

**RESOLUTION NO. 2023-07**

**BRIGHTON TOWNSHIP**

**BEAVER COUNTY, PENNSYLVANIA**

**A RESOLUTION SETTING A SCHEDULE OF FEES FOR  
ZONING MATTERS, BUILDING PERMITS, STORMWATER  
MANAGEMENT AND OTHER SERVICES OR PERMITS IN  
BRIGHTON TOWNSHIP.**

**WHEREAS**, the Board of Supervisors of Brighton Township wish to set forth a schedule of fees in one comprehensive document; and

**WHEREAS**, the schedule of fees must as nearly as possible reflect actual costs;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of Brighton Township that the following Resolution is hereby repealed and the attached schedule of fees is adopted effective January 4, 2023:

Resolution No. 2022-28

**RESOLVED AND ENACTED** by the Supervisors of Brighton Township, in public meeting this 3<sup>rd</sup> day of January 2023.

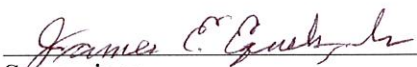
ATTEST:

BOARD OF SUPERVISORS

  
Secretary

  
Chairman

  
Vice Chairman

  
Supervisor

## OTHER BUILDING/ZONING/STORMWATER MGT FEES

1. **Residential** (When not subject to UCC)
  - A. Sheds \$ 10.00
  - B. Agricultural buildings less than 1,000 SF \$ 25.00
  - C. Agricultural buildings 1,000 SF or larger \$ 50.00
  - D. Others (detached garage, pavilion, accessory uses, etc.) \$ 25.00
2. **Non-Residential**
  - A. Communication tower/antennae/auxiliary equipment:
    1. Communication tower \$ 1,000.00
    2. Tower-Based Wireless Communications Facility in public right of way \$ 450.00
    3. Communication antennae (each) \$ 25.00
    4. Communication equipment building \$ 250.00
    5. Communication equipment cabinet \$ 100.00
  - B. Essential Service Facilities \$ 500.00
3. **Subdivision or Land Development Application:**

1 to 3 lot subdivision	\$ 200.00
4 to 9 lot subdivision	\$1,000.00
10 or more lot subdivision	\$2,500.00
0 to 7,500 SF land development	\$ 500.00
7,501 to 20,000 SF land development	\$1,250.00
20,001 to 40,000 SF land development	\$2,500.00
40,001 and over SF land development	\$5,000.00
4. **Subdivision or Land Development Escrows:** All applicants shall be billed the cost of the Engineering review, plus a 5% administrative fee. Review fees include attendance at meetings and site inspections. Applicants shall provide an escrow deposit for applications for the payment of fees. All fees in excess of the escrow deposit will be billed by the Township to the applicant.

1 to 3 lot subdivision	\$ 400.00
4 to 9 lot subdivision	\$ 800.00
10 or more lot subdivision	\$2,500.00
0 to 7,500 SF land development	\$1,250.00
7,501 to 20,000 SF land development	\$2,000.00
20,001 to 40,000 SF land development	\$3,000.00
40,001 and over SF land development	\$5,000.00
5. **Stormwater Management Code Application:**
  - A. Stormwater Management Plan Solar PV Modules \$ 500.00  
(Sec. 173-19.B)

- |   |           |
|---|-----------|
| B. Stormwater Management Plan                   | \$ 750.00 |
| (Sections 173-22.E) per retention facility.     |           |
| C. Small Development Stormwater Management Plan | \$ 200.00 |
6. **Stormwater Management Code Escrows & Review Fees:** All applicants shall be billed the cost of the Engineering review, plus a 5% administrative fee. Review fees include attendance at meetings and site inspections. Applicants shall provide an escrow deposit for applications for the payment of fees. All fees in excess of the escrow deposit will be billed by the Township to the applicant.
- |  |            |
|--|------------|
| A. Stormwater Management Plan Solar PV Modules Escrow<br>(Sec. 173-34)                               | \$ 750.00  |
| B. Stormwater Management Plan per retention facility.<br>(Sections 173-22.E) per retention facility. | \$1,250.00 |
7. **Sign Zoning Permit** (When not subject to UCC):
- |                      |           |
|----------------------|-----------|
| Up to 12 square feet | \$ 50.00  |
| Over 12 square feet  | \$ 100.00 |
8. **Temporary Use Permit (Sec. 195-129):**
- |   |           |
|---|-----------|
| A. Christmas tree sales – weekly permit                                       | \$ 50.00  |
| B. Carnival, circus or street fair-weekly permit                              | \$ 500.00 |
| C. Mobile amusement & lighting equipment<br>for grand opening – weekly permit | \$ 100.00 |
| D. All other temporary permits  | \$ 50.00  |
9. **Zoning Matters:**
- |                                |            |
|--------------------------------|------------|
| A. Conditional Use Application | \$ 600.00  |
| B. Curative Amendment          | \$1,250.00 |
| C. PRD Public Hearing          | \$1,250.00 |
| D. Zoning Code Amendment       | \$1,250.00 |

