

BOROUGH OF ROCKLEDGE
ORDINANCE NO. 691

AN ORDINANCE OF THE BOROUGH OF ROCKLEDGE, MONTGOMERY COUNTY, PENNSYLVANIA REPEALING AND REPLACING CHAPTER 271 FEES ARTICLE I PERMIT AND LAND USE FEES WITH AN AMENDED AND UPDATED FEE SCHEDULE FOR THE BOROUGH OF ROCKLEDGE; ESTABLISHING A REQUIREMENT TO OBTAIN NECESSARY PERMIT AND PAY APPLICABLE FEES; ADDRESSING ANY CONFLICTS WITH FEES IDENTIFIED ELSEWHERE IN THE CODE; PROVIDING REPEALER AND SEVERANCE CLAUSES; EFFECTIVE ON THE EARLIEST APPLICABLE DATE SET FORTH IN THE PENNSYLVANIA BOROUGH CODE.

WHEREAS, section 1502.44 of the Pennsylvania Borough Code authorizes boroughs to make such regulations as may be deemed necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience, and comfort of the borough and the inhabitants thereof; and

WHEREAS, Chapter 271 Fees, of the Rockledge Borough Code requires that if Borough Council desires to create any new permit or transaction or event for which the Borough charges a fee, it may only do so by adopting an ordinance amending that article;

WHEREAS, the Rockledge Borough Council finds that the public health, safety, and welfare would be served by repealing and replacing the existing fee schedule and establishing a new fee schedule.

NOW, THEREFORE, the Rockledge Borough Council does hereby **ENACT** and **ORDAIN** as follows:

SECTION 1.

Chapter 271 Fees, Article I *Permit and Land Use Fees* and any associated resolutions are hereby repealed and replaced with the following new Section 271-1, Section 271-2, and Section 271-3:

ARTICLE I Permit and Land Use Fees

§ 271-1 Master List of Permit Fees.

This master list of permit fees, known hereafter as the “Borough of Rockledge Fee Schedule,” shall be considered controlling over any inconsistent amounts set forth in any other part of the Rockledge Borough Code. If Borough Council desires to amend the amount of any fee set forth herein or to create any new permit or transaction fee, such amendment may be accomplished by resolution of Council, which resolution upon adoption shall be considered a part of this Article.

A. BUILDING PERMITS AND FEES (this does not include any required state fees)

1. Residential – New construction, additions, alterations & renovations (based on the estimated cost of construction)
 - a. Up to \$1,500: \$75.00
 - b. Over \$1,500: 2% of the estimated cost
 - c. Certificate of Occupancy: \$60.00
2. Commercial – New construction, additions, alterations & renovations
 - a. Application fee: \$75.00 (up to \$2,000.00)
 - b. \$2,001.00 to \$100,000.00: 4.0% of construction cost
 - c. \$100,001.00 to \$200,000.00: 2.0% of construction cost
 - d. \$200,001.00 and above: 1.5% of construction cost
 - e. Certificate of Occupancy: \$60.00

B. PLUMBING AND MECHANICAL PERMITS AND FEES

1. First \$1,000.00 or fraction thereof: \$70.00
2. Each additional \$1,000.00: \$20.00

C. ELECTRICAL PERMITS AND FEES

1. Application fee: \$50.00

D. ACCESSIBILITY PERMITS AND FEES

1. Commercial plan review and inspections
 - a. First floor: \$200.00
 - b. Each additional floor: \$150.00

E. ADDITIONAL PERMITS AND FEES

1. Rental units (annual inspection): \$75.00
2. Resale inspections
 - a. Residential: \$75.00
 - b. Commercial: \$150.00
3. Fire Marshall inspections
 - a. Residential: \$75.00
 - b. Commercial: \$100.00
4. Registration for Plumbers, Electricians, Contractors and Builders performing work on a nonresidential project: \$50.00/annual license

F. CURB PERMITS

1. Residential: \$25.00
2. Commercial: \$40.00

G. SIDEWALK AND STEP PERMITS

1. Residential: \$35.00 per property
2. Commercial: \$40.00 per property

H. SIGN PERMITS

1. Up to 10 square feet: \$30.00
2. Up to 40 square feet: \$75.00
3. Over 40 square feet: \$125.00
4. Temporary signs (30 day maximum): \$25.00
5. Annual sign maintenance inspection: \$50.00

