

BOROUGH OF BELL ACRES

2025

SCHEDULE OF FEES

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SECTION 1. The following requirements are hereby established:

A. ZONING PERMITS AND ZONING OCCUPANCY CERTIFICATES

(1) Residential Uses – All Districts

(a)	Single family and two-Family dwelling	\$ 150.00
(b)	Apartments (per structure)	200.00
	Each additional family unit in excess of three	10.00
(c)	Townhouses and Multiple dwellings (per structure)	200.00
	Each additional family unit in excess of four	10.00
(d)	Accessory structures	100.00
(e)	Swimming pools (above-ground)	50.00
	Swimming pools (in-ground)	150.00

(2) Other Uses – All Districts

(a)	Principal Structure	150.00
(b)	Accessory structure associated with Non-residential use	50.00
(c)	Signs:	75.00

(3) Land Use (Permit Necessary)

(a)	Change in land or structure use	50.00
(b)	Occupancy of mobile home lot	50.00
(c)	Occupancy and use of vacant land	50.00
(d)	Occupancy of new dwellings, including Apartments (each unit)	50.00

(4) Zoning Hearing Board

(a)	Petition of Appeal	\$ 300.00 (non-refundable) 800.00 – Escrow * Or actual cost incurred by the Borough – whichever is greater
(b)	Administrative Review	300.00 (non-refundable) 800.00 – Escrow * Or actual cost incurred by the Borough – whichever is greater

(c) Variance		
	(i) Residential and Other	300.00 (non-refundable) 800.00 – Escrow * Or actual cost incurred by the Borough – whichever is greater
	(d) Special Exceptions and other uses	300.00 (non-refundable) 800.00 – Escrow * Or actual cost incurred by the Borough – whichever is greater
	(e) Substantive Validity Challenges submitted to Zoning Hearing Board	500.00 (non-refundable) 800.00 – Escrow* Or actual cost incurred by the Borough – whichever is greater
(5)	Borough Council	
	(a) Substantive Validity Challenges and Landowner Curative Amendments	500.00 (non-refundable) 800.00 – Escrow * Or actual cost incurred by the Borough – whichever is greater
	(b) Conditional Uses	300.00 (non-refundable) 800.00 – Escrow * Or actual cost incurred by the Borough – whichever is greater
	(c) Planned Residential Developments	\$1,250.00 plus escrow amount of \$3,000.00
	(d) Zoning Ordinance Amendments (Map or Text)	300.00 (non-refundable) 800.00 – Escrow * Or actual cost incurred by the Borough – whichever is greater

B. BUILDING PERMITS

Bell Acres Borough hereby adopts and establishes the plan review and inspection fees set forth in appendix “B” and appendix “C” of the UCC Service Agreement it has executed with Professional Code Services, Inc., for the enforcement of the Pennsylvania Unified Construction Code and Construction Code. Both Appendices are expressly incorporated by reference herein.

Building Permit Administrative Fee	\$ 100.00
Building Permit Renewal	\$ 100.00

C. SUBDIVISION & LAND DEVELOPMENT

(1) Subdivisions:

Basic Application Fee and Escrow Amount

- (a) Lot Line Revision: \$250.00 plus \$500.00 escrow amount*
- (b) One (1) to Three (3) Lots \$750 plus \$1,500 escrow amount*
- (c) Four (4) Lots or More: \$1,000.00 plus \$40.00 per lot, plus escrow amount of \$3,000.00*

(2) Land Developments: \$1,250.00 plus escrow amount of \$3,000.00*

* Escrow amount is for estimated cost of notification, postage, legal advertisement, court stenographer and transcript. Applicant is also responsible for any costs incurred by Bell Acres Borough in excess of the initial escrow amount for the above referenced costs, as well as, for professional review fees from the engineering, transportation, legal or other consultant reviews in association with the application based on the current rates charged to the Borough. The escrow amount shall be replenished when it reaches a level of fifty percent (50%) of the original escrow amount.

(3) Storm Management Plan Application \$300.00

Plus \$1,000.00 escrow for any costs incurred by Bell Acres Borough for engineering, legal or other consultant reviews in association with the application. The escrow amount shall be replenished when it reaches a level of \$500.00.

D. ROAD OCCUPANCY PERMITS

Application and inspection fees for Road Occupancy Permits:

1. Driveway Permit:

- Residential and Non-Residential \$100.00

2. Borough Road Openings:

- Road opening requiring excavation of roadway - \$100.00
- Road opening not requiring excavation of roadway - \$ 50.00
- Surface openings that are constructed parallel to the roadway. This fee is calculated based on the roadway openings that are constructed parallel to the roadway within the Borough Right-of-Way and are more than 100 total linear feet in length.
 - Opening in pavement - \$100.00 base fee plus \$40.00 for every 100 feet of parallel opening.
 - Opening in shoulder - \$50.00 base fee plus \$20.00 for every 100 feet of parallel opening.
 - Opening outside pavement and shoulder - \$50.00 base fee plus \$10.00 for every 100 feet of parallel opening.

E. GRADING, FILLING AND EXCAVATING PERMITS:

(1)	Not more than 250 cubic yards	\$	150.00
(2)	251 to 999 cubic yards		300.00
(3)	1,000 cubic yards or more		400.00 for the first 1,000 cubic yards plus \$30.00 for each additional 1,000 cubic yards

For volume Over 1,000 cubic yards:

Plus \$1,000.00 – escrow for any costs incurred by Bell Acres Borough for engineering, legal or other consultant reviews in association with the application. The escrow amount shall be replenished when it reaches a level of \$400.00.

F. MISCELLANEOUS FEES:

(1)	Copies per page	\$.25
(2)	Grading Ordinance Copy		10.00
(3)	Lien Letter		25.00
(4)	Police Accident Report		15.00
(5)	Police Service Report		10.00
(6)	Subdivision Ordinance		25.00
(7)	Zoning or Road Map		5.00
(8)	Zoning Ordinance Book		50.00
(9)	Tax Certification Letter		20.00
(10)	Re-Issuance of Tax Statement		20.00
(11)	Police and Borough Videos		600.00

G. MECHANICAL AND ELECTRICAL AMUSEMENT DEVICES:

(1)	Annual permit per device	\$	300.00
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H. SMALL CELL WIRELESS FACILITIES:

All fees adopted pursuant to this section shall be construed in accordance with terms and limitations established under Act 50 of 2021, the Small Wireless Facilities Deployment Act, 53 P.S. §11704.1 et seq.. In accordance with Section 7(a) of Act 50, 53 P.S. §11704.7, if the Federal Communications Commission (“FCC”) adjusts its levels for fees for small wireless facilities, the Borough may adjust any impacted rate or fee on a pro rata basis and consistent with the FCC’s adjustment.

(1) Application Fees:

- Collocation of up to five (5) small cell wireless facilities on an existing utility pole
 - \$ 500.00
 - Each additional facility 100.00

- Small Cell Wireless Facilities requiring installation of a new or replacement utility pole \$ 1,000.00

(2) Borough Pole Make-Ready Fees:

the actual cost of any work necessary to enable the municipal pole to support the requested collocation, a good faith estimate of which shall be provided to the applicant within 60 days of an application for collocation on a Borough-owned pole.

(3) Annual Use of Right-of-Way Fee

\$270.00
per small wireless facility, or new utility pole with a small wireless facility, or a reasonable, nondiscriminatory approximation of the annual cost to manage the right-of-way, whichever is greater.