

**DALLAS TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
FEE SCHEDULE**

The following fees shall be paid by the applicant and/or developer to Dallas Township in the amounts prescribed herein. **All required fees shall be included with the submission of a subdivision and/or land development application. Applications shall be deemed incomplete and shall not be accepted without payment of the applicable fees**

1. **MAJOR SUBDIVISION**

\$500.00 plus \$50.00 per lot for the base application fee, plus an initial fee of \$2,000 to be placed into an escrow fund for payment of costs incurred by the Township for required services which include, but shall not be limited to the engineering review of the plans, applications, supporting documentation and site inspection work. At the first meeting of the Planning Commission at which a subdivision and/or land development application is considered, the initial escrow fee of \$2,000 may be increased to a greater amount which is in the opinion and sole discretion of the Planning Commission representative of reasonable anticipated costs which may be incurred by the Township. The payment of the additional amount of funds to be held in escrow shall be made within ten (10) days following the Planning Commission's determination of the appropriate amount. During the course of making payments for services incurred by the Township, should the amount of funds held in escrow at any time fall below 50% of the escrow amount as established by the Planning Commission, upon notification from the Township, the applicant and/or developer shall submit an additional payment to the Township to increase the funds held in escrow to equal the required amount as re-established by the Planning Commission. No further review of a submitted plan shall occur without such payment of required funds to be held in escrow. Upon final approval of an application and plan, any remaining funds, without interest, held in escrow shall be returned to the applicant and/or developer who deposited such funds with the Township. Should the final costs incurred by the Township exceed the amount of funds held in escrow at the time of final approval, the developer and/or applicant shall make immediate payment to the Township in the amount equal to the difference. The release of approved and signed plans shall not occur prior to payment in full of all applicable costs incurred by the Township.

In addition and separate from the above fees, the developer and/or applicant shall also be required to pay any and all additional fees, charges or costs that may be charged by any other municipal agency (other than the Township) for any fees connected with the review of the plans, additional calculations, additional reports or other such services which may be required or necessitated as a result of the application or any change(s) made to the application and proposed plans by the developer and/or applicant, either of their own initiative or as required by the Dallas Township Planning Commission in order that said application and proposed plan conforms and complies with the applicable requirements of the Dallas Township Subdivision and Land Development Ordinance.

The developer and/or applicant shall be responsible for compliance with the applicable distribution of plans and applications as set forth in Section 304.2 of the Dallas Township Subdivision and Land Development Ordinance.

2. MINOR SUBDIVISION

\$250.00, plus \$25.00 per lot for the base application fee, plus an initial fee of \$500 to be placed into an escrow fund for payment of costs incurred by the Township for required services which include, but shall not be limited to the engineering review of the plans, applications, supporting documentation. **At the first meeting of the Planning Commission at which a subdivision and/or land development application is considered, the initial escrow fee of \$500 may be increased to a greater amount which is in the opinion and sole discretion of the Planning Commission representative of reasonable anticipated costs which may be incurred by the Township.** The payment of the additional amount of funds to be held in escrow shall be made within ten (10) days following the Planning Commission's determination of the appropriate amount. Upon final approval of an application and plan, any remaining funds, without interest, held in escrow shall be returned to the applicant and/or developer who deposited such funds with the Township. **Should the final costs incurred by the Township exceed the amount of funds held in escrow at the time of final approval, the developer and/or applicant shall make immediate payment to the Township in the amount equal to the difference. The release of approved and signed plans shall not occur prior to payment in full of all applicable costs incurred by the Township.**

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3. MAJOR LAND DEVELOPMENT

A. TWO OR MORE PRINCIPAL BUILDINGS AND/OR USES

\$500.00, plus \$50.00 per building for the base application fee, plus an initial fee of \$2,000 to be placed into an escrow fund for payment of costs incurred by the Township for required services which include, but shall not be limited to the engineering review of the plans, applications, supporting documentation and site inspection work. **At the first meeting of the Planning Commission at which a subdivision and/or land development application is considered, the initial escrow fee of \$2,000 may be increased to a greater amount which is in the opinion and sole discretion of the Planning Commission representative of reasonable anticipated costs which may be incurred by the Township.** The payment of the additional amount of funds to be held in escrow shall be made within ten (10) days following the Planning Commission's determination of the appropriate amount. **During the course of making payments for services incurred by the Township, should the amount of funds held in escrow at any time fall below 50%**

of the escrow amount as established by the Planning Commission, upon notification from the Township, the applicant and/or developer shall submit an additional payment to the Township to increase the funds held in escrow to equal the required amount as re-established by the Planning Commission. No further review of a submitted plan shall occur without such payment of required funds to be held in escrow. Upon final approval of an application and plan, any remaining funds, without interest, held in escrow shall be returned to the applicant and/or developer who deposited such funds with the Township. **Should the final costs incurred by the Township exceed the amount of funds held in escrow at the time of final approval, the developer and/or applicant shall make immediate payment to the Township in the amount equal to the difference. The release of approved and signed plans shall not occur prior to payment in full of all applicable costs incurred by the Township.**

