



HILLTOWN TOWNSHIP
Bucks County, Pennsylvania
Resolution No. 2026-006

Fee Schedule, be it Resolved, these Fees shall be
instituted for 2026, in Hilltown Township, PA

ALL FEES ARE NON-REFUNDABLE

Residential: Buildings containing only one or two dwelling units
Non-residential: All uses other than one or two dwelling units

1. BUILDING PERMITS		FEES
A. New Residential Construction: Single & Multiple Family Construction Each Dwelling Unit, Including Basement, Garage, etc.		\$500.00 PLUS \$0.50 / sq. ft.
B. Manufactured Home (Includes FDN & M,E, P Connections)		\$800.00
C. Residential Addition, Detached Garage & Outbuildings over 200 Sq. Ft.		\$300.00 PLUS \$0.50 / sq. ft. over 200 sq. ft.
D. Residential Decks (>30" Above Grade)		\$125.00 PLUS \$15.00 / 100 sq. ft. or fraction thereof
E. Residential Reroof		\$200.00
F. Residential Alterations		\$300 for the first 300 sq. ft. \$15.00 / 100 sq. ft. over 300 sq. ft. or fraction thereof
G. Non-Residential New Construction and Additions		\$1000.00 PLUS \$0.75 / sq. ft.
H. Non-Residential Accessory Building for Storage Material Not related to Business Use of Property		\$400.00 PLUS \$0.50 / sq. ft.
I. Non-Residential Alterations		\$750.00 PLUS \$25.00 / 100 sq. ft. or fraction thereof
J. <u>Swimming Pools:</u> • Residential In-ground • Residential Above Ground (over 24" high) & Spas • Non-Residential Swimming Pools & Spas		\$1,000.00 \$250.00 \$800.00
2. Solar Permits		\$20.00 / Module Minimum \$360.00
3. Miscellaneous Construction (Cell Tower, Retaining Walls, Fence etc.)		1.5% of total cost of work
4. Electrical Permits:		
A. <u>New Construction:</u> • Use Groups R-3 & R-4 • All Other Groups		\$315.00 \$650.00
B. <u>Alterations to Existing Structures:</u> • Use Group R-3 & R-4 • All Other Groups		\$250.00 \$400.00
5. Plumbing Permits:		
A. Residential Construction, Addition & Alterations B. Non-Residential Construction, Addition & Alterations		\$100.00 PLUS \$25.00 / Fixture \$250.00 PLUS \$40.00 / Fixture

C. Water & Sewer Line (New/Replace, Repair All Occupancies)		\$150.00
6. Mechanical Permits:		
A. Residential & HVAC New & Replacement		\$150.00 / Unit
B. Residential Alterations		\$100.00 / Unit
C. Non-Residential & HVAC New & Replacement		\$300.00 / Unit
7. Demolition Permits:		
A. Primary Building – Residential		\$150.00
B. Accessory Bldg., Partial or Interior – Residential		\$75.00
C. Primary Building – Non-Residential		\$300.00
D. Accessory Bldg., Partial or Interior – Non- Residential		\$150.00
8. Construction Trailers:		
(Per 180 Days; Extension Beyond 180 Days, Must Be Requested & Submitted & Approved in Writing)		
A. Temporary Sales Office		\$300.00
B. Temporary Job Office		\$300.00
C. Job-Site Storage Trailers		\$100.00 / Each Trailer
9. Permit Extension Request:		
A. Residential		\$100.00
B. Non-Residential		\$250.00
10. Plot Plan Review: (by Twp. Eng.) (Includes Foundation & As Built Review)		\$500.00
11. Plan Submission Review:		
A. Residential		\$100.00
(1) Addition/Alteration		\$150.00
(2) New Construction		\$250.00
B. Non-Residential		\$10.50/\$100.00 minimum \$360.00
(1) Addition/Alteration		\$10.50/100.00 minimum \$650.00
(2) New Construction		
C. Residential Resubmission Review		\$100.00 / Resubmission
D. Non-Residential Resubmission Review		\$250.00 / Resubmission
12. Starting Work Prior to Permit Issuance		Double Permit Fee + 10%
13. Re-Inspection: (Due to Failed Inspection)		
A. Residential		\$100.00 / Re-inspection
B. Non-Residential		\$250.00 / Re-inspection
14. Accessibility Plan Review & Inspection		\$150.00 / Floor of Affected Use
15. Fire Prevention Permits:		
A. Flammable/Combustible Liquid Tank Removal		\$250.00 / Tank
B. Flammable/Combustible Liquid Tank Installation		\$115.00/ Tank (Above Ground)
C. Industrial Ovens (105.7.7)		\$165.00 / (Below Ground)
D. Spray booths (105.7.10)		\$100.00
E. Temporary Membrane Structures, Tents, Canopies (105.7.12)		\$200.00
F. Compressed Gasses (105.7.2)		\$75.00
G. Hazardous Materials (105.7.6)		
H. Fire Sprinkler Systems:		
• Sprinklers & Fire Alarm Plan Review		\$150.00
• Residential (NFPA 13D)		\$300.00
• Pre-Engineered System		\$250.00
• Non-Residential (NFPA 13, NFPA 13R)		\$150.00
• Alternative Extinguishing Systems		\$250 / Floor PLUS \$5.00 / Sprinkler Head

