

**MUDDY CREEK TOWNSHIP
2026 FEE SCHEDULE
RESOLUTION #2026-03**

A RESOLUTION OF THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, fixing the fees for filing of application, permits and licenses for the fiscal year 2026.

The Board of Supervisors hereby Resolve as follows:

UNIFORM CONSTRUCTION CODE BUILDING:

Building Permit Application Fees (Plan review fees and inspection fees are additional):

Residential Accessory Structures and Residential Additions	\$29.50
Demolition	\$29.50
Mobile Homes	\$74.50
Single Family Homes	\$129.50
All non-residential structures	\$4.50 plus 25% inspection/review fee

PERMIT PENALTY FEE: Penalty for construction without a permit. Permit Fee PLUS 50%

Plan Review Fees:

USE GROUP	RATE	AREA
B, R-1, R-2, R-3	\$.15	First 15,000 sq. ft.
	\$.08	15,001 up to Total sq. ft.
A,E,H,I	\$.18	First 15,000 sq. ft.
	\$.10	15,001 to up to Total sq. ft.
M	\$.15	First 12,000 sq. ft.
	\$.07	12,001 up to Total sq. ft.
F,S,U	\$.12	First 12,000 sq. ft.
	\$.07	12,001 up to Total sq. ft.
Single Family Dwelling And Townhouse (IRC)	\$175.00 per unit	Unlimited Area
Residential Additions, Manufactured Homes and Accessory Structures (including Decks, swimming pools, porches etc.)	\$75.00	Unlimited Area

- Renovations or alterations to existing structures based on 75% of new construction review (commercial only)
- Review fees reflect an initial review and one subsequent revision. Any additional required reviews will be conducted at the 50% of the original review cost. (commercial only)
- Square footage shall include the aggregate sum of each dissimilar floor level.

Miscellaneous Commercial Plan Review Fee :

Minor commercial alterations ≤ 1,000 sq. ft.	\$125.00 per hour
Stand-alone Mechanical, Plumbing, Electrical, Fire	\$125.00 per hour
Preliminary Review (Height, Area, Type of Const.)	\$125.00 per hour

For group definitions, please contact the township office.

Residential Plans will be reviewed within fifteen (15) business days from date that all information required has been received.

Commercial Plans will be reviewed within thirty (30) business days from date that all information required has been received.

Rates for Inspection Services:

(Fee per square foot of construction (gross aggregate))

Group	Description	Fee per square foot
A-1	Assembly Theaters	.350
A-2	Assembly, night clubs, assembly, restaurants, bars, banquet halls	.350
A-3	Assembly Churches	.350
A-3	Assembly, general community halls, libraries, museums	.375
A-4	Assembly arenas	.350
B	Business	.450
E	Education	.400
F-1	Factory and Industrial, moderate hazard	.275
F-2	Factory and Industrial, low hazard	.275
H-1	High Hazard, explosives	.300
H-2 through H-4	High Hazard	.300
H-5	Hazardous Production	.300
I-1	Institutional, supervised environment	.375
I-2	Institutional, incapacitated	.375
I-3	Institutional, restrained	.400
I-4	Institutional, day care	.400
M	Mercantile	.325
R-1	Residential, hotels	.350
R-2	Residential, multiple family	.400
R-3 ^{3,4,6}	Residential, one and two family	.450
R-4	Residential, care/assisted living	.400
S-1	Storage, moderate hazard	.250
S-2	Storage, low hazard	.225
U	Utility, miscellaneous	.250

1. Gross aggregate shall include the sum of the square footage on each floor including finished basements. Unfinished basements: .10.
2. Fee includes all UCC required inspections (building general, mechanical, plumbing, energy and accessibility). Change of use occupancy inspections, signs: \$160.00 fee.
3. Additions to residential structures shall be the base rate per schedule PLUS \$250.00
4. Manufactured (HUD) homes shall be inspected for a flat fee of \$450.00 PLUS \$200.00 where basement provided.
5. Alterations to existing structures shall be calculated at 75% of the chart rate for the renovated area PLUS \$200.00
6. Decks, pools, roof replacements, ect. accessory to one- and two-family dwellings shall be inspected for a fee of \$160.00 PLUS \$75 for in-ground pools. Roof & On-Ground PV systems: \$235.00
7. Communication towers and associated equipment shall be inspected for a flat fee of \$250.00 per tower.

