

2026 STROUD TOWNSHIP FEE SCHEDULE

Adopted by Resolution No. 2026-43

All amounts are in U.S. dollars. A fee marked "per hearing" applies to each hearing session. Section numbers match those used in Resolution No. 2026-19. Section 16.H restates the escrow schedule adopted by Resolution No. 2026-38.

SECTION 1 ADMINISTRATION FEES

Mailing	Actual postage or delivery charge (e.g., UPS, FedEx)
Photocopies, per page	\$0.25
Large-format copies, per page	\$5.00
Returned check charge	\$25.00
Certifications	\$10.00

SECTION 2 DRIVEWAY PERMITS

Residential	
Residential permit for access driveway to house	\$50.00
Re-inspection of driveway	\$25.00
Non-Residential Permit for Access onto Township Roads	
Low-volume driveway	\$50.00
Medium-volume driveway	\$75.00
High-volume driveway	\$100.00
Re-inspection of driveway	\$25.00
<i>Driveway volume level is based on PennDOT specifications. For access onto state highways, consult PennDOT.</i>	

SECTION 3 ENGINEERING FEES

Reviews, inspections, and other services provided by the Township Engineer, and any additional secretarial time, are charged at the Township Engineer's current fee schedule, available on request.

The Township Engineer's inspection of subdivision and land development projects, and of other projects that the Board of Supervisors, in its sole discretion, determines require inspection, is charged at the Township Engineer's current fee schedule, plus the cost of vehicles, survey, and any other fees, including special equipment and reimbursable expenses.

SECTION 4 ESCROW AND LETTER OF CREDIT ACCOUNT MANAGEMENT FEES

Each service or transaction fee charged by the bank, if any	Actual bank charge
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Escrow accounts and letters of credit are treated as similar transactions for purposes of this management fee.

SECTION 5 HIGHWAY DEPARTMENT FEES**Equipment Use, Including Township Operator Costs**

Equipment includes trucks, plows, grader, loader, backhoe, chipper, air compressor, leaf collector, sweeper, roller, and similar equipment. See Section 8 for the personnel rate when a Township employee is not operating the equipment.

7:00 a.m. to 3:30 p.m., per operator (per hour or any portion of an hour)	\$110.00 per hour
3:30 p.m. to 7:00 a.m., per operator (per hour or any portion of an hour)	\$165.00 per hour
Materials used	Actual cost plus 10%

SECTION 6 MILEAGE REIMBURSEMENT TO EMPLOYEES

Mileage reimbursement to employees	Current IRS rate
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SECTION 7 MISCELLANEOUS FEES**Security Alarms**

Registration, residential	\$20.00
Registration, commercial	\$50.00
Annual renewal, residential	\$10.00
Annual renewal, commercial	\$25.00

Commercial Flea Market / Transient Retail

Per event occurring up to 30 days on any one site in a year	\$500.00
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Garage, Lawn, or Porch Sale

Permit	\$5.00
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Junkyard License

Annual fee	\$200.00
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Park User Fee, Non-Resident

Daily, per non-resident (age 5 and under free)	\$10.00
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Applies at Brodhead Creek Park, Pinebrook Park, Yetter Park, and Creekview Park on weekends and holidays from the Saturday before Memorial Day through Labor Day. No fee for: Pennsylvania-licensed anglers while fishing; disc golfers while disc golfing at Yetter Park; and residents of Stroud Township and of reciprocating Monroe County municipalities. Proof of residency is required.

Regulated Vehicle Permit

Annual fee	\$20.00
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Uniform Construction Code Appeals Board Hearing Fees

Residential use	\$300.00
Commercial use	\$500.00

Uniform Construction Code (UCC)

Building code re-inspection fee	\$100.00
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SECTION 7 MISCELLANEOUS FEES

Under Section 401.2a of the PA UCC, any owner, contractor, or agent who begins construction activities regulated by the UCC without first obtaining a building permit from the Building Code Official is subject to an increase in permit fees of 100% of the required fee.

Invoices

Payment in full is due within 30 days after the invoice date unless the Board of Supervisors approves otherwise in writing. A balance outstanding 30 days or more is subject to a monthly interest charge of 1.5%.

SECTION 8 PERSONNEL RATE CALCULATION FORMULA

The employee's hourly rate (per hour and per overtime hour), plus costs for Social Security, Medicare, workers' compensation, insurance, health care, pension, state unemployment compensation tax, life and disability insurance, and other applicable benefits.

SECTION 9 ROAD CUTTING PERMIT FEES

The fee is based on the square footage of facilities within the right-of-way, whether or not the paved cartway is opened.