<ul style="list-style-type: none"> • Alterations to Existing Systems • Private Fire Hydrants • Standpipe Systems <p>I. <u>Fire Alarm Systems:</u></p> <ul style="list-style-type: none"> • Residential Smoke Detectors • Residential Alarm System (Central Station) • Non-Residential Alarm Systems (New & Alterations) <p>J. Fireworks (Public Display)</p> <p>K. <u>Blasting:</u></p> <ul style="list-style-type: none"> • Per Five (5) Consecutive Day Blasting Period • Annual Permit for Mining Extractions 	<p>\$150.00</p> <p>\$50.00 PLUS \$2.00 / Sprinkler Head</p> <p>\$75.00 Each</p> <p>\$100.00 / Riser</p> <p>NO CHARGE</p> <p>\$25.00</p> <p>\$100.00 PLUS \$2.00 / Device</p> <p>\$150.00</p> <p>\$50.00</p> <p>\$100.00</p>															
16. Sign Permits:																
<p>A. Permanent Signs: (No Annual Renewal Fee)</p> <p>B. Temporary Political Signs (§160-78D. & F.) <i>(Deposit refunded after removed)</i></p> <p>C. Temporary Signs (§160-78. B.)</p>	<p>\$100.00 + (\$7.50 sq. ft. of signage area)</p> <p>\$100.00 Deposit / 100 Signs</p> <p>\$100.00</p>															
17. Use & Occupancy Permits:																
<p>A. Residential - New Construction</p> <p>B. Residential - Addition & Alteration</p> <p>C. Non-Residential New Construction</p> <p>D. Non-Residential Additions & Alterations</p>	<p>\$250.00 / Unit</p> <p>\$100.00 / Unit</p> <p>\$375.00 / Unit</p> <p>\$175.00 / Unit</p>															
18. UCC	\$4.50															
19. Road Occupancy Permits:	<table border="1"> <thead> <tr> <th></th> <th><u>FEE</u></th> <th><u>ESCROW</u></th> </tr> </thead> <tbody> <tr> <td>A. All Vehicular Entrances onto Proposed or Existing Township Roads</td><td>\$100.00</td><td>\$1,000.00</td></tr> <tr> <td>B. Temporary Construction Entrance (over Existing Curbs and /or Sidewalks)</td><td>\$150.00</td><td>\$4,000.00</td></tr> <tr> <td>C. Road Opening / Occupancy Review</td><td>\$150.00</td><td>\$1,000.00</td></tr> <tr> <td>D. Road Occupancy – Utility Construction</td><td colspan="2"> <p>*\$150.00 PLUS \$2,500.00 Escrow for Utility Crossing (Perpendicular to Centerline); or \$50.00 Escrow / Linear Foot for Trenches Parallel to Centerline</p> </td></tr> </tbody> </table>		<u>FEE</u>	<u>ESCROW</u>	A. All Vehicular Entrances onto Proposed or Existing Township Roads	\$100.00	\$1,000.00	B. Temporary Construction Entrance (over Existing Curbs and /or Sidewalks)	\$150.00	\$4,000.00	C. Road Opening / Occupancy Review	\$150.00	\$1,000.00	D. Road Occupancy – Utility Construction	<p>*\$150.00 PLUS \$2,500.00 Escrow for Utility Crossing (Perpendicular to Centerline); or \$50.00 Escrow / Linear Foot for Trenches Parallel to Centerline</p>	
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<p>*NOTE: Estimated for the Escrow includes asphalt base (trench) & overlay plus incidentals (seam seal, traffic control, etc.) to guarantee cart-way/right-of-way restoration where applicable. Escrow does not include trench excavation, backfill or other costs related to utility construction.</p>																
20. Well Permit: Each New Well Drilled	\$150.00															
21. Flood Plain Permit	\$100.00 (Fee) \$500.00 (Escrow)															
22. Zoning Permits:																
<p>A. New Residential Construction (Each Dwelling Unit)</p> <p>B. Residential Addition & Alterations (Each Dwelling Unit)</p> <p>C. Non-Residential w/ Change in Use, New Construction, Additions, Alteration, Change in Occupancy</p> <p>D. Non-Residential Addition w/ No Change in Use</p> <p>E. Zoning Certification Letter</p>	<p>\$150.00</p> <p>\$100.00</p> <p>\$300.00</p> <p>\$150.00</p> <p>\$150.00</p>															
F. Forestry Permit:	<table border="1"> <thead> <tr> <th></th> <th><u>FEE</u></th> <th><u>ESCROW</u></th> </tr> </thead> <tbody> <tr> <td>• Permit Fee</td><td>\$250.00</td><td>-----</td></tr> <tr> <td>• Review Escrow</td><td>-----</td><td>\$500.00</td></tr> </tbody> </table>		<u>FEE</u>	<u>ESCROW</u>	• Permit Fee	\$250.00	-----	• Review Escrow	-----	\$500.00						
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• Performance Escrow	-----	\$2,500.00
G. Zoning Plan Review by Twp. Engineer (As determined by Zoning Officer)	<u>FEE</u> \$250.00	<u>ESCROW</u> \$500.00
H. Fence Agreement (Permits Requiring Legal Agreement)	\$100.00	\$2,500.00
23. Hearing Applications:		<u>FEE</u>
A. Zoning Hearing Board:		
• Residential Use		\$1,000.00
• Residential Development (3 or More Lots)		\$1,500.00
• Non-Residential Use		\$2,000.00
• Hearing continuance (Due Prior to Each Hearing)		50% of Original Filing Fee
• Multiple Hearing – Additional Testimony Only		50% of Original Filing Fee
• Court Ordered Remand Hearing		50% of Original Filing Fee
• Legal Non-Profit Corporation		25% of Non-Residential Use Fee
B. Additional Municipal Hearings:	<u>FEE</u>	<u>ESCROW</u>
• Conditional Use Hearing	\$1,000.00	\$7,500.00
• UCC Appeal Hearing:		
▪ Residential	\$750.00	\$1,500.00
▪ Non-Residential	\$1,500.00	\$3,000.00
▪ Amendment or Change to Zoning	\$1,000.00	\$5,000.00
▪ Curative Amendment	\$2,500.00	\$10,000.00
▪ Additional Hearing Continuance (Due Prior to Each Hearing)		50% of Original Filing Fee
24. *Traffic Study Review Escrow		\$4,000.00
*The above fee is to be paid <u>in advance</u> by the applicants for major performance subdivisions/land developments where Traffic Studies are required pursuant to Section 406 of the Subdivision/Land Development Ordinance. If the fee collected is insufficient to cover the reasonable and necessary cost of the municipality to complete the Traffic Study Review, Hilltown Township shall send the applicant an invoice for additional charges. No future permit or approval shall be given until all fees and invoices are paid. The balance of the escrow, (if any), for Traffic Study Review shall be refunded to the applicant if it has not been exhausted during the review process.		
25. Subdivisions:		
The following fees & escrows are to be paid <u>in advance</u> by applicants for Subdivisions, via <u>two (2) separate checks</u> – one (1) for the filing <u>fee</u> and one (1) for the <u>escrow</u> ; both <u>payable</u> to <u>"Hilltown Township"</u> . If the escrow collected in accordance with this Fee Schedule below is insufficient to cover the reasonable/necessary cost to review the plan, Hilltown Township shall bill the applicant for additional charges. No further permits/approvals shall be granted until all fees, invoices, & escrow has been paid. When escrow accounts fall below 25% of original amount, escrows are required to be brought back up to the original amount. Balance of the escrow, if any, for the Subdivision Review shall be <u>refunded to the applicant</u> if it has not been exhausted during the review process.		
A. Residential:	<u>FEE</u>	<u>ESCROW</u>
• Minor (2 Lots) or Lot Line Change	\$500.00	\$3,000.00
• 3 – 5 Lots	\$1,000.00	\$5,000.00
• 6 – 10 Lots	\$1,500.00	\$10,000.00
• 11 – 25 Lots	\$2,000.00	\$20,000.00
• 26 – 50 Lots	\$2,500.00	\$30,000.00
• Over 51 Lots	\$3,500.00	\$40,000.00
B. Commercial, Institutional & Industrial:		
• Minor (2 Lots)	\$750.00	\$3,000.00
• 3 – 5 Lots	\$1,000.00	\$5,000.00
• 6 – 10 Lots	\$1,500.00	\$10,000.00
• Over 11 Lots	\$2,000.00	\$20,000.00
C. Sketch Plan Review for Subdivision/Land Development by Twp. Engineer & Professional Staff		
• Minor (Residential) Subdivision	\$500.00	\$1,000.00