NOTE: In addition to the above fee, applicant shall pay any and all costs incurred by the Board of Supervisors or Zoning Hearing Board related to such application in excess of the fee prescribed above. The cost of the legal advertising shall be billed separately to the applicant.

- |  |            |
|--|------------|
| D. Annual Permits:   |            |
| 1. Mobile Home Park annual fee   | \$ 500.00  |
| 2. Campground annual fee   | \$ 500.00  |
| 3. Sexually Oriented Business annual fee   | \$1,000.00 |
| E. Application for Hearing before Zoning Hearing Board or Building Code Appeals Board: |            |
| 1. Zoning Hearing Board  | \$ 350.00  |
| 2. Each additional hearing   | \$ 200.00  |

NOTE: In addition to the above fee, applicant shall pay the cost of advertising.

10. **PA Uninform Construction Code (UCC) Appeals**  
The Beaver County Regional Council of Governments (BCRCOG) has been appointed as the Appeals Board for appeals under the UCC. Application forms and application fees are determined by the BCRCOG.
11. **PA International Property Maintenance Code (IPMC) Appeals**  
The Beaver County Regional Council of Governments (BCRCOG) has been appointed as the Appeals Board for appeals under the IPMC. Application forms and application fees are determined by the BCRCOG.
12. **Home Occupation & No-Impact Based Businesses**

A. Initial Application & Permit Fee	\$ 25.00
B. Annual Permit Renewal	\$ 25.00
13. **Grading Permits**

A. Less Than 1 Acres Disturbed (when required)	\$ 100.00
B. 1 Acre to 5 Acres Disturbed	\$ 200.00
C. 5 Acres to 25 Acres Disturbed	\$ 400.00
D. Over 25 Acres Disturbed	\$ 600.00

(Plus cost of review(s) and approval by Township Engineer billed at cost plus 5% administrative fee.)
14. **Logging Permits**

A. Less Than 3 Acres	No Fee
B. 3 Acre to 25	\$ 100.00
C. Over 25 Acres to 50 Acres	\$ 200.00
C. Over 50 Acres	\$ 300.00
15. **Photocopies**

Black (each)	\$ .25
Color (each)	.25
Certified Record (each)	\$ 1.00
16. **Maps**

A. Zoning Map	\$ 2.00
B. Photocopy Map	\$ 0.50
17. **Miscellaneous**

A. Transient Merchant License/month per person (Code Section 142-4)	\$ 25.00
B. Yard Waste (Code Section 166.43)	
Residential Annual Permit March 1 thru February 29	\$ 15.00
By mail (prepaid)	\$ 17.00
Non-Residential/Commercial Use – Not Permitted	
C. Recycling Container w/ Lid	\$ 10.00
D. Recycling Lid	\$ 2.25
E. Leaf Collection Bag	\$ 2.00
F. Lien Letters	\$ 20.00
G. Notary Fee (limited service)	\$ 2.00
H. Police Accident Report/Other Reports	\$ 15.00

<del>I.</del>	<del>Road Opening Permits for Utilities</del>	<del>Current Penn D.O.T. Schedule</del>
J.	Fireworks Displays	\$ 150.00
K.	Fireworks Display by Brighton Township, the Brighton Township VFD or other Township-Related Organizations	No Charge
L.	Home Occupation (Section 195-137.4.B) Annual	\$ 25.00
M.	Keeping of Chickens (Section 195-137.11.K) Annual	\$ 25.00
N.	Public Dog Kennel License Initial Application	\$ 500.00
O.	Public Dog Kennel License Annual Renewal	\$ 300.00
P.	Oil & Gas Well Application & Permit Fee Per Well or Site (Code Section 195-131.B)	\$ 500.00
Q.	Over Posted Weight Hauling Permit (Code Section 189-43C)	
	Application Fee	\$ 20.00
	Inspection Fee	\$150.00 for 1 mile or less plus \$30 for each add'l. ½ mile
<del>R.</del>	<del>Pipeline* road crossings by open cut or bore crossings less than 10' under the road surface</del>	<del>\$6,500 each.</del>
	<del>Pipeline* road crossing by bore crossing of 10' feet or greater depth</del>	<del>\$2,500 each.</del>
	<del>*applies to transmission lines / not public utility</del>	