Permit fee, first 100 sq. ft. or fraction	\$1,200.00*
Each additional sq. ft. or fraction	\$10.00
Inspection fee, each inspection (satisfactory restoration determined solely by the Township)	\$200.00*
Multiple-inspection projects	Fee and/or escrow set by Township

** Refundable amount equal to the fee determined by the Township, less applicable inspection fee(s).*

SECTION 10 SALE OF ZONING MAP AND RIGHT-TO-KNOW FEES

Zoning map (large)	\$20.00
Right-to-Know requests	State fee schedule, as amended

Right-to-Know fees follow the official fee schedule of the Pennsylvania Office of Open Records, as amended.

SECTION 11 SEPTIC SYSTEM APPLICATION FEES

Soils Testing

Soil probe evaluation, per test pit (owner or developer provides backhoe)	\$150.00
Conduct percolation test, per 1–6 hole test site	\$400.00
Inspect percolation test, per 1–6 hole test site	\$150.00

Sewage Permit Applications

New individual permit application	\$200.00
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SECTION 11 SEPTIC SYSTEM APPLICATION FEES

New community permit application (800 gpd or greater)	\$225.00
Major repair permit (existing drain field repairs)	\$200.00
Construction inspection, each (typical system needs 4 inspections)	\$100.00
Minor repair permit (tank or sewer line replacement)	\$100.00
Technical support (soil scientist)	\$750.00
Planning Module Review	
Component 1 planning module, per review (plus hourly rate if review exceeds 2 hours)	\$250.00
Components 2, 3, and 4 (plus hourly rate if review exceeds 2 hours)	\$300.00
Hourly Rate	
Complaint investigations; court appearances; legal preparation; sanitary surveys; other services requested by the Board of Supervisors	\$45.00 per hour

SECTION 12 SIGNS: ADVERTISING PERMIT FEES

On-Premises Signs	
New sign or modification to sign structure (excluding window, door, and neon signs)	\$200.00
Plus copy, per sq. ft. or portion	\$5.00
New sign copy, per sq. ft. or portion	\$5.00
New Off-Premises Signs	
New sign or modification to sign structure	\$500.00
Plus copy, per sq. ft. or portion	\$10.00
New sign copy	\$50.00
Individual Signs	
Bulletin board sign	\$50.00
Construction sign	\$50.00
Mural	\$100.00
Political sign	\$25.00
Special event signs	\$50.00
Subdivision identification signs	\$50.00
Existing sign registration	\$25.00

SECTION 13 SIGNS: MATERIAL COSTS

The cost of all signs (highway, street name, directional, and similar signs) is the cost of materials and time to produce and install the sign, if available, plus 10%.

SECTION 14 SOLICITING, HAWKING, AND PEDDLING PERMIT FEES

Each person on permit, per month	\$50.00
Each person on permit, annual	\$300.00
Secondhand Dealer License	
Each person on new permit (annual)	\$50.00
Each person on renewed permit (annual)	\$25.00

SECTION 15 PAVILION RENTAL FEES

Rental fee, per pavilion for up to 4 hours: resident	\$75.00
Rental fee, per pavilion for up to 4 hours: non-resident	\$150.00
Security deposit, per pavilion: resident	\$100.00
Security deposit, per pavilion: non-resident	\$200.00

Or as amended by the Stroud Region Open Space and Recreation Commission.

SECTION 16 SUBDIVISION AND LAND DEVELOPMENT FEES AND ESCROW

A. Plan review fee. The minimum fee is the fee listed in this schedule. The applicant deposits it with the Township when the plan is submitted. If the cost of reviewing the subdivision or land development exceeds the fee paid, the developer must pay the Township the excess before the Township approves the plan.

B. Unpaid fees. The Township will not review a subdivision or land development plan until all prior unpaid fees are paid, and will not approve a plan until all fees are paid in full.

C. Sketch Plan

Sketch plan review	\$1,000.00
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D. Minor Subdivision

Minor subdivision submission	\$2,000.00 plus \$250.00 non-refundable administrative fee
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E. Major Subdivision and Residential Land Development: Preliminary

First 5 units or lots	\$2,500.00 plus \$500.00 non-refundable administrative fee
Each additional unit or lot over 5	\$500.00

E. Major Subdivision and Residential Land Development: Final

First 5 units or lots	\$1,500.00 plus \$250.00 non-refundable administrative fee
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SECTION 16 SUBDIVISION AND LAND DEVELOPMENT FEES AND ESCROW

Each additional unit or lot over 5	\$250.00
Recreation fee, per lot	\$500.00

E. Major Subdivision and Residential Land Development: Preliminary/Final

First 5 units or lots	\$4,000.00 plus \$750.00 non-refundable administrative fee
Each additional unit or lot over 5	\$500.00
Recreation fee, per lot	\$500.00

F. Commercial, Institutional, and Industrial Land Development

First 5 acres of total land area	\$10,000.00 plus \$500.00 non-refundable administrative fee
Each additional acre over 5 acres, up to 10 or more acres	\$1,000.00
Fair share road improvement	As predetermined by Township Engineer
Recreation fee, first 2,000 sq. ft. of building area	\$2,000.00
Each additional sq. ft. over 2,000 sq. ft.	\$0.15 per sq. ft.

G. Stormwater Fees

Plan review fee (permit cost included)	\$500.00
Plan review fee, if not associated with a land development plan or subdivision (permit cost included)	\$1,000.00
Stormwater ordinance buffer waiver request associated with a land development plan or subdivision application	\$500.00
Stormwater ordinance buffer waiver request <i>not</i> associated with a land development plan or subdivision application	\$750.00

H. Professional Consultant Escrow for Subdivision and Land Development Improvements

H.1 Escrow requirement. An applicant required to post financial security for improvements in connection with a subdivision or land development approval must deposit a cash escrow with the Township. The Township will draw on the escrow to pay reasonable and necessary fees of the Township's professional consultants for review, administration, inspection, and enforcement of the approved project, consistent with MPC § 503(1) and § 510(g).

H.2 Separate from application fees. The escrow is separate from and in addition to any application, filing, or inspection fee established by ordinance or resolution.

H.3 Initial deposit and replenishment threshold. The initial deposit and the replenishment threshold are based on the amount of financial security posted for the project:

Amount of financial security	Initial escrow deposit	Replenishment threshold
Up to \$500,000	\$5,000.00	\$1,600.00
\$500,001 to \$1,000,000	\$7,500.00	\$2,500.00
\$1,000,001 to \$5,000,000	\$15,000.00	\$5,000.00
More than \$5,000,000	\$25,000.00	\$7,500.00

SECTION 16 SUBDIVISION AND LAND DEVELOPMENT FEES AND ESCROW

H.4 Replenishment. The Township will notify the applicant in writing when the escrow balance falls below the applicable replenishment threshold. Within 20 calendar days after the Township sends written notice, the applicant must replenish the escrow to the amount currently required for the project under H.3 or, if a case-by-case adjustment under H.5 is in effect, to the amount most recently established by the Board of Supervisors. The Township may extend the replenishment period in writing.

If the applicant fails to replenish the escrow as required, the Township may, in addition to other remedies available under law or the SALDO: (i) suspend further professional review and inspection services; (ii) withhold permits, approvals, releases, or authorizations related to the project to the extent permitted by law; (iii) withhold approval, release, or partial release of financial security; and (iv) withhold approval of plan revisions. Withholding under H.4 does not extend or toll any time period that otherwise runs against the Township under the MPC, the SALDO, or any approval.

H.5 Case-by-case adjustments. The Board of Supervisors may set a higher or lower initial deposit or replenishment amount than the schedule provides when project-specific circumstances warrant. Factors the Board may consider include: (1) the nature, size, and complexity of the project; (2) the anticipated scope of professional consultant review; (3) the number, type, and complexity of proposed improvements; (4) anticipated inspection demands, including phasing or staging of construction; (5) prior history of fee disputes or non-payment by the applicant on other Township projects; and (6) any other circumstance reasonably related to the cost of professional services for the project. The Board will state the basis for any adjustment on the record. An adjustment is effective when imposed as a condition of plan approval and memorialized in the development agreement.

H.6 Use of escrow funds. The Township may draw on the escrow only to pay reasonable and necessary fees of the Township's professional consultants, including engineering, legal, planning, environmental, traffic, inspection, and related consulting services rendered in connection with the project, as authorized by MPC § 503(1) and § 510(g) and the SALDO. On the applicant's written request, the Township will provide an itemized statement of charges drawn from the escrow.

H.7 Applicant's dispute rights. Nothing in this Subsection H limits the applicant's right to dispute the reasonableness or necessity of any professional consultant fee under MPC § 503(1)(ii) (review fees) or MPC § 510(g) (inspection fees), including the right to invoke the alternate-engineer arbitration procedures in those sections. The applicant must follow the statutory deadlines, including the 100-day notice deadline for review-fee disputes and the 45-day notice deadline for inspection-fee disputes, calculated as provided in the MPC.

H.8 Escrow account. The Township will maintain escrow funds in accordance with applicable law and Township financial procedures.

H.9 Refund of excess funds. The Township will return any unused escrow balance to the applicant within 60 days after the later of: (a) the Township Engineer's certification that all required improvements have been completed and accepted; and (b) payment of all outstanding Township fees, expenses, taxes, and utility or Authority charges attributable to the project. The Township may set off against the escrow any amount the applicant owes the Township that relates to the project.

