

YOE BOROUGH RESOLUTION
York County, Pennsylvania

RESOLUTION NO. 2026-03

**RESOLUTION FUTHER AMENDING THE FEE RESOLUTION OF
BOROUGH COUNCIL OF THE BOROUGH OF YOE
AUTHORIZING BOROUGH COUNCIL TO ESTABLISH FEES**

WHEREAS, the Borough Council of the Borough of Yoe has adopted a consolidation and revision of the ordinances of the Borough of Yoe; and,

WHEREAS, it is the desire of the Borough Council of the Borough of Yoe to eliminate all filing fees, permit fees and license fees from the Code of Ordinances and has enacted them instead by resolution and has set a "Fee Schedule" which can be changed from time to time by resolution; and,

NOW, THEREFORE BE IT RESOLVED THAT, and it is hereby resolved by the Borough Council of the Borough of Yoe that all fees within the Fee Schedule are hereby fixed as follows:

PROPERTY MAINTENANCE CODE

Fees for the licensing and inspection of rental units and appeals,
Annual combination license and inspection fee per unit -\$150
Missed inspection appointment fee -\$50
Re-inspection fee- \$50
Appeal fee -\$250
License renewal fee -\$150
Reinstatement of license fee -\$500

LEGAL SERVICES FOR PROPERTY MAINTANCE

If during the course of compliance and enforcement of Property Maintenance issues, against a licensee holder shall require the Borough to engage the Borough Solicitor, a Borough Solicitor fee shall be assessed to the individual licensee holder.

Borough Solicitor fee - \$300 per hour

SEWERS AND SEWAGE DISPOSAL

Application for construction of new sewage facility - \$2,500
Industrial Contributors-\$2,000
Reissuance of permit -\$50
Scheduled sampling -\$270
Wastewater contribution permit -\$75
Permit application fee- \$150
With discount of \$25 if connected within 60 days after receipt of notice to connect
Sewage Waste removal fee per hookup - \$105 per quarter
Inspection fee - \$50
Water Shut off Posting fee - \$50
Condemnation posting for lack of water- \$200
Registered letter fee - \$15
NSF Check fee- \$50
Sewer Certification fee - \$10
Sewer Lien Filing fee - \$250
Sewer Late Payment fee – 15%
Accounts in arrears and lien;
interest on the outstanding net amount plus penalties
calculated for each quarter from the due dates - 6%

SOLID REFUSE WASTE

Refuse collection license fee -\$250 per year
Residential Garbage fee per unit -\$115.00 per quarter
Garbage Lien Filing fee - \$250
Garbage Late Payment fee -15%
Accounts in arrears and lien;
interest on the outstanding net amount plus penalties
calculated for each quarter from the due dates - 6%

SUBDIVISION AND LAND DEVELOPMENT

Borough Engineering - Hourly rate fees for subdivision and land development plan reviews to be reimbursed by plan applicants is as follows:

PE II (Principal) -\$235
PE I (Project Engineer) -\$193
SPM (Special Project Manager)- \$165
Designer II - \$126
Designer I - \$110
PJS (Prof. Land Surveyor) -\$145
Survey Technician -\$115

Testing Technician- \$93
EA (Engineer Assistant) -\$90
Planner- \$151
Inspector- \$118
CADD Technician -\$98
Administrative Assistant -\$90
Survey Crew (2)- \$145
Survey Crew (3) -\$150
GPS Crew (1) -\$125
Network GPS Equipment -\$92/hour
GPS Equipment - \$92/hour
RTS Equipment -\$63/hour

Prints/Plots (Black & White) \$0.15/sheet (8.5"x11")
\$0.25/sheet (11"x17")
\$1.50/sheet (18"x24")
\$3.00/sheet (24"x36")
\$6.00/sheet (36"x42")

Prints/Plots (Color or Mylar) \$0.20/sheet (8.5"x11")
\$1.50/sheet (11"x17")
\$3.00/sheet (18"x24")
\$6.00/sheet (24"x36")
\$12.00/sheet (36"x42")

Retro-reflectometer Rental \$800.00/week (1week min.)

Mileage (where applicable) -IRS rate +10%

Filing Fees – Cost + 10%

Sub consultants - Cost +10%

LEGAL SERVICE FOR SUBDIVISION AND PLAN REVIEWS

Legal services if needed and expended by the Borough for Subdivision and Land Development reviews are to be reimbursed by plan applicants is as follows;

Hourly rate for legal fees for subdivision and land issues and/or review as needed

Borough Solicitor Legal Services- \$300

UNIFORM CONSTRUCTION CODE

All Applicants for Building Construction Permits shall be responsible for all UCC fees charged per building inspection agency Fee Schedule in addition to any applicable L & I fee. Any and all such fees shall be payable to the Borough.

A \$100.00 deposit is required upon the submission of any building permit application to cover the costs of commencement, processing, and administrative work associated with the work listed in that application. Any unused funds shall be returned to the applicant within ninety (90) calendar days.

Commonwealth Code Inspection Services,
Fee Schedule

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)
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	\$600.00 (Inspection Fee with Sprinkler)
	\$540.00 (Inspection Fee without Sprinkler)
Application / processing Fee	\$15.00

Additional inspection fees may be assessed at not less than \$50.00 per visit as required due to the complexity, number of visits, or execution of the work being done. 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 \$50.00 per trip).....	\$300.00	Electrical Service	
HUD Foundations.....	\$100.00	Not Over 200 Amp.....	\$65.00
Decks (2 trips; over 30’’.....)	\$120.00	Over 200 Amp.....	\$75.00
Sheds (Over 1000 Sq.Ft. - 1 trip only)...	\$60.00	Over 400 Amp. Commercial Fee Applies	
Fences (over 6’).....	\$60.00	Investigations.....	\$60.00
Daycares (up to 6 kids).....	\$75.00	Return Trips.....	\$60.00
Daycares (over six kids, up to 24).....	\$100.00	Duplicate Certificate Issuance.....	\$25.00
Foster Homes.....	\$65.00	Sewer Laterals.....(per inspection)...	\$60.00
Swimming Pools		Grease Traps.....	\$60.00
Above Ground.....	\$120.00		
In Ground.....	\$240.00		

Residential Plan reviews

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

- General residential (R-3 & R-4) housing and additions - \$60.00
- Small alterations (residential decks, fences over 6’, porches, sheds, small additions, etc)-30.00
- Sprinkler – NFPA 13R - \$30.00 (included in regular plan review)
- Sprinkler – IRC - 30.00

Commonwealth Code Inspection Service, Inc. Consolidated

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. There is a \$50.00 Application/Processing charge 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 project in weeks x \$50.00 = labor and travel cost
- = Total
- Or** no less than \$50.00 per trip based on 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 project in weeks x \$50.00 = labor and travel cost
- = Total
- Or** no less than \$50.00 per trip based on scope and complexity of the project

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

$$\begin{aligned} & \$4,000.00 + [(Total\ construction\ cost - \$2,000,000.00 \times .0009)] = insurance\ cost \\ + & \text{ Estimated length of project in weeks } \times \$45.00 = labor\ and\ travel\ cost \\ = & \text{ Total} \end{aligned}$$

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

$$\begin{aligned} & \$7,600.00 + [(Total\ construction\ cost - \$6,000,000.00 \times .0008)] = insurance\ cost \\ + & \text{ Estimated length of project in weeks } \times \$40.00 = labor\ and\ travel\ cost \\ = & \text{ Total} \end{aligned}$$

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

$$\begin{aligned} & \$10,800.00 + [(Total\ construction\ cost - \$10,000,000.00 \times .00075)] = insurance\ cost \\ + & \text{ Estimated length of project in weeks } \times \$40.00 = labor\ and\ travel\ cost \\ = & \text{ Total} \end{aligned}$$

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

$$\begin{aligned} & \$25,800.00 + [(Total\ construction\ cost - \$30,000,000.00 \times .0007)] = insurance\ cost \\ + & \text{ Estimated length of project in weeks } \times \$40.00 = labor\ and\ travel\ cost \\ = & \text{ Total} \end{aligned}$$

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

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 total basis.

Commercial Plan Reviews

Commonwealth Code Inspection Service, Inc. will perform commercial plan reviews. Our Commercial Plan Review fee (\$150.00 minimum) are calculated according to the ICC Valuation Service or actual cost of construction as follows:

$$\text{Estimated Construction Value } \$0.00 \text{ to } \$1,250,000.00 = \text{Construction value } \times .0015 \text{ } (\$150.00 \text{ minimum})$$

$$\text{Estimated Construction Value } \$1,250,000.00 \text{ to } \$5,000,000.00 = \$1,875.00 + (.0005 \times \text{construction value over } \$1,250,000.00)$$

$$\text{Estimated Construction Value over } \$5,000,000.00 = \$3,750.00 + (.0004 \times \text{construction value over } \$5,000,000.00)$$

Plan review for mechanical, plumbing, electrical, energy, accessibility and fire prevention 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.

This formula does not reflect changes that ICC may have made to their 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 requirements of the electrical code shall be provided at a fee of 35% of the applicable building code review fee, excluding reviews for any use included in the "I" (Institutional) use group classification. Reviews done for the excluded use classification shall be based upon the degree of complexity.

A preliminary plan review is available for a fee of 50% of the full plan review fee cost. 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 work-load 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)

ZONING

Deposit - A \$75.00 deposit shall be required for any Zoning Permit Application. Any amount of this deposit that is not used at the conclusion of the permitting process shall be returned to the applicant.

Zoning enforcement/fines/fees/costs- Any fines or fees or borough associated costs for Zoning and/or Code enforcement, will be added to residents Sewer/Refuse for collection. It will be handled in the same manner and under the same borough regulations for collection as the Borough Sewer/Refuse bill.