**NOTE:** Strikethroughs amended by Resolution No. 2025-13 dated April 14, 2025

**BUILDING INSPECTION FEE SCHEDULE**  
**RESIDENTIAL FEES**

(DOES NOT INCLUDE PLUMBING, ELECTRICAL, MECHANICAL, FIRE OR ENERGY INSPECTION FEES)

Industrialized Housing

(Mobile Home, Modular and Manufactured) .....\$198.00

Single Family Dwelling -

Not over 3,500 s. f. \* or over 3 bedrooms \*\* .....\$324.00

Over 3,500 s. f. \* .....\$324.00 + \$0.168 each s. f. over 3,500

Townhouse .....\$228.00

\*\* Each Additional Bedroom, per dwelling unit .....\$ 60.00

Decks, porches, carports,

attached garages, additions, and

non-exempt detached accessory structures,

alterations, renovations to 500 square feet .....\$180.00

Over 500 s. f. \* .....\$180.00 + \$0.18 each s. f. over 500

**COMMERCIAL FEES**  
(INCLUDES MULTI-FAMILY)

(DOES NOT INCLUDE PLUMBING, ELECTRICAL, MECHANICAL, FIRE OR ENERGY INSPECTION FEES)

New construction (per s. f. \*) .....\$ 0.192

Alterations and renovations (per s. f. \*) .....\$ 0.12

Accessibility .....\$.048 sqft ....Minimum \$218.40

**MISCELLANEOUS FEES**

Swimming Pool/Spa (Public or Commercial) .....\$360.00

Swimming Pool/Spa (Single Family)

Above-Ground.....\$ 108.00

In-Ground.....\$ 180.00

Solar Arrays .....\$158.40

Locked, Not Ready or Re-Inspection .....\$ 96.00

**MINIMUM FEE: \$96.00**

\* Square footage is defined as gross floor area of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways, and attics with floor-to-ceiling of 6' 6" or more.

**CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE, APPLY FOR FEE PA23B**

## ELECTRICAL INSPECTION FEE SCHEDULE

### MINIMUM CHARGE \$ 96.00

#### FEE SCHEDULE (Other than Residential)

All switches, lighting and receptacles to be counted as outlets.

#### ROUGH WIRING INSPECTION

1 to 25 Outlets ..... \$ 43.20  
For each additional 10 outlets or fraction thereof..... \$ 8.40

#### FINISH INSPECTION

1 to 25 Outlets ..... \$ 43.20  
For each additional 10 outlets or fraction thereof..... \$ 8.40

#### EQUIPMENT, APPLIANCES

Outlet for single unit of 15 K.W. or less..... \$ 39.60  
Each additional outlet of 15 K.W. or less ..... \$ 13.20

#### MOTORS, GENERATORS, TRANSFORMERS CENTRAL HEATING, DUCT HEATERS, AIR CONDITIONING, ELECTRIC FURNACES AND WELDERS

Fractional HP, KW or KVA to 1 HP, KW or KVA, each..... \$ 25.20  
1 HP, KW or KVA to 3 HP, KW or KVA, each ..... \$ 27.60  
4 HP, KW or KVA to 7 HP, KW or KVA, each ..... \$39.60  
7½ HP, KW or KVA to 29 HP, KW or KVA, each..... \$ 44.40  
30 HP, KW or KVA to 49 HP, KW or KVA, each..... \$68.40  
50 HP, KW or KVA to 74 HP, KW or KVA, each..... \$ 84.00  
75 HP, KW or KVA to 199 HP, KW or KVA, each..... \$ 164.40  
200 HP, KW or KVA to 500 HP, KW or KVA, each..... \$ 320.40  
Over 500 HP, KW or KVA, each..... \$ 403.20  
Over 600 Volts - Add \$ 150.00 per category

#### FEEDERS OR SUB-PANELS

Not over 200 Amp ..... \$ 40.80  
Over 200 Amp to 400 Amp ..... \$ 57.60  
Over 400 Amp to 600 Amp ..... \$ 73.20  
Over 600 Amp to 1600 Amp ..... \$ 157.20  
Over 1600 Amp..... \$ 214.80  
Over 600 Volts - Add \$ 150.00 per category

#### MODULAR AND MANUFACTURED HOMES

Modular Homes - Service and Outlets..... \$ 127.20  
MFD Homes - Service including one feeder or one receptacle ..... \$ 109.20  
Feeder or Power Cord only (SINGLE VISIT ONLY)..... \$ 96.00

