

MANCHESTER TOWNSHIP

York County, Pennsylvania

Resolution #2026-05

WHEREAS, Chapter 22 of the Code of Ordinances of Manchester Township establishes rules, regulations, and standards governing the subdivision and development of land within the Township of Manchester, York County, Pennsylvania; and

WHEREAS, Section 510g of the Pennsylvania Municipalities Planning Code (as amended by Act 170 of 1988) requires that municipalities shall establish an engineering review and inspection fee schedule; and

WHEREAS, Section 22-509 provides that the Board of Supervisors shall create a schedule of fees to be paid by the developer in lieu of land dedication to be kept in capital reserve for improvements to Township recreation areas; and

WHEREAS, the Manchester Township Board of Supervisors established a fee schedule for the reservation and use of certain Manchester Township-owned Park or recreational facilities or to the participants in certain Manchester Township Recreation Commission-sponsored activities in Resolution Nos. 93-08, 93-10, 94-14, 95-18, 99-04; 99-16; 2002-06; 2004-12, 2007-13, 2008-21, 2013-08, 2021-05, 2022-13, 2024-05 and 2025-05.

WHEREAS, said Resolution No. 93-08 provides that the fee schedule may be amended by further resolution of the Board of Supervisors.

Type of Application

Fee

Planning & Zoning

Zoning Permit Review (expires 1 year from date of issuance)	
Application Fee	\$50.00
Zoning Permit	\$9.00/\$1,000.00 Cost of Construction
Zoning Permit Extension – 6 months	%50 of original zoning permit fee
Certificate of Occupancy (for change of occupant only – no work)	
Application Fee	\$150.00
York Area United Fire & Rescue Inspection	\$60.00
Other Permit Types and Activities	
LERTA Application	\$750.00
Temporary Tent	\$75.00 for plan review and inspection
Fireworks Display	\$50.00 application fee + \$500.00 Fire Department Fee

Plumber Registration	\$20.00 annually
Purchase Comprehensive Plan	\$30.00
Purchase Zoning Ordinance	\$50.00
Purchase Zoning Map	\$15.00
Purchase Subdivision & Land Development Ord.	\$30.00
Purchase Construction/Material Specifications	\$20.00
8.5" X 11" black & white copies	\$0.25 per page
8.5" X 11" color copies	\$0.50 per page
large plan copies	\$5.00 per page

Building Code Review Fees (for UCC regulated activities and paid in addition to zoning permit review fees).

Residential – (International Residential Code (IRC) Regulated) Additions/Alterations	
Construction Inspection – per discipline	\$50.00 per inspection
Plan Review and Consulting	\$60.00 per hour in ½ hour increments
Re-inspections	\$50.00 per inspection
Residential – (International Residential Code (IRC) Regulated) New Construction	
Plan review for new manufactured homes & detached structures	\$60.00 per hour
Residential fire sprinkler system review	\$150.00 per hour
Plan review post permit issuance	\$60.00 per hour
Construction Inspection – per discipline	\$70.00 per inspection
Plan Review and Consulting	\$200.00 per dwelling unit – includes 2 reviews
Re-inspections per trip to job site	\$70.00 per inspection trip
Residential – (International Residential Code (IRC) Regulated) solar	
Plan Review	\$150.00 for initial review
Re-submittal Review	\$60.00 per hour
Inspections	\$50.00 per inspection
Re-inspection per trip to job site	\$50.00

Commercial/Industrial – (International Building Code (IBC) regulated) – New/Alterations/Additions (includes signs)				
Plan review \$150.00 per hour, billed at permit issuance or cancellation/abandonment				
Cost of Construction				
<i>From</i>	<i>To</i>	<i>Fee (minimum)</i>	<i>Includes up to</i>	<i>Includes up to</i>
\$0.00	\$19,999.00	\$150.00	1 hour plan review	2 inspections
\$20,000.00	\$39,999.00	\$300.00	1 hour plan review	4 inspections
\$40,000.00	\$59,999.00	\$450.00	1 hour plan review	6 inspections
\$60,000.00	\$79,999.00	\$600.00	1 hour plan review	8 inspections