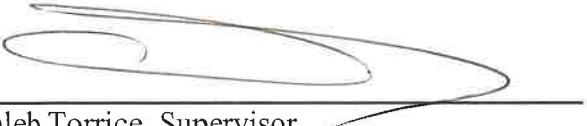
• Major (Residential) Subdivision	\$500.00	\$2,500.00
• Commercial Land Development	\$500.00	\$3,000.00
26. *Planning Consultant Escrow	-----	\$3,000.00
* The above fee is to be paid by the applicants for major performance Subdivisions/Land Developments. If the fee collected is insufficient to cover the reasonable and necessary cost of the municipality to complete a review of the proposal by the Township's Planning Consultant, Hilltown Township shall send the applicant an invoice for additional charges. No future permit or approval shall be given until all fees and invoices are paid. The balance of the escrow for the Planning Consultant Review shall be refunded to the applicant if it has not been exhausted during the review process.		
27. Professional Service Agreement	\$300.00	\$3,000.00
28. *Fee in Lieu of Recreation Facilities	\$2,685.00 / Dwelling Unit	
*Ordinance No. 1999-004, which is hereby amended and revised to reflect the sum of \$2,685.00 / Dwelling Unit for Fee -in Lieu of Recreational Land Dedications, which is equal to the average fair market value of the land otherwise required to be dedicated, as of this date.		
29. Land Development:		
The following fees and escrows are to be paid <u>in advance</u> by the applicants for Land Development, via <u>two (2) separate checks</u> -one (1) for the <u>filing fee</u> and one (1) for the <u>escrow</u> ; both payable to " <u>Hilltown Township</u> ". If the escrow collected in accordance with this Fee Schedule below is insufficient to cover the reasonable/necessary cost to review the plan, Hilltown Township shall bill the applicant for additional charges. No further permits/approvals shall be granted until all fees, invoices, and escrow has been paid. When escrow accounts fall below 25% of the original amount, escrows are required to be brought back up to the original amount. Balance of the escrow, if any for the Land Development Review, shall be refunded to the applicant if it has not been exhausted during the review process.		
A. <u>Residential:</u>	<u>FEE</u>	<u>ESCROW</u>
• 2 Units	\$500.00	\$3,000.00
• 3-5 Units	\$1,000.00	\$5,000.00
• 6-10 Units	\$1,500.00	\$10,000.00
• 11-25 Units	\$2,000.00	\$20,000.00
• 26-50 Units	\$2,500.00	\$30,000.00
• Over 51 Unit	\$3,500.00	\$40,000.00
B. <u>Commercial, Industrial & Institutional</u>		
• 1-2 Units	\$750.00	\$4,000.00
• 3-5 Units	\$1,000.00	\$7,000.00
• 6-10 Units	\$1,500.00	\$10,000.00
• Over 11 Units	\$2,000.00	\$15,000.00
C. Agricultural Land Development	\$100.00	\$1,000.00
D. <u>Land Development Waiver Request</u>		
• Proposed Addition/ New Building: Less than (<) 200 sq. ft. in area	\$50.00	\$1,000.00
• Proposed Addition/New Building: 201 sq. ft. to 1,000 sq. ft. in area	\$100.00	\$1,500.00
• Proposed Addition/New Building: Excess 1,000 sq. ft. in area	\$300.00	\$2,500.00
• Proposal Includes Utilities/Community Facilities Use (Use F1 – F5)	\$2,500.00	-----
30. *Stormwater Management Review:		
• New Single-Family Dwelling (SFD)	\$500.00	\$2,500.00
• All Others	\$500.00	\$1,500.00
A. *Stormwater Management Capital Fund Fee		

