

**HEIDELBERG TOWNSHIP
YORK COUNTY**

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE TOWNSHIP OF HEIDELBERG, YORK COUNTY, PENNSYLVANIA,
ESTABLISHING FEES FOR SERVICES AND PERMITS**

BE IT RESOLVED that the following fees shall be charged for the services and permits specified below:

Building and Zoning Permits

Well Permit	\$50.00
Driveway Permit	\$40.00
Swimming Pool Permit	\$25.00
Demolition Permit	\$10.00
Use and Occupancy Permit	\$30.00
Utility Construction Permits	PennDOT HOP Fee List
Vendor Permits	\$25.00
Burning Permit	\$25.00
Yard Sale Permits (maximum 2 per calendar year)	No Fee
Permit Renewal	\$60.00

Sign Permits:

Non-Illuminated Temporary	\$20.00 per sign
Non-Illuminated Permanent	\$30.00 per sign
Illuminated Permanent	\$100.00 per sign

Building Permits

Building Permit Fees – Township Fees Only

501-1,000 sq ft	\$50.00*
1,001-5,000 sq ft	\$150.00
5,001-10,000 sq ft	\$200.00
10,001 sq ft and over	\$300.00

*Additional \$30 Administration fee if additional professional services are required.

See Appendix I for Commonwealth Code Inspection Services, Inc Residential Building Fee Schedule

See Appendix II for Commonwealth Code Inspection Services, Inc Commercial Building Fee Schedule

Zoning Fees

Application Fee \$50.00 due to township at time of application submission

Any and all permits that require engineering, stormwater management plans, or any legal reviews are billed to the permit applicant at cost.

Subdivision Fees

You and/or your engineer are required to make application to the York County Planning Commission and to the Heidelberg Township Engineer

Preliminary Plan Review	\$75.00
Revised Preliminary Plan Review	\$50.00
Final Plan Review	\$150.00
Revised Final Plan Review	\$50.00
Per lot or dwelling unit charge shown	\$50.00
Land Development Plan	\$250.00
Review of all other plans (including sketch plans)	\$50.00
Waiver Request (per waiver)	\$150.00
Storm Water Management Fee	GHI: Billed Actual Charges
Park and Recreation Fee:	\$1,500 per lot or dwelling unit to be paid
	Prior to recording the final plan.

Sewage Enforcement Rate Schedule 2026	
Sewage Enforcement Officer	\$110.00/hour
2 Probes (Does not include excavation)	\$250.00
Percolation Testing (Does not include excavation)	\$355.00 each
Residential Sewage Permit (Includes permit application, septic design review, permit issuance and 2 inspections)	\$355.00 each
Dig presoak and provide water for percolation tests (optional)	\$225.00 each
Additional Inspections	\$110.00 each
Stormwater Inspection/Enforcement Officer	\$110/hour
Conventional Septic System Design (optional)	\$1,235.00

Administrative/Other

Township Engineer	CSD: Billed as actual charge
Zoning Hearing Application (non-refundable)	\$1,000.00 residential
	\$2,000.00 non-residential
Petition to Amend the Zoning Ordinance (Additional fees associated with the review may also be incurred, including, but not limited to Legal and Engineering fees)	\$550.00
Zoning Ordinance Book (includes map)	\$30.00
Subdivision & Land Development Ordinance	\$30.00
Comprehensive Plan	\$25.00
Construction Specifications Book	Contact Township for actual cost
Photo Copies of Any Requested Ordinance Or Other Records Search and/or Research	\$0.25 for standard/up to \$3.00 for other
Late Fee for water bills	5% of unpaid quarterly amount
Late Fee	5%
Returned Check	\$50.00
Mileage Reimbursement	\$.71 per mile
Code Enforcement (complaints/violations)	\$75.00/visit

Attorney Fees

Township Solicitor	\$185/hour (for time spent on matters which are otherwise reimbursable to the Township pursuant to Township Ordinances (e.g., plan reviews, agreements, enforcement actions) or as provided by law (e.g., for actions to obtain judgment on Municipal Claims and to execute on real property subject to Municipal Claim) \$450.00 Municipal Claim (including filing fees and satisfaction fees)
Township Zoning Board Solicitor	\$245/hour
Township Other Professional Fees	At prevailing contract rate (for time spent on matters which are otherwise pursuant to Township Ordinances or as provided by law)

NOTE: If not otherwise listed, the fee will be assessed at the direction of Heidelberg Township

Recreation Park Usage Fees

Recreation Fields (for league use) Maximum of up to 5 scheduled games/practices per week	\$160/month or portion of a month greater than 10 days \$80/month less than 10 days in the month Fees payable in advance
Snack Shack (for non-profit fundraising use only)	\$60 per use

RESOLVED this 5 day of January, 2026.