Itemized Fees for Installations/Alterations not relating to new work or additions:

The following fees apply to the installation or alteration of fixtures common with electrical work. A fee of \$75 per inspection shall apply where an installation or inspection required is not listed below.

Residential Electrical Inspections (IRC)

***IRC Electrical installation inspections** (2 site visits – rough inspection, Final inspection)
➤ Alterations and Additions \$175.00 (\$75 each additional inspection)

PLUS

➤ All new service equipment up to 400 A \$95.00 plus \$10 per meter

***IRC Electrical installation inspection**(4 site visits – Temp, rough inspection, final inspection, service)

➤ Complete Single-Family Dwelling \$265.00 (\$75 ea. additional inspection)

Residential Electrical Work Other Than Additions/Alterations:

***NEC installation inspection** (1 site visit)

- Service Upgrade or Rewire \$95.00 plus \$10/meter over 1
- Solar PV \$235 + \$85 for new service
- Swimming Pools Above Ground/Hot Tub \$95.00
- In Ground \$175.00 (2 site visits)
- Heating/AC Equipment \$85.00/unit
- Generators \$160.00/unit
- Transformers \$80.00/unit
- Appliance (dishwasher/disposal etc.) \$75.00/unit
- Septic, Grinder and related equipment \$250.00/unit
- EV Charger \$105.00

Commercial Electrical New Work/Alterations

➤ Cost per square foot of structure (up to 40,000 sf) \$100 Plus .10 x gross sq.ft.

Commercial Electrical Work Other than New Work/Alterations

Electrical Services

- Temporary Service \$95.00 (1 site visit)
- Permanent Service (Up to 200 amp) \$95.00 (1 site visit)
- (Over 200 amp) \$105.00 (1 site visit)
- (each additional meter) \$15.00 per socket
- Signs \$95.00/unit
- Solar PV \$235 + \$25(each array over 4) + \$85 for new service
- Public Swimming Pool \$350.00
- Site Lighting \$80.00 plus \$5.00 fixture unit
- Fire Alarm \$275.00
- Generators \$175.00
- Individual Equipment \$75/per fixture
- EV Charger \$125 + \$25 per dispenser

*Additional inspections above minimum done at \$75 per additional visit

Residential Plumbing Work Other Than Additions/Alterations

Fixture drain & supply Installed (water closet, lavatory, hose bibb, etc.): 1,2

Residential:

- New work 1-5 fixtures \$85.00 Flat Fee + \$10.00/fixture
- New work between 5-25 fixtures \$95.00

Commercial:

- New work 1-5 \$85.00 Flat Fee + \$15.00/fixture
- New work between 5-25 fixtures \$145.00

Equipment Installation:

- Water Heater/Boiler replacement \$85.00/unit (1 inspection) ²
- Radiant Heating System \$95.00 (2 site inspections) ²

¹ Pricing includes 3 site inspections: (1 underground, 1 rough, 1 final)

² Additional inspections required above minimum done a \$75 per additional visit

HVAC (1,2)

Residential Commercial

Gas piping & fixtures:

- New work (gas oven, grills, etc.) \$85.00 \$95.00
- New work over 5 fixtures \$95.00 \$175.00

Equipment Installation:

- Furnace or Heating Unit \$75.00/unit \$95.00/unit
- Type I or Type II Hood System \$175.00/unit
- New/Replaced Duct system (Res & Comm) \$95.00 + .01 x cost of duct system

¹ Pricing includes 2 site inspections: (1 rough, 1 final)