\$80,000.00	\$99,999.00	\$750.00	1 hour plan review	10 inspections
\$100,000.00	\$149,999.00	\$1,050.00	2 hour plan review	14 inspections
\$150,000.00	\$199,999.00	\$1,750.00	2 hour plan review	23 inspections
\$200,000.00	\$250,000.00	\$2,250.00	2 hour plan review	30 inspections

<i>Fee Calculation for Cost of Construction over \$250,000.00 non-refundable</i>		
<i>Cost of Construction (COC)</i>		<i>Quick Formula</i>
<i>From</i>	\$250,001.00 to \$1,000,000.00	COC X 0.15
<i>From the next</i>	\$1,000,001.00 to \$2,000,000.00	COC x 0.01
<i>Then from the next</i>	\$2,000,001.00 and up	COC X 0.005

<i>Code Administrators Administrative Fees</i>	
Notice of violation, court filing and appearance for summary offense citation.	\$150.00 per hour
Commercial preliminary meeting	\$150.00 per hour

Hearings

Zoning Hearings (appeals, special exceptions & variances)	\$650.00
Re-zoning Request	\$1,000.00

Subdivision and Land Development

Engineering/Legal Escrow	
Residential Subdivision and/or Land Development 1-3 Lots	\$1,000.00
Residential Subdivision and/or Land Development 4 or more lots	\$2,500 + \$200 per building lot or dwelling unit
Non-residential Subdivision and/or Land Development	\$7,500.00
Township Filing Fee	
Residential Subdivision and/or Land Development	\$350 + \$100 per building lot or unit
Non-Residential Subdivision and/or Land Development	\$800
Recreation Fee (for residential SD not providing land)	\$1,600.00 per dwelling unit
ELA Group – Mark Henise – Transportation Review	See attached fee schedule

Stormwater Management

Stormwater Permit	\$30.00
Fee-in-lieu of Stormwater (up to 500 sf of new impervious surface cumulative from 8/9/22)	\$1.00 per square foot
Stormwater Inspections – 2	\$50.00
Residential - Engineering Escrow	\$500.00
Commercial - Engineering Escrow	\$1,000.00

Septic Systems/Sewage Enforcement Officer Fees

New Systems (includes \$35.00 township administration fee)	\$1,085.00
Perc & Probe (includes \$35.00 township administration fee)	\$355.00
Temporary Holding Tanks (includes \$35.00 township administration fee)	\$275.00
Minor Repairs – Baffles, Tank Replacement, pump replacement (includes \$35.00 township administration fee)	\$275.00
Correction – Inspection of a Violation (includes \$35.00 township administration fee)	\$100.00
Hourly Fee for Any Other Work	\$75.00 per hour

Sewer Connection Escrow (actual cost-refund of balance issued after completion)

Open-cut in State Highway	\$12,200.00
Boring Under State Highway	\$18,800.00
Open-cut in Township Road	\$9,300.00
Open-cut in Unimproved Ground	\$6,800.00
Connection to Township Installed Sewer Lateral	\$5,378.78

Sewer Tapping Fee (charged per EDU)

Springettsbury/York/Dover (no sewer interceptor upgrade paid – ACT 57 applies)	\$2,243.50
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Plumbing/Sewer Tap Inspection (performed from the building to the road)

Inspection	\$165.00
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Sewer Reservation Rate

\$51.60 per quarter per EDU

Grinder Pump Permit

Permit Review	\$350.00
Two Inspections (initial inspections)	\$250.00
Additional Inspections as Needed	\$125.00