ATTEST:

Karaitloher

Secretary

HEIDELBERG TOWNSHIP
YORK COUNTY, PENNSYLVANIA

[Signature]

Chairman

CERTIFICATION

To the Secretary of Community and Economic Development:

I HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution 2026-01 enacted by the Board of Supervisors of Heidelberg Township on the 5 day of January, 2026.

Karaitloher

Heidelberg Township Secretary



Commonwealth Code Inspection Service, Inc.

40 West Eleventh Avenue, Suite F
York, Pa. 17404

717-846-2004 Phone
717-846-2294 Fax

January 1, 2026

CONSOLIDATED COMMERCIAL FEE SCHEDULE

Commercial Inspection Fees

The fee schedule for inspections is based upon the latest building valuation data report of square foot construction costs published by the ICC valuation service, with a regional modifier applied. Actual cost submitted to and accepted by the Municipality may also be used. A \$50 Application/Processing charge is applied to all projects submitted on this fee schedule.

Large projects that require long-term multiple inspections (progressive inspections) are calculated as follows:

Projects with a total construction cost of \$0.00 to \$499,999.99*

Total construction cost X .002 = insurance cost
+ Estimated length of the project in weeks X \$50. = labor & travel cost
= Total
or no less than \$50. Per trip based on the scope and complexity of the project.

Projects with a total construction cost of \$500,000.00 to \$2,000,000.00*

Total construction cost X .002 = insurance cost
+ Estimated length of the project in weeks X \$50. = labor & travel cost
= Total
or no less than \$50. Per trip based on the scope and complexity of the project.

Projects with a total construction cost of > \$2,000,000.00 to \$6,000,000.00*

\$4000.00 + [(Total construction cost - \$2,000,000) X .0009] = insurance cost
+ Estimated length of the project in weeks X \$45. = labor & travel cost
= Total

Projects with a total construction cost of >\$6,000,000.00 to \$10,000,000.00*

\$7600.00 + [(Total construction cost - \$6,000,000) X .0008] = insurance cost
+ Estimated length of the project in weeks X \$40. = labor & travel cost
= Total

Projects with a total construction cost of > \$10,000,000.00 to \$30,000,000.00*

\$10800.00 + [(Total construction cost - \$10,000,000) X .00075] = insurance cost
+ Estimated length of the project in weeks X \$40. = labor & travel cost
= Total

Projects with a total construction cost of >\$30,000,000.00 to \$50,000,000.00*

\$25800.00 + [(Total construction cost - \$30,000,000) X .0007] = insurance cost
+ Estimated length of the project in weeks X \$40. = labor & travel cost
= Total

Projects with a total construction cost of >\$50,000,000.00 to \$100,000,000.00*

$$\begin{aligned}
 & \$39800.00 + [(Total\ construction\ cost - \$50,000,000) \times .00065] = \text{insurance cost} \\
 + & \text{Estimated length of the project in weeks} \times \$40. = \text{labor \& travel cost} \\
 = & \text{Total}
 \end{aligned}$$

Projects with a total construction cost of >\$100,000,000.00 to \$200,000,000.00*

$$\begin{aligned}
 & \$72300.00 + [(Total\ construction\ cost - \$100,000,000) \times .0006] = \text{insurance cost} \\
 + & \text{Estimated length of the project in weeks} \times \$40. = \text{labor \& travel cost} \\
 = & \text{Total}
 \end{aligned}$$

Projects with a total construction cost of >\$200,000,000.00 to \$350,000,000.00*

$$\begin{aligned}
 & \$132000.00 + [(Total\ construction\ cost - \$200,000,000) \times .00055] = \text{insurance cost} \\
 + & \text{Estimated length of the project in weeks} \times \$40. = \text{labor \& travel cost} \\
 = & \text{Total}
 \end{aligned}$$