#### SERVICE - METER EQUIPMENT

##### UP TO 600 VOLTS

Not over 200 Amp ..... \$ 120.00  
Over 200 Amp to 400 Amp ..... \$ 132.00  
Over 400 Amp to 600 Amp ..... \$ 145.20  
Over 600 Amp to 1200 Amp ..... \$ 326.40  
Over 1200 Amp to 1600 Amp ..... \$ 333.60  
Over 1600 Amp to 2000 Amp ..... \$ 414.00  
Over 2000 Amp to 3000 Amp ..... \$ 486.00  
Over 3000 Amp..... \$ 616.80

Ground Fault Protected Services - Add \$ 116.40

Over 600 Volts - Add \$ 150.00 per category

Services exceeding 1 meter - \$ 19.20 for each additional meter

Reintroduction of power to existing equipment (service reconnect) add \$ 24.00

#### PRIMARY TRANSFORMERS, VAULTS, ENCLOSURES, SUB-STATIONS

Not over 200 KVA..... \$ 294.00  
Over 200 KVA to 500 KVA ..... \$367.20  
Over 500 KVA to 1000 KVA ..... \$ 440.40  
Over 1000 KVA..... \$ 512.40

#### SIGNALING SYSTEMS

Burglar Alarms, Fire Alarms, Fire Suppression Alarms  
Smoke Detectors, Telemetering

(Telephones or CATV outlets are each separate systems)

For the system and first 15 devices ..... \$ 96.00  
Each additional 10 devices or fraction thereof ..... \$ 8.40

#### SIGNS – OUTLINE LIGHTING

First Sign or Transformer (per occupancy)..... \$ 96.00  
Each additional signor Transformer (per occupancy)..... \$ 13.20

#### SOLAR ARRAYS

Residential up to 20kw..... \$168.00  
Over 20kw..... \$168.00 + \$0.0120/watt  
Commercial up to 20kw..... \$0.0575/watt  
Commercial over 20kw..... \$1200.00 + \$0.0120/watt

#### SWIMMING POOLS

Bonding (each trip) ..... \$ 96.00  
Equipment/Wiring (Residential Only)..... \$ 114.00  
Commercial by fee schedule.

#### RESIDENTIAL FEES

##### Flat Rate Schedule

One Application for each new or existing building.

Single Family Dwelling - Not over 200 Amp. Service..... \$ 192.00  
2 Family Dwelling Units - Not over 200 Amp. Service ..... \$ 228.00  
Over 2 Family Dwelling - First 2 Units Each..... \$ 109.20\*  
Each Additional Unit ..... \$ 72.00  
TOWNHOUSES - Each..... \$ 120.00  
Alterations and additions (service and 25 outlets or less) ..... \$ 128.40  
Re-Inspection of existing service per request..... \$150.00 (1 trip)

\*Add Service Equipment

Single Family Dwellings with over 200 Amp. Service apply Flat Rate  
Schedule plus Equipment, Appliances, and Motor Schedule.

Dwelling with a Spa, Hot Tub, Hydromassage Tub, Sauna, etc.  
apply Flat Rate Schedule plus \$ 40.80 for each item.

Locked, Not Ready or Re-Inspection.....\$96.00

**PLUMBING INSPECTION FEE SCHEDULE**  
**RESIDENTIAL FEES**

Industrialized Housing -	
(Mobile Home, Modular and Manufactured) 1 sewer and water connection.....	\$ 96.00
Additions and alterations (1 sewer and water connection).....	\$ 96.00
All other per dwelling or unit -	
Not over 3 full (or partial) baths* .....	\$145.20
* 4 <sup>th</sup> and 5 <sup>th</sup> full (or partial) baths, each.....	\$ 36.00

**COMMERCIAL FEES**

Piping under slab (waste and supply)	
Not over 5 fixtures .....	\$ 72.00
Each additional fixture .....	\$ 7.20
Piping rough-in (waste and supply)	
Not over 5 fixtures .....	\$ 72.00
Each additional fixture.....	\$ 7.20
Piping final inspection	
Not over 5 fixtures .....	\$ 72.00
Each additional fixture .....	\$ 7.20

**MISCELLANEOUS FEES**

Sewer lateral (from house to curb) .....	\$ 96.00
Water lateral (from house to curb).....	\$ 96.00
Sewer and water lateral at same time.....	\$145.20
Master backflow prevention device.....	\$ 96.00
Locked, Not Ready or Re-inspection.....	\$ 96.00

**MINIMUM CHARGE \$ 96.00**

**FIXTURE DEFINITIONS FOR THE ABOVE FEE SCHEDULE**

The word "fixture" shall mean each water closet, urinal, wash basin, bathtub, house trap, floor drain or downspout area drain, laundry tray, hot water heater or opening provided for any of the aforementioned or any plumbing or drainage appliance trap connected, either directly or indirectly, to the plumbing or drainage system, whether water-supplied or not, installed in the building or on the lot within the property lines.

**CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE, APPLY FOR FEE PA23P**



## MECHANICAL INSPECTION FEE SCHEDULE

### COMMERCIAL

Total value of Mechanical bid X 0.0099

Individual systems (not to be combined with above multiplier)

Water Heaters (100 gallons or more).....	\$ 102.00
Air Handling Units/Chillers .....	\$ 102.00
Circulating pumps, condensate pumps, exhaust fans return air fans, water heaters less than 100 gallons, heat exchangers and incinerators.....	\$ 30.00
Underground Snow Melt Systems.....	\$ 102.00
Kitchen Exhaust Equipment (per hood unit).....	\$ 102.00
Gas Piping System.....	\$ 96.00
Fuel Oil Piping System .....	\$ 96.00
Chimney's and Vents.....	\$ 96.00
Solar Heating and Cooling System.....	\$ 102.00
Flammable and Combustible Liquid Storage, Dust Collectors...	<b>Apply For Fee</b>

### RESIDENTIAL

Single Family Dwelling:

Up to 3,500 s.f. ....	\$ 120.00
Over 3,500 s. f. ....	\$159.60

### MINIMUM CHARGE \$96.00

Locked, Not Ready or Re-inspection.....	\$96.00
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**CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE, APPLY FOR FEE PA23M**

## **FIRE PROTECTION INSPECTION FEE SCHEDULE**

Fire Alarm Systems (Panel & 10 Devices) *	\$ 96.00
Each Additional 20 Devices or Fraction Thereof.....	\$ 14.40
Sprinkler System Up To 50 Sprinkler Heads.....	\$159.60
Each Additional 50 Heads Or Fraction Thereof.....	\$109.20
Commercial Cooking Hoods.....	\$ 102.00
Stand Pipe System.....	\$ 132.00
Dry Chemical Extinguishing System .....	\$ 132.00
Locked, Not Ready or Re-Inspection.....	\$ 96.00

### **MINIMUM CHARGE: \$96.00**

\* DEVICES SHALL INCLUDE ALL ANNUNCIATING AND INITIATING DEVICES,  
PANELS, ETC.

CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE, APPLY FOR FEE PA23FP

## **PLAN REVIEW FEE SCHEDULE**

### **COMMERCIAL FEES (INCLUDES MULTI-FAMILY):**

To \$1,000,000 .....	.001884 x Construction Valuation
\$1,000,000 To \$5,000,000 .....	\$1,884.00 + .000576 x Const. Valuation
Over \$5,000,000 .....	\$4,791.60 + .00045 x Const. Valuation

### **INDIVIDUAL DISCIPLINES:**

25% of Building Plan Review

ACCESSIBILITY UP to \$500,000 Const Valuation .....\$182.40

ACCESSIBILITY OVER \$500,000 const Valuation..... 25% of Building Plan Review

### **MINIMUM FEE \$182.40**

### **RESIDENTIAL FEES:**

Single Family Dwelling Not over 3,500 s. f. * .....	\$ 132.00
Single Family Dwelling and Additions 3,500 s.f. * to 5,000 s.f. * .....	\$198.00
Single Family Dwelling and Additions Over 5,000 s. f. * .....	\$366.00

Decks, porches, carports, attached garages, additions, and non-exempt detached accessory structures, swimming pools, hot tubs, alterations, renovations up to 500 square feet .....	\$ 102.00
over 500 sq. ft. ....	\$ 114.00
Solar Arrays.....	\$ 102.00

### **MINIMUM FEE \$102.00**

\* Square footage is defined as gross floor area of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways, etc.

**CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE, APPLY FOR FEE PA23PR**

## **ENERGY CONSERVATION INSPECTION FEE SCHEDULE**

### **RESIDENTIAL FEE**

Flat fee ..... \$ 96.00

### **NON-RESIDENTIAL FEE**

New construction (per s.f.).....\$ 0.0288

### **MINIMUM CHARGE - \$96.00**

Locked, Not Ready or Re-inspection..... \$96.00

**CONDITIONS NOT PROVIDED FOR IN THIS SCHEDULE, APPLY FOR FEE PA23EC**