



2023 Master Fee Schedule

ZONING ADMINISTRATION

Zoning Application Fee	\$85.00 Base Fee (non-refundable) plus \$3.00 per \$1,000.00 of the fair market value of the project. Total fee of application shall not exceed \$2,000.00
Certificate of Zoning Compliance	\$85.00
Official Letter of Zoning Determination	\$85.00
Certificate of Change of Use	\$85.00
Certificate of Nonconformity	\$85.00
Zoning Permit to Demolish Residential Structure	\$85.00
Zoning Permit to Demolish Commercial Structure	\$250.00
Zoning Permit Extension	\$85.00
Zoning Officer Hourly Rate	\$85.00
Specific Use/Projects Zoning Fee	
Wind Farm	\$1,000.00 Per Proposed Windmill and Accessory Structures
Major Solar Energy System	\$100.00 Per Array and Accessory Structures
Forestry/Timber Harvesting Activities	Lots less than 5 acres - \$100.00 Lots more than 5 acres - \$500.00
Application or appeal to Zoning Hearing Board	\$900.00
Application for Zoning Changes or Curative Amendment	\$1,500.00
Hard Copy of Zoning Ordinance	\$50.00 Plus Postage
Hard Copy of Zoning Map	\$35.00 Plus Postage

PROPERTY MAINTENANCE ADMINISTRATION

IPMC Appeal Board Hearing Fee	\$500.00
Code Officer Hourly Rate	\$85.00



SUBDIVISION AND LAND DEVELOPMENT

Driveway Occupancy/Street Excavation Permits	<p>Driveway Occupancy Permit - \$150.00</p> <p>Road Opening – Excavation Permit: \$175.00 up to 50 SF, \$100.00 each additional 50 SF</p> <p>Inspection Fee - \$85.00 per hour (min. one hour)</p>
Subdivision and Land Development Review	<p>Minor Subdivision - \$500.00 plus \$10.00 for each lot or dwelling unit.</p> <p>Major Subdivision - \$2,000.00 plus \$10.00 for each lot or dwelling unit to held in escrow.</p> <p>Site/Land Development Plan - \$2,000.00</p> <p>With each plan and at the time of application, the applicant or developer must pay to the Township an escrow fee of \$300.00 for a minor subdivision plan and \$750.00 for a major subdivision/land development plan.</p> <p>The escrow funds will be used to pay for the professional services being billed by the Township with any excess being refunded to the applicant or developer within sixty (60) days from the date the final plan has been approved or recorded.</p>
Engineering Review/Consulting Fees	<p>The fees charged by the Township Engineer are hereby established by the Board of Supervisors at the rate provided by the appointed Township Engineer. Rates are on file at the Township’s office.</p>



STORMWATER MANAGEMENT

Level 1: Administrator is Code Enforcement Officer	
Total Fee Due at Application	\$100.00
Level 2: Administrator is Code Enforcement Officer	
Total Fee Due at Application	\$500.00
Level 3: Administrator is Township Engineer	
a. Initial Township Processing	\$100.00
b. Application, Computations, Worksheet & Sketch Review (1 Review & Report)	\$650.00
c. Pre-Construction Property Inspection	\$100.00
d. During Construction Inspection	\$100.00
e. Post – Construction Property Inspection (1 Inspection)	\$125.00
Total Fee Due at Application	\$1,075.00
Level 4: Administrator is Township Engineer	
a. Township Processing	\$200.00
b. O&M Agreement Review (Total for Solicitor and Engineer)	\$600.00
c. SWM Site Plan & Calculation Review	\$2,000.00 Base Fee plus \$100.00 per Disturbed Acre Fee Per Each Watershed (Routing) - \$300.00
Minimum Total Fee at Application	\$2,800.00



LEVEL 2 & 3 APPLICATION NOTES:

- IF ANY MEETINGS, ADDITIONAL INSPECTIONS OR ADDITIONAL REVIEWS ARE REQUIRED TO VERIFY COMPLIANCE WITH THE ORDINANCE OR AT REQUEST OF THE APPLICANT PRIOR TO COMPLETION OF THE PROJECT THE APPLICANT WILL BE BILLED ON A TIME AND MATERIAL BASIS BY BLACK CREEK TOWNSHIP AT THE RATE OF \$125.00/HR (COVERS ENGINEER'S TIME AND TOWNSHIP PROCESSING). NO OCCUPANCY PERMIT SHALL BE ISSUED UNDER ANY CIRCUMSTANCES UNTIL ALL OUTSTANDING BLACK CREEK TOWNSHIP INVOICES ARE PAID IN FULL BY THE APPLICANT.

LEVEL 4 APPLICATION NOTES:

- REVIEW FEES FOR REVISED AGREEMENTS, PLANS AND CALCULATIONS WILL BE BILLED TO APPLICANT BY THE TOWNSHIP ON A TIME AND MATERIAL BASIS AT THE TOWNSHIP ENGINEERS / SOLICITORS CURRENT BILLING RATE.
- INSPECTION FEES WILL BE BILLED TO THE APPLICANT BY THE TOWNSHIP ON A TIME AND MATERIAL BASIS AT THE TOWNSHIP ENGINEERS CURRENT BILLING RATE. CONSTRUCTION INSPECTIONS WILL BE PERFORMED DURING ALL CRITICAL TIMES OF CONSTRUCTION AS DEFINED IN THE ORDINANCE.
- ABOVE FEES DO NOT INCLUDE THE FEE REQUIRED FOR THE POST CONSTRUCTION INSPECTION FUND. THIS FEE WILL BE DETERMINED ON A PROJECT BY PROJECT BASIS AND IS REQUIRED TO BE PAID PRIOR TO FINAL SWM SITE PLAN APPROVAL.
- IN DETERMINING THE FEE REQUIRED PER DISTURBED ACRE APPLICANT MUST ROUND UP. (I.E. FEE FOR A PROJECT WITH 1.1 ACRES OF DISTURBANCE IS \$200.00)