WAYNE SMITH, LLC
RESIDENTIAL FEE SCHEDULE

Zoning permits

Flat Rate – \$100.00 (Applies to Decks, Patios, Sheds, Accessory Structures, Solar Panels, Wells, Driveways, Windmills, AG Buildings, Swimming Pools, Hot Tubs, Fences for Residential Lots, Etc.)

Use and Occupancy Certificate for Zoning and/or UCC Permits – \$75.00
(If required)

DCED Fee - \$4.50 (All UCC permits. Fee goes to Commonwealth of PA for training)

Zoning Officer Fee (per hour) – \$50.00 per hour
(Fee associated with the attendance at meetings, plan review, research, complaint investigation, phone consultation, etc.)

Extra Inspection Fee – \$75.00
(Fee assessed for any extra inspections over two with permit issuance or inspections by request.)

Stormwater BMP Inspections – \$150.00
(Fee assessed for two (2) inspections for BMP's.)

Letters of Determination or Requests for Clarification – \$50.00 per hour
(Billed hourly for Wayne Smith, LLC work in addition to any additional costs required by the Borough Solicitor.)

Residential Rental Inspection Fee – \$75.00
(Billed per inspection. Re-inspection for correction of deficiencies requires the assessment of an additional fee.)

Local Magistrate Fee – Reimbursement of costs incurred due to the necessary filing of an action at the local Magisterial District Judge and associated with the permitting process.

Administrative Fee – \$60.00 per hour
(Billed for any administrative work completed by Wayne Smith, LLC that is associated with the permitting process under this Fee schedule including, but not limited to: filing, monthly reports that may be required, L & I audit requests, and other administrative work required by Yoe Borough.)

WAYNE SMITH, LLC
COMMERCIAL FEE SCHEDULE

Zoning permits

Flat Rate – \$200.00 (Applies to Decks, Patios, Sheds, Accessory Structures, Solar Panels, Wells, Driveways, Windmills, AG Buildings, Swimming Pools, Hot Tubs, Fences for Residential Lots, Etc.)

Use and Occupancy Certificate for Zoning and/or UCC Permits – \$150.00
(If Required)

DCED Fee - \$4.00 (All UCC permits. Fee goes to Commonwealth of PA for training)

Zoning Officer Fee (per hour) – \$60.00 per hour
(Fee associated with the attendance at meetings, plan review, research, complaint investigation, phone consultation, etc.)

Extra Inspection Fee – \$75.00
(Fee assessed for any extra inspections over two with permit issuance or inspections by request.)

Stormwater BMP Inspections – \$150.00
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Local Magistrate Fee – Reimbursement of actual costs incurred due to the necessary filing of an action at the local Magisterial District Judge and associated with the permitting process.

Administrative Fee – \$60.00 per hour
(Billed for any administrative work completed by Wayne Smith that is associated with the permitting process under this Fee schedule including, but not limited to: filing, monthly reports that may be required, L & I audit requests, and other administrative work required by Yoe Borough.)

ZONING PERMITS

Zoning permits for property repairs, i.e., replacement windows, siding, roofing, etc. additions, sheds, fences, remodel, swimming pools, & decks, in addition to other charges by third party contractors. – \$25

LEGAL FEE REIMBURSEMENT FOR ZONING COMPLIANCE

If during the course of compliance and enforcement of zoning issues, against a property owner(s) shall require the Borough to engage the Borough Solicitor, a Borough Solicitor fee shall be assessed to the property owner(s)

Borough Solicitor Fee - \$300 per hour

ZONING HEARING FEES

All applications, including appeal, interpretation, variance or special exception – \$750

Other charges in addition to the application fee ½ of the stenographer's fee and ½ of the municipal engineering fees incurred by the Borough for review, testimony or other services rendered with regard to an application.

Zoning Hearing Board Members Compensation – \$25 per meeting attended

MISCELLANEOUS

PARKS AND RECREATION

Park rental for activities proposed -\$175

STREET EXCAVATION

Street Excavation Permit Fee -\$250

TAXATION; SPECIAL

Request for completion of a tax certification form on behalf of the citizens acquiring or conveying real property in the Borough - \$10

Bad checks received and processed by the Tax Collector- \$30

Request for submission of a duplicate tax bill -\$5

YARD/GARAGE SALE PERMIT

First permit in any 12-month period - \$5

Second permit in any 12-month period - \$25

FIREWORKS PERMITS

Display Fireworks application - \$100

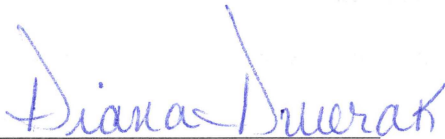
Agricultural Fireworks application -\$100

This Resolution shall become effective immediately upon passage.

APPROVED by Yoe Borough, York County, Pennsylvania this 5th day of January 2026.

YOE BOROUGH COUNCIL

Attest:


Secretary/Treasurer

Signed:


President of Council