Road Occupancy Fee

Application Fee	\$50.00
Supplemental Fee for Each Six-month Extension or Submitted Change	\$10.00
Emergency Card	\$5.00 per card
Driveway Security Bond for permits issued between October to March	SF/9x20=bond \$
Inspection Fees for Surface Openings Within Road Right-of-ways (total linear feet of opening – each 100-foot increment or fraction thereof)	
Opening in Pavement	\$40.00
Opening in Shoulder	\$20.00
Opening Outside of Pavement or Shoulder	\$10.00
Inspection Fees for Surface Openings Less than 36 sf. (per opening)	
Opening in Pavement	\$30.00
Opening in Shoulder	\$15.00
Opening Outside of Pavement or Shoulder	\$10.00
Above Ground Facilities/Utilities	
Up to 10 Physically Connected (each continuous group)	\$20.00
Additional Physically Connected to the Above Group (each connection)	\$2.00
Compaction Inspection Fee (excludes driveways)	\$200.00 per day of construction
Intersection Fee	\$400.00 per intersection

Recreation Fees

Resident/Non-resident: Use of Cousler Park Athletic Fields # 1-10	\$10.00/\$25.00 per hour
Use of Cousler Park Athletic Fields # 11-13 and 16-18	\$30.00 per hour (non-resident) (free for residents)
Use of Cousler Park Athletic Fields # 14-15	\$35.00 per hour (non-resident) (free for residents)
Use of Cousler Park Athletic Fields # 11-18 if at least 50% of the participants are Manchester Township residents.	No fee
Resident/Non-resident Use of Emigsville Park Scout Building	\$250 security deposit + \$175.00/\$300.00 per day
Resident/Non-resident Use of Johnston's Park Building	\$250 security deposit + \$175.00/\$300.00 per day
Resident/Non-resident Use of Picnic Pavilion with Electric	\$60.00/\$80.00 per day
Resident/Non-resident Use of Picnic Pavilion without Electric	\$40.00/\$60.00 per day
Resident/Non-resident Use of David A. Raver Stage	\$100.00 security deposit + \$30.00/\$60.00 per hour

Resident/Non-resident Use of half of the Manchester Township Multi-purpose room	\$50.00 security deposit + \$50.00/\$65.00 per hour
Resident/Non-resident Use of the whole Manchester Township Multi-purpose room	\$50.00 security deposit + \$75.00/\$95.00 per hour

Staff Review Meeting

The applicant is responsible for all review fees incurred by the Township staff during their technical review of the submission. The Township staff includes Township Engineer, Township appointed Engineer, Traffic Engineer, Zoning Officer, York County Planning Commission Fees, Landscape Architect, or other technical advisors that may be needed.

Township Engineer

The applicant shall be responsible for all engineering costs directly related to subdivision or land development review, including, but not limited to site visits, travel time, photographs, engineering copies, engineering review, review letters, and correspondence (including phone calls), Planning Commission meeting attendance, Board of Supervisors Meeting attendance, and plan recording fees.

Tree/Grass Violations – Work Performed by Township Public Works Department

The Township is authorized by Ordinance to correct any violations regarding trees and grass if not done so by the property owner in the prescribed timeframe. The cost, for the resident, for this work is \$195.00 per hour.

Zoning permit fees are doubled if work is started before a permit is obtained.

BE IT FURTHER RESOLVED that the provisions of this resolution shall supersede the provisions of Resolutions #2012-05; #2022-13; #2024-05; #2025-05 of the Manchester Township Board of Supervisors; and

BE IT FURTHER RESOLVED that the provisions of this resolution shall become effective upon enactment and shall remain in effect until changed by further resolution of the Board of Supervisors.

RESOLVED, this 5th day of January, 2026.

ATTEST:

By: BOARD OF SUPERVISORS

Timothy R. James, Secretary

Rodney K. Brandstedter, Supervisor

Craig M. Miller, Supervisor

Debra K. McCune, Supervisor

Harry Long, Jr., Supervisor

David J. Chiaverini, Supervisor