Projects with a total construction cost of >\$350,000,000.00 to \$500,000,000.00*

$$\begin{aligned}
 & \$214500.00 + [(Total\ construction\ cost - \$350,000,000) \times .0005] = \text{insurance cost} \\
 + & \text{Estimated length of the project in weeks} \times \$40. = \text{labor \& travel cost} \\
 = & \text{Total}
 \end{aligned}$$

The inspection fees for Mechanical, Plumbing, Electrical, Energy, Accessibility, and Fire Protection are computed at 25 percent of the building inspection fee for each discipline. Multiple prime contracts will be computed the same as a building inspection fee and combined prime contract fees shall be no less than a single contract fee, distributed on a percentage of the total basis.

Inspection Fee Example:

Type of Construction: 2C
Use Group: B

Height: 1 story, 12 feet
Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 1 story X 10,000 square feet	10,000 sq. ft.
2	Compute estimated construction value	
	Type of construction factor	1.02
	Gross area modifier	67
	Estimated construction value (30000 X 1.02 X 67	\$683,400.00
3	Compute plan review fee	
	Building: \$683,400. X .002	\$1,366.80
	Mechanical, Plumbing, Electrical: (.25 X \$1366.80) X 3	\$1,025.10
4	Total inspection fees	\$2,391.90
5	Commonwealth Discount fee: X .80 (if applicable**)	\$1,914

*Pricing schedules assume that the project will not cause an increase in our insurance costs.

**Smaller projects may be calculated at \$100 per inspection category, but no less than \$50 per category.

***Discounts may be given for warehouses, building shells, or repetitive work at the discretion of the plan review and inspection departments

Commercial Plan Reviews

We will perform commercial plan reviews. Our Commercial Plan review fees (\$150 minimum) are calculated according to the ICC Valuation Service or actual cost of construction as follows:

Estimated Construction Value \$ 0. to \$ 1,250,000. = Construction value X .0015
(\$150 Minimum)

Estimated Construction Value \$ 1,250,000. to \$ 5,000,000. = \$1,875. + (.0005 X construction value over \$1,250,000.)

Estimated Construction Value over \$5,000,000. = \$3,750. + (.0004 X construction value over \$5,000,000.)

Plan reviews for mechanical, plumbing, electrical, energy, accessibility, and fire protection are computed at 25% of the building plan review fee for each discipline.

Special pricing may be given to buildings such as warehouses due to their relative simplicity or structures with repetitive features such as high-rise buildings

Plan Review Fee Example:

Type of Construction: 2C Use Group: B
Height: 3 stories, 35 feet Area/Floor: 10,000 sq. ft.

Solution		
1	Gross square footage: 3 stories X 10,000 square feet	30,000 sq. ft.
2	Compute estimated construction value	
	Regional Modifier	1.02
	Square foot cost of construction	67
	Estimated construction value (30000 X 1.02 X 67*	\$2,050,200.00
3	Compute plan review fee	
	Building: \$1,875 + (2,050,200 - \$1,250,000) X (.0005)	\$2,275.00
	Mechanical, Plumbing, Electrical: (.25 X \$2,275) X 3	\$1,706.25
4	Total ICC Based plan review fee	\$3,981.25

* (Gross area modifier of 67 as an example, actually based on the average building cost per square foot in the geographic area.)
This formula does not reflect changes that ICC may have made to its fee schedule. We will use other plan review services that meet our criteria for consistent quality and charge the same or less than ICC reviews.

Plan reviews covering the requirements of mechanical and plumbing codes are available, each for a fee of 25% of the applicable building code review fee. Plan reviews for the electrical code requirements shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the "T" (Institutional) use group classification. Reviews done for the excluded use classification shall be based on the degree of complexity

A preliminary plan review is available for 50% of the full plan review fee.

Preliminary plan review addresses such code requirements as use and occupancy classification, type of construction, height and area calculations, means of egress, and fire restrictive construction requirements.

The preliminary plan review fee shall be credited towards the cost of a complete building code plan review conducted by Commonwealth Code Inspection Service, Inc.

Expedited or "fast track" plan reviews may be available as time and workload allow. Expedited plan reviews shall be charged at 150% of the regular rate.