I. FAILURE TO REMOVE SNOW AND ICE FROM SIDEWALKS

1. Penalty (if paid within 30 days of ticket issuance): \$25.00

J. FIRE CODE PERMITS AND FEES

1. Outdoor burning: no charge
2. Fire suppression in cooking operations: \$50.00
3. Fire suppression system installation or replacement: \$100.00
4. Application of flammable finish: \$50.00
5. Dry cleaning plants: \$50.00 yearly
6. Dust explosion plants: \$50.00 yearly
7. Crop ripening or color processes: \$50.00 yearly
8. Fumigation and thermal insecticide fogging: five-day limit
9. Lumber yards and woodworking plants: \$50.00 yearly
10. Ovens and furnaces (industrial): \$50.00 yearly
11. Places of education, assembly & day care centers: \$50.00 yearly
12. Service stations and garages: \$50.00 yearly
13. Tents and air supported structures: \$50.00 five-day permit
14. Vehicle tire rebuilding plants: \$50.00 yearly
15. Vehicle wrecking yards and junk yards: \$50.00 yearly
16. Welding and cutting: \$50.00 yearly
17. Cellulose nitrate motion picture film: \$25.00 five-day permit
18. Cellulose nitrate plastics: \$50.00 yearly
19. Combustible fibers: \$50.00 yearly

20. Compressed gases: \$50.00 yearly
21. Cryogenic liquids: \$50.00 yearly
22. Explosives, ammunition and blasting agents: \$100.00 five-day permit
23. Fireworks: \$25.00 five-day permit
24. Flammable and combustible liquids: \$75.00
25. Hazardous materials and chemicals: \$75.00 yearly
26. Organic Coatings: \$50.00 yearly
27. Request for fire inspection: \$65.00
28. Fire inspection fees (includes 1 re-inspection)
 - a. Properties 0-3,500 sq. ft.: \$65.00
 - b. Properties 3,501 – 12,000 sq. ft.: \$100.00
 - c. Properties 12,001 – 36,000 sq. ft.: \$125.00
29. Additional Re-Inspections (2nd and subsequent): \$50.00 each
30. Fire Plan Review (Commercial/Residential Sprinkler, Commercial Fire Alarm, etc.): \$75.00
31. Periodic Fire Inspection: \$30.00
32. Fire Operational Permit (Category A): \$65.00
33. Fire alarm systems for commercial, industrial, institutional and multi-family:
 - a. Annual and six month per fee - \$50.00
34. Request for a building/fire inspectors' services for fire investigations or wind damage:
 - a. Residential - \$35.00 single family; \$50.00 per unit for more than one family unit
 - b. Non-residential - \$75.00
35. Fire Alarm Permit Application
 - a. Fire Alarms System must comply with NFPA 72 and the International Fire code in place in the Pennsylvania Uniform Construction Code on the date of the permit application.
 - b. Fire Alarm Permit applications must include all of the following information:
 - (1) Two sets of NICET Level II or IV sealed design documents/prints
 - (2) Two copies of the hydraulic calculations data report
 - (3) Cut sheets for all devices, appliances and fixtures to be installed
 - (4) Permit application form must be completed and submitted as part of the plan package
 - (5) Copy of Workers Compensation Insurance Coverage Information form – Certification of insurance must be submitted with Borough of Rockledge as the Certificate holder
 - c. All the required documentation and materials must be submitted as a complete package. All required fees must be paid at time of submittal.
 - d. Either the Rockledge Borough Fire Marshals Office or a Third-Party Agency will perform a plans review depending on the complexity of the system. Once the plans are received and reviewed a transmittal sheet will be attached indicating acceptance, rejection, or comments.

- e. The fire sprinkler contractor or designee will pay any fees required for the review.
 - f. The Fire Marshals Office must be contacted to perform any inspections as required by NFPA 13
 - g. Fee Schedule
 - (1) Flat Permit Fee: \$100.00
 - (2) Fire Marshals' plan review fee: \$ 50.00
 - (3) Plans requiring a third-party review will be invoiced directly by the third-party agency.
36. Fire Sprinkler Permit Application
- a. Fire Alarms System must comply with NFPA 72 and the International Fire code in place in the Pennsylvania Uniform Construction Code on the date of the permit application.
 - b. Fire Alarm Permit applications must include all of the following information:
 - (1) Two sets of NICET Level II or IV sealed design documents/prints
 - (2) Two copies of the hydraulic calculations data report
 - (3) Cut sheets for all devices, appliances and fixtures to be installed
 - (4) Permit application form must be completed and submitted as part of the plan package
 - (5) Copy of Workers Compensation Insurance Coverage Information form
 - c. Certification of insurance must be submitted with Borough of Rockledge as the Certificate holder
 - d. All the required documentation and materials must be submitted as a complete package. All required fees must be paid at time of submittal.
 - e. Either the Rockledge Borough Fire Marshals Office or a Third-Party Agency will perform a plans review depending on the complexity of the system. Once the plans are received and review a transmittal sheet will be attach indicating acceptance, rejection or comments.
 - f. The fire sprinkler contractor or designee will pay any fees required for the review.
 - g. The fire Marshals Office must be contacted to perform any inspections as required by NFPA 13
 - h. Fee Schedule
 - (1) Flat Permit Fee: \$100.00
 - (2) Fire Marshals' plan review fee: \$ 50.00
 - (3) Plans requiring a third-party review will be invoiced directly by the third-party agency.
 - i. Fire alarm systems for commercial, industrial, institutional and multi-family:
 - (1) annual and six-month permit: \$50.00
37. Request for building/fire inspectors' services for fire investigations or wind damage:
- a. Residential
 - (1) \$35.00 single family

- (2) \$50.00 per unit for more than one family unit
- b. Nonresidential: \$75.00

K. ZONING HEARING BOARD FEES (required by Zoning Hearing Board)

All application fees cover the administrative costs related to the application and 1 hearing. All fees are non-refundable once submitted to the Borough.

- 1. Signs, fences, sheds, and other residential accessory uses and structures: \$300.00
- 2. Residential buildings (with 2 or fewer dwelling units) and uses: \$900.00
- 3. Non-residential buildings (including residential buildings and uses with more than 2 dwelling units) and uses: \$1,500.00
- 4. All other applications (including substantive validity challenges): \$2,000.00
- 5. Hearing continuance fee: \$250.00
 - a. must be paid prior to next hearing
 - b. no fee required where continuation is due to lack of quorum
- 6. The cost of the original transcript shall be paid by the person appealing from the decision of the zoning hearing board, if such appeal is made. The cost of the additional copies shall be paid by the person requesting such copy or copies.

L. ZONING OFFICER FEES

- 1. sale of zoning codes: \$50.00
- 2. use and occupancy for zoning approval prior to issuance of building permit: \$50.00
- 3. minor zoning review fee (fences, driveways, sheds, steps, walkways, patios, decks, or pools): \$50.00
- 4. zoning review fee for larger projects (additions, garages, etc.): \$75.00
- 5. zoning and use certification from the zoning officer: \$50.00

M. ZONING FEES (required by Borough Council)

All application fees cover the administrative costs related to the application and 1 hearing. If the applicant withdraws the application prior to the first hearing before the Borough Council, the Borough will refund any difference between the application fee paid and the actual costs incurred by the Borough.

- 1. conditional use application: \$1,500.00 + escrow
 - a. applicant is responsible for professional review fees and administrative fees related to additional hearings
 - b. Escrow deposit:
 - (1) Residential (with 2 or fewer dwelling units): \$750.00
 - (2) Commercial/Nonresidential (including residential buildings and uses with more than 2 dwelling units): \$1,250.00
- 2. curative amendment: \$1,500.00 + escrow

- a. applicant is responsible for professional review fees and administrative fees related to additional hearings
- b. Escrow deposit
 - (1) Residential (with 2 or fewer dwelling units): \$750.00
 - (2) Commercial/Nonresidential (including residential buildings and uses with more than 2 dwelling units): \$1,250.00
- 3. zoning ordinance text or map amendment: \$1,500.00 + escrow
 - a. applicant is responsible for all professional review fees and administrative fees associated with the amendment request
 - b. Escrow deposit
 - (1) Residential (with 2 or fewer dwelling units): \$1,000.00
 - (2) Commercial/Nonresidential (including residential buildings and uses with more than 2 dwelling units): \$2,000.00
- 4. Hearing continuance fee: \$250.00
 - a. must be paid prior to next hearing
 - b. no fee required where continuation is due to lack of quorum
- 5. The cost of an original transcript shall be paid by the person appealing from the decision of the zoning hearing board, if such appeal is made. The cost of the additional copies shall be paid by the person requesting such copy or copies.

N. SUBDIVISION & LAND DEVELOPMENT REVIEW FEES

- 1. Minor subdivision application fee: \$300.00 + escrow
- 2. Sketch plan application fee: \$300.00 + escrow
- 3. Preliminary plan application fee: \$500.00 + escrow
- 4. Final plan application fee: \$300.00 + escrow
- 5. Escrow:
 - a. All applications submitted for a proposed subdivision and land development approval shall, at the time of submission and in addition to the above application fee, pay a fee of \$2,500.00 to establish an Escrow Account, from which all professional review (engineer, solicitor, zoning) and administrative costs incurred by the Borough will be paid in accordance with the Pennsylvania Municipalities Planning Code.
 - b. The Borough will provide the applicant with an accounting of the professional review and administration fees paid on not less than a quarterly basis.
 - c. If the balance of the escrow account falls below \$500, the Borough may request the applicant deposit additional escrow funds to raise the balance back to \$2,500 or such lesser amount that may be required as determined by the Borough.
 - d. The Borough may require such other financial security and escrow funds to be established as permitted by the Pennsylvania Municipalities Planning Code and the Rockledge Borough Subdivision and Land Development Ordinance in effect at the time a complete application is submitted.

O. STREET OPENING PERMIT

1. Require four (4) inches of crushed stone, four (4) inches of concrete and two (2) inches of hot blacktop sealed at the seams with hot tar. Alternative method is eight (8) inches of B.C.B.C., two (2) inches of hot blacktop, sealed at the seams with hot tar. Fee is \$75.00 per square yard for the first 3 square yards, \$50.00 per square yard for each additional square yard, and must be maintained a period of one (1) year after the completion of work.

P. PUBLIC WORKS SERVICE FEES

1. The Rockledge Borough Public Works Department will charge an hourly rate for any work completed on private property.
 - a. Public Works Laborer; current hourly rate for the position.
 - b. Public Works Foreman; current hourly rate for the position.
2. The following are fees associated with equipment usage for work completed by Public Works employees on private property.
 - a. Small Equipment, shovels, rakes, etc.: \$8.00/hour
 - b. Small Power Equipment - push mower, snow blower, etc.: \$15.00/hour
 - c. Large Power Equipment- zero turn, tractor, tool cat, etc.: \$35.00/hour
 - d. Backhoe, trucks, etc.: \$105.00/hour
 - e. Administrative Fees, if applicable: \$50.00/hour
 - f. Material usage -- street salt, dirt/topsoil, etc.: material price x tons/yards
 - g. Material disposal - dirt, fill, etc.: material price x tons/yards

§ 271-2 Failure to apply for and pay appropriate fee.

If it should be the case that a person, firm or corporation or any servant, agent, employee, contractor or subcontractor shall fail to apply for and pay the appropriate fee, as required by this Ordinance, except for emergency repairs as herein defined, then said person, firm corporation, contractor or subcontractor shall be liable to pay double the appropriate amount of the fee that is stated in this ordinance. The only exception to having to pay double the amount of the fee, is for emergency repairs performed as the result of some immediate unforeseen event, for which sufficient time does not allow obtaining a permit prior to the start of said emergency repairs, and where said emergency repairs are being performed to secure the premises, to prevent further damage, or to protect personal property, provided that the appropriate permit is obtained within seventy-two (72) hours of the occurrence of the event for which emergency repairs are required and the appropriate fee is paid to the appropriate Borough Official within said seventy-two (72) hour period.

§ 271-3 Fee conflicts.

To the extent that the Ordinances previously enacted do not deal with the setting of fees, as amended herein, said Ordinances or parts thereof, which are not in conflict and do not refer to specific fee setting, remain in full force and effect and are not affected by this Ordinance.

SECTION 2.

Any and all other Ordinances or parts of Ordinances in violation or in conflict with the terms, conditions, and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION 3.

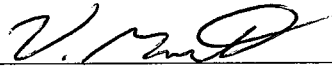
The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, the Council hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part, or provision of this Ordinance.

SECTION 4.

This Ordinance shall become effective on the earliest applicable effective date set forth in section 3301.3(b) of the Pennsylvania Borough Code, 8 Pa.C.S.A. § 3301.3(b).


ORDAINED and **ENACTED** an ordinance of the Borough of Rockledge this 30th day
of March, 2026.

BOROUGH OF ROCKLEDGE:




VINCENT MENNITI, JR.
PRESIDENT OF COUNCIL

ATTEST:



SECRETARY

Approved this 30 day of March, 2026



BRIAN CORRIGAN,
MAYOR