² Additional inspections required above minimum done at \$45 per additional visit

Fire Protection (1,2)

- Fire Suppression Systems \$205.00 \$350.00
- Fire Alarm Systems
- >>Required or Non-Required \$95.00 \$275.00

^{1.} Pricing includes 2 site inspections (1 rough, 1 final)

^{2.} Additional inspections required above minimum done at \$45.00 per additional visit

ASSESSMENT PERMIT:

Accessory buildings or structures that do not qualify for Uniform Construction Code compliance. \$25.00

PERMIT PENALTY FEE: Penalty for construction without a permit. Permit Fee PLUS 50%

SUBDIVISION/LAND DEVELOPMENT:

- 1. Lot Line Revision/Minor Revision Review \$345.00
 - Administrative Fee \$50.00
 - Recording Fee Escrow ** \$45.00/page
 - Engineering Base Fee Escrow* \$250.00
- 2. Two through Four Lots \$545.00
 - Administrative Fee \$100.00
 - Recording Fee Escrow** \$45.00/page
 - Engineering Base Fee Escrow * \$400.00
- 3. Five through Ten Lots \$670.00
 - Administrative Fee \$225.00
 - Recording Fee Escrow** \$45.00/page
 - Engineering Base Fee Escrow * \$400.00
- 4. Eleven and Up \$670.00
 - Administrative Fee \$225.00
 - Recording Fee Escrow ** \$45.00/page

Engineering Fee Escrow *	\$400.00 per lot	
5. Residential Land Development		\$520.00
Administrative Fee	\$75.00	
Recording Fee Escrow**	\$45.00/page	
Engineering Base Fee Escrow *	\$400.00	
6. Non-Residential Development		\$770.00+
Administrative Fee	\$125.00	
Recording Fee Escrow**	\$45/page	
Engineering Fee (Base Rate) Escrow*	\$600.00	
Engineering Fee Escrow *	\$100.00 – Additional per acre after five acres.	

*Any engineering fees that exceed the base rate fee incurred by the township will be the responsibility of the applicant.

**The applicant will be responsible to reimburse the Township for any costs incurred above and beyond the fees listed in the fee schedule. Plans will not be recorded until all fees have been paid.

DRIVEWAY PERMIT (Plus storm water, road occupancy, and/or engineering fee if applicable)

Newly Constructed Driveway Permit Application	\$25.00
New Driveway Engineer Fee	\$125.00
Existing Driveway Permit Application	\$25.00
Existing Driveway Modification Inspection Fee	\$25.00

*Engineering fee incurred for driveway Modification from the original application submission will be the responsibility of the Applicant.

PERMIT PENALTY FEE: Penalty for construction without a permit. Permit Fee PLUS 50%

SEPTIC

Administrative Fee	\$75.00/application
Plus fees listed below for SEO services	
<u>Single Family Residential</u>	
(in ground and elevated systems that require percolation test)	\$1000.00 + Application fee
<u>Spray Irrigation System (IRSIS)</u>	
Soil profile 20,000 sq. ft.	\$450.00
<u>Spray Irrigation Systems (IRSIS) – cont.</u>	
Soil profile 20,001 to 39,999 sq. ft.	\$500.00
40,000+ sq. ft.	\$525.00
Review Design, Issue Permit - 20,000 sq. ft.	\$150.00
Review Design, Issue Permit - 20,001 to 39,999 sq. ft.	\$175.00
Review Design, Issue Permit 40,000 sq. ft.+	\$200.00
Pre-Construction Inspection	\$175.00
Final Inspection (All systems)	\$175.00

Total Fee 20,000 sq. ft. or less	\$950.00 + Application fee
Total Fee 20,0001 to 39,999 sq. ft.	\$1025.00 + Application fee
Total Fee 40,000 sq. ft. +	\$1075.00 + Application fee

Commercial / Institutional / Multifamily / Community System
(Inground and elevated systems that require percolation test)

	200-799 gpd	800-1199 gpd
Site Investigation and or Soil Evaluation (up to 5 pits)	\$400.00	\$450.00
Percolation Test (up to 8 holes)	\$400.00	\$450.00
Review Design (Issue Deny Permit)	\$125.00	\$150.00
Interim Inspection	\$125.00	\$125.00
Final Inspection	\$125.00	\$150.00
Total Fee:	\$1,175.00	\$1325.00

Alternate Systems Requiring A Morphological Survey

Assisting the Soil Scientist with a Morphological Survey or evaluation of the site soils	\$400.00
Inspection of design drawings and issuing of a permit	\$225.00
Pre-Construction Inspection/meeting	\$175.00
Final Inspection	\$175.00
Total Fee	\$1000.00

(If a percolation test is required an additional \$400.00 fee will be required.)

Additional Fees

Alternate Site Pit & Perc. Testing per. D.E.P or Twp. Regulations (up to 5 pits & 1 perc. up to 8 holes on same day as primary site testing)	\$250.00
Verification of Prior Testing	\$125.00
Granny Plats (Twp. determines if hardship)	\$200.00

Additional Fees (cont.)

10-acre exemption (\$25.00 by applicant \$175.00 by Twp). (If Municipality does not prohibit the use of exemption)	\$250.00
Issue permit - New Septic Tank, Dose Tank, Holding Tank or Distribution Box, pipe repair or installation, etc.	\$250.00
Final Inspection	\$100.00
Non-Building Waiver or lot line revision per. system walk-around	\$125.00
Walk-around for sewage facilities planning (per system)	\$100.00

Abandoned systems (system not used for more than 1 year and require Building permit) Dye Test existing system (3 consecutive dye tests)	\$500.00
Planning Module Review	\$50.00
Dye Testing	\$300.00
Unprepared Site charge	\$100.00
Fee to review design because original was returned for any cause	\$100.00
Deny permit for any cause	\$100.00
Interim Inspection (if requested or required)	\$100.00
Pre-Construction Inspection/meeting (if requested or required)	\$175.00
Each additional pits over 5 or perc. holes over 8 requested by land owner or required on the same day as original testing	\$25.00
Additional laboratory testing because 1 st sample(s) failed	\$75.00/hr(+lab fees)
Commercial, Institutional, Multi family or Community systems greater than 1199 (3 EDU) gpd shall be \$1325.00 + \$125.00 per. EDU(\$25.00 per line item) or if Alternate system requiring Morphological Survey greater than 799 gpd (2 EDU) shall be \$1025.00+\$100.00 per. EDU (\$25.00 per line item)	

System Inspections Per Agreements or DEP Regulations

System or component that needs laboratory analysis (Includes up to \$85.00 Lab Fees)	\$275.00
System or component that does not require lab. Including Holding Tank (per tank)	\$125.00
If dye test is needed during inspection	\$150.00

Miscellaneous and Enforcement Activities

A Charge of \$75.00 per hour will apply to the following including travel time:

Legal action including court hearings

Miscellaneous and Enforcement Activities (Cont.):

Complaint Investigations (All complaints shall be written and signed)

Violation Investigations

Miscellaneous activities.

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JUNKYARD PERMIT:

Non-Residential	\$200.00
200 Vehicles or more	\$100.00
50 to 100 Vehicles	\$ 75.00
Less than 50 Vehicles	\$ 50.00

OVERWEIGHT HAULING

Bond:	\$12,500 - \$50,000/mile
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Application/Administrative Fee	\$100.00
Road Inspection Fees (Pre/Post)	\$90.00

ROAD OCCUPANCY PERMIT:

Administration Fee	\$100.00
Road Inspection Fees (Pre/Post)	\$90.00
Bonding	As determined by Board of Supervisors Based on the project.

EQUIPMENT RENTAL:

Dump Trucks with operator	\$80.00/hour
Dump Trucks with snow plow and Operator	\$100.00/hour
Skid steer with operator	\$65.00/hour
Backhoe with operator	\$85.00/hour
Grader with operator	\$120.00/hour
Ford Truck with operator	\$60.00/hour
Ford Truck with snow plow and operator	\$80.00/hour
Tractor with mower and operator	\$95.00/hour
Mini Excavator with operator	\$80.00/hour
Broom with operator	\$75.00/hour
Manual Labor/Small hand tools	\$50.00/hour

HIGHWAY OCCUPANCY PERMIT (PennDOT)

Administrative Fee	\$25.00
Application Fee	In accordance with most recent edition of the "Schedule of Fees for Highway Occupancy Permits" issued by PSATS
Engineering Fee	\$500.00+

GRADING PERMIT:

Application/Administrative Fee	\$25.00
Engineer Review Fee	\$100.00+

STORMWATER MANAGEMENT REVIEW:

Application/Administrative Fee	\$100.00
Engineer Fees	\$800.00+

FLOOD ZONE REVIEW:

Administrative Review (refundable if permit is not issued)	\$25.00
Engineer Fees	\$Actual costs+
Flood Zone Letters	\$100.00/letter

**PERMIT PENALTY FEE: Penalty for construction without a permit. Permit Fee PLUS 50%
PUBLIC HEARING (UCC AND SEWAGE)**

RESIDENTIAL

A: In submitting an application for a residential appeal, a filing fee of \$700.00 and an escrow deposit of \$500.00 is required.

B: In the event that the costs associated with processing the application to the Building Code Board of Appeals shall exceed the escrow amount, the applicant shall be required to deposit an additional sum in escrow to cover the additional costs.

COMMERCIAL

A: In submitting an application for a commercial, institutional or industrial appeal, a filing fee of \$1750 and an escrow deposit of \$1000 is required.

B: In the event that the cost associated with processing the application to the Building Code Board of Appeals shall exceed the escrow amount, the applicant shall be required to deposit an additional sum in escrow to cover the additional costs.

APPEALS BOARD (No Hearing)

Application/Hearing Fee: \$300.00
Plus any additional legal fees/engineering fees incurred by the township.

REAL ESTATE TAX COLLECTOR FEES

Duplicate Tax Bill	\$10.00/parcel
Duplicate Receipt	\$10.00/parcel
Tax Certifications (3 years)	\$40.00/parcel
Mobile Home Removal Permit	\$10.00/home
Returned Check Fee	\$37.00/returned check

MISCELLANEOUS

Resident Requested Sign & Installation	(Actual cost)
Municipal No Lien Letters	\$20.00/parcel
Copies of Single Pages (Act 100)	\$0.25/page
Facsimile Fee	\$0.25/page
Certification of a record	\$5.00/certification
Postage to mail records	(Actual cost)
Return Check Fee	\$37.00/returned check
Mailing Planning Modules/Building Permits/ Engineering Plans	(Actual cost)
Research by Office Staff	\$30.00/hour
Subdivision/Land Development Ordinance	\$25.00

Administrative Fees are non-refundable unless otherwise noted. Applicant is responsible to reimburse the Township for any costs incurred by the Township beyond the fees listed above for services performed by consultants for the Township at the normal rate charge.

Any engineering fees that exceed the base rate fee incurred by the township will be the responsibility of the applicant.

All engineer fees shall be paid prior to the issuance of any permit, letter or plans. The applicant will be responsible to reimburse the Township for any costs incurred above and beyond the fees listed in the fee schedule.

Resolution, or parts thereof in conflict with this Resolution be and is hereby repealed insofar as the same may effect this Resolution.

ENACTED AND RESOLVED this 5th day of January, 2026.

ATTEST:

Abbie M. Flinner
Secretary/Treasurer
(SEAL)

**MUDDY CREEK TOWNSHIP
BOARD OF SUPERVISORS:**

Dale Kerr

Eric Saunders

Dale A. Hall