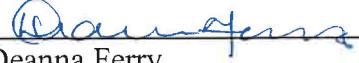
• 2,000 sq. ft. or Less of Impervious Surface	\$1,000.00	-----
• Over 2,000 sq. ft. of Impervious Surface	(Fee) \$1000.00 PLUS \$0.50 / Sq. Ft. of Impervious Surface over 2,000 Sq. Ft.	-----
• Residential Seepage Pit Design (Simplified Method)	\$500.00	\$3,000.00
<p>* The above fees and escrows are to be paid in advance for the application not involving Subdivision or Land Development pursuant to Section 601 of the Stormwater Management Ordinance, with <u>two (2) separate checks</u>-one (1) for the <u>filing fee</u> and one (1) for the <u>escrow</u>; both payable to "<u>Hilltown Township</u>". If the fee and escrow collected is insufficient to cover reasonable and necessary cost to review the Stormwater Management Plan, Hilltown Township shall invoice the applicant for additional charges. No permit or approvals shall be given until all fees and /or escrows are paid. The balance of escrow, (if any), shall be refunded. Please submit two separate checks</p>		
31. ACT 537		
A. Each ACT 537 Planning Module	\$1,000.00	\$3,000.00
B. IRSIS, SFTF & all Alternate/Experimental Sewage Disposal Systems	\$1,000.00	\$3,000.00
C. Holding Tank Permit	\$1,000.00	\$3,000.00
D. Sewage Maintenance Fees	\$1,000.00	\$3,000.00 / Lot
E. Operations & Maintenance Agreements	\$300.00	\$1000.00
32. Annual Auto Salvage License	\$100.00	
33. Sport Field Rental (Two Separate Checks)		
A. Single 3 Hour Event	\$75.00 / Event PLUS \$50.00 Deposit	
B. Multiple Day Events	\$75.00 / Event PLUS \$100.00 Deposit	
C. Basketball Court – Single 3 Hour Event	\$75.00 / Event PLUS \$50.00 Deposit	
D. Basketball Court – Multiple 3 Hour Events	\$75.00 / Event PLUS \$100.00 Deposit	
E. Key Deposit (Deposit refunded w/key return)	\$50.00	
34. Special Events:		
A. Block Parties, Community Events, etc.	\$350.00	
35. Township Open Space Farming:		
Applicants must complete the Open Space Farming Application & provide proof of insurance indemnifying the township of liability.	\$30.00 / Acre / Year	
36. Miscellaneous Fees:		
A. Copy of a Document	\$0.25 / Paper Page & \$15.00 / CD	
B. Right to Know Flash Drive	\$10.00	
C. Specialized Documents (Blueprints, nonstandard sized documents, etc.)	\$25.00 PLUS \$1.00 / sq. ft.	
D. Photographs	\$5.00 Each	
E. Certification of a Record	\$1.00 / Record PLUS Copy of a Document Fee	
F. Return Check Fee (Any Reason)	\$40.00	
37. Township Publication:		
A. Comprehensive Plan	\$75.00	
B. Open Space Plan	\$75.00	
C. Stormwater Management Ordinance	\$75.00	
D. Subdivision Ordinance	\$75.00	
E. Zoning Ordinance	\$75.00	
(All publications can be downloaded for free from the township website)	\$75.00	

38. Police Department Charges:		
A. Soliciting Permit		\$25.00
B. Soliciting Identifications Badge		\$10.00 / Badge
C. Parking Tickets		\$10.00
A. Handicapped Parking Violation		\$25.00
D. Incident Report		\$15.00
E. Crash Reports		\$15.00
F. False Alarm Responses (Per Prior 12 Month Period)		(cont. to next page)
• 1 st thru 3 rd		NO CHARGE
• 4 th		\$50.00
• 5 th		\$75.00
• 6 th thru 10 th		\$100.00
• 11 th & above		\$200.00
G. Storage and/or Impoundment of Construction Equipment/Trailers on Township-owned Property (Plus Towing, if Applicable)		\$200.00 / Day
H. Storage and/or Impoundment of Vehicles on Township-owned Property (Plus Towing, if applicable)		\$75.00 / Day
I. Accident Photographs (Prints or Digital Images on CD)		\$15.00 / Print or Image
J. Special Police Services		\$110.00 / Hour / Officer
K. Accident Scale Diagrams (When Available)		\$250.00/Diagram
L. Accident Reconstruction Report (When Available)		\$500.00
M. Crash Scene Videos (When Available)		\$100.00/Video
N. Police Videos		\$100.00 Processing Fee PLUS \$50.00/Video
O. Returned Check Fee (Any Reason)		\$40.00
P. <u>Miscellaneous Fees:</u>		
A. Copy of a Document		\$0.25 / Paper Page
B. Certification of a Record		\$1.00 / Record PLUS Copy of a Document Fee

SO RESOLVED, this 5th day of January 2026.

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS


Caleb Torrice, Supervisor

Attest: 
Deanna Ferry,
Township Manager/Secretary


James C. Groff, Supervisor


Joseph A. Metzinger, Supervisor