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The developer and/or applicant shall be responsible for compliance with the applicable distribution of plans and applications as set forth in Section 304.2 of the Dallas Township Subdivision and Land Development Ordinance.

B. A SINGLE NONRESIDENTIAL BUILDING REGARDLESS OF THE NUMBER OF OCCUPANTS OR TENURE

\$500.00, plus \$50.00 per occupant for the base application fee, plus an initial fee of \$2,000 to be placed into an escrow fund for payment of costs incurred by the Township for required services which include, but shall not be limited to the engineering review of the plans, applications, supporting documentation and site inspection work. **At the first meeting of the Planning Commission at which a subdivision and/or land development application is considered, the initial escrow fee of \$2,000 may be increased to a greater amount which is in the opinion and sole discretion of the Planning Commission representative of reasonable anticipated costs which may be incurred by the Township.** The payment of the additional amount of funds to be held in escrow shall be made within ten (10) days following the Planning Commission's determination of the appropriate amount. **During the course of making payments for services incurred by the Township, should the amount of funds held in escrow at any time fall below 50% of the escrow amount as established by the Planning Commission, upon notification from the Township, the applicant and/or developer shall submit an additional payment to the Township to increase the funds held in escrow to equal the required amount as re-established by the Planning Commission.** No further review of a submitted plan shall occur without such payment of required funds to be held in escrow. Upon final approval of an application and plan, any remaining funds, without interest, held in escrow shall be returned to the applicant and/or developer who deposited such funds with the Township. **Should the final costs incurred by the Township exceed the amount of funds held in escrow at the time of final approval, the developer and/or applicant**

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C. THE DIVISION OR ALLOCATION OF LAND OR SPACE, WHETHER INITIALLY OR CUMULATIVELY, BETWEEN OR AMONG TWO OR MORE EXISTING OR PROSPECTIVE OCCUPANTS BY MEANS OF, OR FOR THE PURPOSE OF STREETS, COMMON AREAS, LEASEHOLDS, CONDOMINIUMS, BUILDING GROUPS OR OTHER FEATURES.

\$500.00, plus \$50.00 per occupant, building and/or structure for the base application fee, plus an initial fee of \$2,000 to be placed into an escrow fund for payment of costs incurred by the Township for required services which include, but shall not be limited to the engineering review of the plans, applications, supporting documentation and site inspection work. **At the first meeting of the Planning Commission at which a subdivision and/or land development application is considered, the initial escrow fee of \$2,000 may be increased to a greater amount which is in the opinion and sole discretion of the Planning Commission representative of reasonable anticipated costs which may be incurred by the Township.** The payment of the additional amount of funds to be held in escrow shall be made within ten (10) days following the Planning Commission's determination of the appropriate amount. **During the course of making payments for services incurred by the Township, should the amount of funds held in escrow at any time fall below 50% of the escrow amount as established by the Planning Commission, upon notification from the Township, the applicant and/or developer shall submit an additional payment to the Township to increase the funds held in escrow to equal the required amount as re-established by the Planning Commission.** No further review of a submitted plan shall occur without such payment of required funds to be held in escrow. Upon final approval of an application and plan, any remaining funds, without interest, held in escrow shall be returned to the applicant and/or developer who deposited such funds with the Township. **Should the final costs incurred by the Township exceed the amount of funds held in escrow at the time of final approval, the developer and/or applicant shall make immediate payment to the Township in the amount equal to the difference. The release of approved and signed plans shall not occur prior to payment in full of all applicable costs incurred by the Township.**

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D. CONVERSION OF EXISTING SINGLE FAMILY DWELLING INTO MORE THAN THREE (3) UNITS, EXCLUDING CONDOMINIUMS