CHECKS FOR PLAN REVIEW FEES SHALL BE MADE PAYABLE TO:
Commonwealth Code Inspection Service, Inc. (CCIS).

Commonwealth Code Inspection Service, Inc.

40 W. 11th Ave., Suite F
York, Pa. 17404

717-846-2004 Phone
717-846-2294 Fax

January 1, 2026

Residential Inspection Prices

Residential inspection prices are for dwellings 0 to 2500 square feet. Dwellings over 2500 square feet will be charged an additional ten dollars per 100 square feet, which will be added to the total basic inspection fee. Fees are for a maximum of one inspection per category; additional inspections shall be billed at the minimum rate.

Footings.....	\$60.00	
Foundations.....	\$60.00	
Framing rough.....	\$60.00	
Plumbing rough.....	\$60.00	
Mechanical rough.....	\$60.00	
Electrical rough/service.....	\$60.00	
Energy rough	\$60.00	
Sprinkler rough.....	\$60.00	
Drywall.....	\$60.00	
Final.....	\$60.00	Including sprinkler if applicable
	\$600.00	Inspection Fees with Sprinkler
	\$540.00	Inspection Fees without Sprinkler
Application/Processing Fee:	\$15	

Additional inspection fees may be assessed at not less than \$60.00 per visit as required due to the complexity, the number of visits, or the execution of the work being done. Additional required inspections will be charged at the per-inspection category rate. Small-scale projects will be priced depending on the complexity of the project, the length of the project, and the number of inspections required. Some examples are:

Mobile homes (or \$50 per trip).....	\$300.	Not Over 200Amp	\$65
HUD Foundations.....	\$100	Over 200 Amp - 400 Amp	\$75
Decks (2 trips; over 30").....	\$120.	Over 400 Amp Commercial Fee Applies	
Sheds (Over 1000 Sq. Ft. (1 trip only).....	\$60.	Investigations/On-site consultations.....	\$60
Fences (over 6').....	\$60.	Return Trips	\$60
Daycares (up to six kids).....	\$75	Initial Certificate.....	\$0
Daycares (over six kids up to 12).....	\$100	Duplicate Certificates.....	\$25
Foster Homes	\$65	Sewer Laterals.....(per inspection).....	\$60
Swimming Pools		Sewage Pits.....	\$60
Above Ground	\$120	Grease Traps.....	\$60
In Ground	\$240		
Electrical Service			

Residential Plan reviews

Residential R-3 & R-4 plan review fees are calculated as follows:

General residential (R-3 & R-4) housing and additions -	\$60.
Small alterations (residential decks, fences over 6', porches, sheds, small additions, etc...)-	\$30.
Sprinkler – NFPA 13D	\$30
Sprinkler – IRC	\$30

*Telephone/email consultations \$0 – On-site consultations charged as an inspection

**BCO services/support \$0

***Field Enforcement Services charged as inspection

****Court Enforcement Services \$75 per hour with 2-hour minimum (Added as Court Costs)



C.S. DAVIDSON, INC.

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2026 Average Billing Rates

Principal	\$235
Senior Project Engineer/Senior Project Manager	\$193
Project Engineer/Project Manager	\$165
Designer II	\$126
Designer I	\$110
BIM Technician	\$100
CADD Technician	\$98
Administrative Assistant	\$84
Planner	\$126
GIS Technician	\$110
Environmental Technician	\$110
Surveyor, Licensed	\$145
Survey Technician	\$115
Testing Technician	\$93
Inspector	\$115

Reimbursables (Direct Expenses)

Outside Reproduction	Cost + 10%
Filing Fees	Cost + 10%
Subconsultants	Cost + 10%
RTS Equipment	\$63/Hour
Network GPS Equipment	\$92/Hour
Mileage (where applicable)	IRS Rate + 10%
Prints/Plots (black and white)	
24" x 36"	\$3/sheet
36" x 42"	\$6/sheet
Prints/Plots (color or mylar)	
24" x 36"	\$6/sheet
36" x 42"	\$12/sheet

Note: Average billing rates are intended for fee ranges and estimating purposes. Actual billing rates are based on our current multiplier and will vary by employee.

Rates are effective 01/01/26 through 12/31/26.

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