H.10 SALDO and MPC control. This Subsection H does not modify the SALDO. In any conflict between this Subsection H and the SALDO or the MPC, the SALDO and the MPC control.

H.11 Applicability. This Subsection H applies to all applications for which financial security was posted on or after July 7, 2026, the effective date of Resolution No. 2026-38.

SECTION 17 HEARINGS BEFORE BOARD OF SUPERVISORS

Zoning change request	\$1,000.00
Conditional Use	
Up to 50,000 sq. ft. of buildings, land area used, and/or structures (cumulative total)	\$3,000.00
More than 50,000 up to 100,000 sq. ft. of buildings and/or structures (cumulative total)	\$7,500.00
Over 100,000 sq. ft. of buildings and/or structures (cumulative total)	\$10,000.00
Agritourism conditional use	\$450.00 per hearing
Floodplain new construction or development	\$1,000.00 per hearing
Other Hearings	
Township road dedication and/or vacation	\$500.00
Curative amendment	\$1,000.00 per hearing
Stormwater ordinance buffer waiver request	\$750.00 per hearing
All other hearings	\$1,000.00 per hearing

SECTION 18 ZONING PERMITS AND FEES

Zoning Permit: New Buildings, Additions, Decks, or Accessory Structures Exceeding 150 sq. ft.	
<i>Charged per square foot of gross building space. Includes occupancy permit fee.</i>	
Residential uses	\$0.25 per sq. ft. + \$25.00
Commercial uses	\$0.30 per sq. ft. + \$25.00
Institutional uses	\$0.30 per sq. ft. + \$25.00
Industrial uses	\$0.15 per sq. ft. + \$25.00
Smaller Structures	
Residential buildings, additions, or accessory structures 150 sq. ft. or under (includes occupancy permit fee)	\$50.00
Non-residential buildings or additions (less than 150 sq. ft.), or non-residential accessory structures, per sq. ft.	\$0.30 per sq. ft.
Certificates of Occupancy and Inspections	
C.O. for footer inspection	\$25.00
C.O. first re-inspection fee	\$50.00
C.O. inspections after first re-inspection, each	\$50.00
Occupancy permit re-inspection fee	\$25.00
Certificate of non-conformance application, residential or non-profit	\$50.00
Certificate of non-conformance application, commercial	\$100.00

SECTION 18 ZONING PERMITS AND FEES**Site Alteration Permit**

Permitted by right	\$50.00
Permitted by special exception	\$150.00

Other Zoning Permits and Letters

Change of use permit or change of user permit	\$50.00
Establishment of new use permit	\$50.00
Zoning determination or verification letter or email	\$50.00
Permit minor modification fee	\$50.00

Backyard Chickens (Code § 27-508(1)(D)(2))

Chicken-keeping permit, initial or annual renewal (each permit valid for one year)	\$50.00
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Short-Term Rental (STR)

Zoning permit application fee	\$50.00
STR permit, first year (12 months)	\$500.00

Includes 2 zoning/code inspections at \$100 per inspection (\$100 refundable if first inspection passes), and 1 SEO inspection if on-site septic.

STR permit, each year after first year	\$400.00
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Includes 1 inspection at \$100, and 1 SEO inspection if on-site septic.

Each additional inspection, all years	\$100.00
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General Zoning Permit Provisions

New zoning permit fees are required for substantial changes to an original zoning permit, as determined solely by the Zoning Officer. The original permit fee is not refundable, in whole or in part.

In addition to the fees in this Section, the applicant and property owner are responsible for the applicable Township Engineer's fees described in Section 3.

SECTION 19 HEARINGS BEFORE ZONING HEARING BOARD**Variance or Special Exception**

Single-family residential use	\$800.00
All other uses	\$1,000.00

Appeals and Challenges

Validity challenge appeal, initial hearing	\$1,000.00
Validity challenge appeal, each hearing after initial hearing	\$500.00
Appeal of zoning officer action	\$1,000.00

The Township will return any filing fee paid by a party to appeal an enforcement notice to the Zoning Hearing Board if the Zoning Hearing Board, or any court in a later appeal, rules in the appealing party's favor.

SECTION 20 SEXUALLY-ORIENTED BUSINESS LICENSE FEES**Sexually-Oriented Business**

Application and investigation fee, initial	\$5,000.00
Application and investigation fee, annual renewal	\$2,500.00
License fee, initial	\$5,000.00
License fee, annual renewal	\$2,500.00

Sexually-Oriented Business Employee

Application and investigation fee, initial	\$500.00
Application and investigation fee, annual renewal	\$250.00

In addition, the applicant must reimburse the Township for legal fees and all third-party costs in connection with these fees.