\$500.00 plus \$50.00 per dwelling unit for the base application fee, plus an initial fee of plus an initial fee of \$2,000 to be placed into an escrow fund for payment of costs incurred by the Township for required services which include, but shall not be limited to the engineering review of the plans, applications, supporting documentation and site inspection work. **At the first meeting of the Planning Commission at which a subdivision and/or land development application is considered, the initial escrow fee of \$2,000 may be increased to a greater amount which is in the opinion and sole discretion of the Planning Commission representative of reasonable anticipated costs which may be incurred by the Township.** The payment of the additional amount of funds to be held in escrow shall be made within ten (10) days following the Planning Commission's determination of the appropriate amount. **During the course of making payments for services incurred by the Township, should the amount of funds held in escrow at any time fall below 50% of the escrow amount as established by the Planning Commission, upon notification from the Township, the applicant and/or developer shall submit an additional payment to the Township to increase the funds held in escrow to equal the required amount as re-established by the Planning Commission.** No further review of a submitted plan shall occur without such payment of required funds to be held in escrow. Upon final approval of an application and plan, any remaining funds, without interest, held in escrow shall be returned to the applicant and/or developer who deposited such funds with the Township. **Should the final costs incurred by the Township exceed the amount of funds held in escrow at the time of final approval, the developer and/or applicant shall make immediate payment to the Township in the amount equal to the difference. The release of approved and signed plans shall not occur prior to payment in full of all applicable costs incurred by the Township.**

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E. MOBILE HOME PARK (New and/or Expansion of Existing Development)

\$500.00, plus \$50.00 per mobile home site for the base application fee, plus an initial fee of \$ plus an initial fee of \$2,000 to be placed into an escrow fund for payment of costs incurred by the Township for required services which include, but shall not be limited to the engineering review of the plans, applications, supporting documentation and site inspection work. **At the first meeting of the Planning Commission at which a subdivision and/or land development application is considered, the initial escrow fee of \$2,000 may be increased to a greater amount which is in the opinion and sole discretion of the Planning Commission representative of reasonable anticipated costs which may be incurred by the Township.** The payment of the additional amount of funds to be held in escrow shall be made within ten (10) days following the Planning Commission's determination of the appropriate amount. **During the course of making payments for services incurred by the Township, should the amount of funds held in escrow at any time fall below 50% of the escrow amount as established by the Planning Commission, upon notification from the Township, the applicant and/or developer shall submit an additional payment to the Township to increase the funds held in escrow to equal the required amount as re-established by the Planning Commission.** No further review of a submitted plan shall occur without such payment of required funds to be held in escrow. Upon final approval of an application and plan, any remaining funds, without interest, held in escrow shall be returned to the applicant and/or developer who deposited such funds with the Township. **Should the final costs incurred by the Township exceed the amount of funds held in escrow at the time of final approval, the developer and/or applicant shall make immediate payment to the Township in the amount equal to the difference. The release of approved and signed plans shall not occur prior to payment in full of all applicable costs incurred by the Township.**

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4. MINOR LAND DEVELOPMENT

\$250.00, plus \$25.00 per building for the base application fee, plus an initial fee of \$500 to be placed into an escrow fund for payment of costs incurred by the Township for required services which include, but shall not be limited to the engineering review of the plans, applications, supporting documentation. **At the first meeting of the Planning Commission at which a subdivision and/or land development application is considered, the initial escrow fee of \$500 may be increased to a greater amount which is in the opinion and sole discretion of the Planning Commission representative of reasonable anticipated costs which may be incurred by the Township.** The payment of the additional amount of funds to be held in escrow shall be made within ten (10) days following the Planning Commission's determination of the appropriate amount. Upon final approval of an application and plan, any remaining funds, without interest, held in escrow shall be returned to the applicant and/or developer who deposited such funds with the Township. **Should the final costs incurred by the Township exceed the amount of funds held in escrow at the time of final approval, the developer and/or applicant shall make immediate payment to the Township in the amount equal to the difference. The release of approved and signed plans shall not occur prior to payment in full of all applicable costs incurred by the Township.**

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NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DALLAS TOWNSHIP THAT THE REVISED SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FEE SCHEDULE IS HEREBY ADOPTED THIS SIXTH DAY OF DECEMBER, 2011, AND WILL BECOME EFFECTIVE IN JANUARY, 2012.

DALLAS TOWNSHIP BOARD OF SUPERVISORS



Philip L. Walter, Chairman



Frank E. Wagner, Vice-Chairman



Glenn M. Howell, Secretary-Treasurer

ATTEST: _____

SEAL: