [redacted] and was being held by [redacted]. [redacted] stated that [redacted] was currently in [redacted] and was being held by [redacted]. [redacted] stated that [redacted] was currently in [redacted] and was being held by [redacted].



(b)(7)(C)



2 Market Plaza Way, Suite 7, Mechanicsburg, PA 17055  
 717.795.8575 717.795.9110  
 barryisett.com

## Uniform Construction Code (UCC) Fee Schedule – 2025 Plan Review & Inspections - Capital Region

**Definitions:**

**COMMERCIAL** – All structures other than those regulated under the International Residential Code (IRC).

\* Projects involving new square footage shall be assessed fees based on the Construction Type & Occupancy Classification per the ICC Building Valuation Table of August 2022 OR per Construction Cost of a completed Construction Contract, whichever is greater.

**COMMERCIAL PLAN REVIEWS**

Standard review: 7-10 business days. Expedited review: 5 business days (additional 25% of review fee)

New Construction, Additions, Alterations, Repairs & Accessory Structures  
 (All plan review disciplines including Fire Protection Systems)

\*0.0025 x cost of construction for first \$1,000,000 (and 0.0015 x cost of construction per remaining value)  
\$350.00 minimum

Temporary Structures  
 \$0.02 per gross sq. ft. of work area \$175.00 minimum

Miscellaneous Construction Projects Involving:  
 Fences, Retaining Walls, Cell Towers, Racking, Conveyors, Industrial Equipment Only, Mechanical Equipment/RTU Replacement Only, Solar PV Systems, Roof Replacements, Pools, etc.  
 0.0025 x cost of construction for first \$100,000 (and 0.001 x cost of construction per remaining value)  
\$300.00 minimum

Demolition \$175.00

Signs up to 150 sq. ft. max (cumulative sq. ft. if multiple signs) \$200.00

Signs over 150 sq. ft. (cumulative sq. ft. if multiple signs) \$250.00

All other Plan Review Services, Meetings, Conference Calls, Deferred Submittals, Revisions, Phased Permits, Etc.  
\$145/Hour (1 hour minimum)

## **COMMERCIAL INSPECTIONS**

New Construction, Additions, Alterations, Repairs & Accessory Structures  
(All inspection disciplines including Fire Protection Systems)

\*0.01 x cost of construction for first \$1,000,000 (and 0.007 x cost of construction per remaining value)  
\$400.00 minimum

Temporary Structures  
\$0.06 per gross sq. ft. of work area  
\$250.00 minimum

Miscellaneous Construction Projects Involving:

Fences, Retaining Walls, Cell Towers, Racking, Conveyors, Industrial Equipment Only, Mechanical Equipment/RTU  
Replacement Only, Solar PV Systems, Roof Replacements, Pools, etc.

0.01 x cost of construction for first \$100,000 (and 0.004 x cost of construction per remaining value)  
\$400.00 minimum

Demolition  
\$250.00

Signs  
\$300.00

All Other Inspection Services, Re-inspections, Site Visits, Meetings, Phased Permits, etc.  
\$145/Hour/Inspection (1 hour minimum)

\* After Hours & Weekend Inspections  
\$220/Hour

## **RESIDENTIAL PROJECTS (Reviews & Inspections Combined)**

Standard review: 7-10 business days.

Expedited review: 5 business days (additional \$150.00)

New Single-Family Dwellings, Duplexes, Townhouses & Additions

(Includes review disciplines: Building, Energy, Mechanical, Electrical & Plumbing)

Fire Protection Systems are additional fees.

\*0.0075 x ICC Building Valuation Table or Construction Cost, whichever is greater

\$1,000.00 minimum

Residential Fire Protection Systems

\$200.00

New Accessory Structures Only: Garages, Covered Porches, Sunrooms, Carports, Decks, etc.  
up to 100 gross sq. ft.

\$350.00

Per 100 sq. ft. remaining after first 100

\$25.00

Solar PV Systems

0.015 x cost of construction

\$450.00 minimum

Swimming Pools, Spas & Hot Tubs (Includes Electrical and Guard requirements)

Spa / Hot Tub

\$275.00

Above Ground Pool

\$450.00

In-Ground Pool

\$750.00

Manufactured Homes – HUD Certified

\$1,000.00

Demolition

\$250.00

Generators & HVAC Equipment Swap Outs (No new ductwork) \*If permitted by municipality\*

\$250.00

Roof Replacement (Non-structural) \*If permitted by municipality\*

\$115.00

Roof Replacement (Structural, Replacing Sheathing)

\$250.00

Water Heater Replacement \*If permitted by municipality\*

\$115.00

Electrical Panel Upgrades (Service Inspection Only) \*If permitted by municipality\*

\$150.00

All Other Residential Alterations (Not Listed Above), Revisions, Re-inspections, Meetings, Misc. Services, etc.

\$115/Hour (1 hour minimum)

## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

ICC Building Valuation Table  
August 2022

Square Foot Construction Costs <sup>a, b, c</sup>

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	341.86	330.34	322.57	310.34	291.96	282.93	300.86	270.73	262.11
A-1 Assembly, theaters, without stage	312.84	301.33	293.56	281.32	262.95	253.92	271.85	241.72	233.10
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	317.43	305.92	298.14	285.91	267.99	258.96	276.44	246.76	238.14
A-3 Assembly, general, community halls, libraries, museums	270.80	259.29	250.52	239.28	220.19	212.16	229.81	198.96	191.35
A-4 Assembly, arenas	311.84	300.33	291.56	280.32	260.95	252.92	270.85	239.72	232.10
B Business	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
E Educational	282.69	273.02	265.84	254.38	237.44	225.45	245.61	207.53	201.06
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
I-1 Institutional, supervised environment	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
I-2 Institutional, hospitals	442.38	432.64	423.19	412.79	390.61	N.P.	403.53	365.36	N.P.
I-2 Institutional, nursing homes	307.72	297.98	288.54	278.13	258.63	N.P.	268.87	233.38	N.P.
I-3 Institutional, restrained	301.48	291.74	282.29	271.89	252.65	243.22	262.63	227.40	216.82
I-4 Institutional, day care facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	271.95	262.72	254.98	244.80	225.03	218.88	245.11	201.99	196.00
R-2 Residential, multiple family	227.64	218.41	210.68	200.50	182.02	175.88	200.81	158.99	153.00
R-3 Residential, one- and two-family <sup>d</sup>	212.00	206.26	200.94	195.99	190.28	183.39	192.66	176.52	166.08
R-4 Residential, care/assisted living facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

<sup>a</sup> Outdoor open structures, use Utility (VB)

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20 percent

c. N.P. = not permitted

d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.