



NORTH WHITEHALL TOWNSHIP

PLANNING DEPARTMENT

3256 Levans Road
Coplay, PA 18037

610 - 799-3411
FAX 610 - 799-9629

WWW.NORTHWHITEHALL.ORG

ESCROW FEE SCHEDULE FOR CONSULTING, ENGINEERING AND LEGAL FEES

Name of Subdivision _____ Date of Submission _____

Name of Applicant _____ Phone # _____

Address _____ Fax # _____

FEES SHALL BE PAID AT THE FOLLOWING TIMES:

- Minor, Major Subdivision, and Land Development, when a Sketch or Preliminary Plan is submitted.
- Lot Line Adjustment, when Final Plan is submitted.

RESIDENTIAL DEVELOPMENT

\$5,000.00 per lot or proposed dwelling unit for 0 to 5 lots, \$7,000.00 per lot or proposed dwelling unit for 6 or more lots. Residue land shall count as one lot.

		<u>Lots</u>	<u>Amount</u>
Minimum Amount	\$5,000.00	_____	\$ _____
Maximum Amount	\$50,000.00	_____	\$ _____
Lot Line Adjustment	\$2,000.00	_____	\$ _____

NON-RESIDENTIAL (Land Development)

\$10,000.00 per acre or fraction thereof (gross area)

Minimum Amount	\$10,000.00	_____	\$ _____
Maximum Amount	\$50,000.00	_____	\$ _____
			TOTAL \$ _____

Make checks payable to: **NORTH WHITEHALL TOWNSHIP**

Remit to:

NORTH WHITEHALL TOWNSHIP
 PLANNING DEPARTMENT
 3256 LEVANS ROAD
 COPLAY, PA 18037

ESCROW FEE SCHEDULE FOR CONSULTING ENGINEERING, LEGAL FEES AND OUT OF POCKET COSTS

A. SCOPE

1. Applies to all Township Consulting Engineering Fees, Legal Fees, and " Out of Pocket" costs incurred by the Township in the review of plans and related documents. These plans include, but are not limited to, subdivisions, resubdivisions, land development, lot line adjustment use applications.

B. SCHEDULE

1. Residential Developments
 - a. \$5,000.00 per lot or proposed dwelling unit for 0 to 5 lots, \$7,000.00 per lot or proposed dwelling unit for 6 or more lots. Residue land shall count as one lot.
 - b. Maximum Escrow Amount \$50,000.00
 - c. Minimum Escrow Amount \$ 5,000.00
 - d. Lot Line Adjustment \$ 2,000.00
2. Nonresidential Development
 - a. \$10,000 per acre or fraction thereof (gross area)
 - b. Maximum Escrow Amount \$50,000.00
 - c. Minimum Escrow Amount \$ 10,000.00

C. ESTABLISHMENT AND OPERATION OF THE ESCROW ACCOUNT

1. The escrow amount shall be payable at the time of the first submission, sketch or preliminary, to the Township and shall remain in effect through the completion of the review and recording process
2. Escrow amounts deposited with the Township may be placed in a non-interest bearing account along with other funds; however, a separate accounting shall be made for each development or project.
3. Bills for engineering and legal work done and "Out of Pocket" costs incurred on the specific development will be currently paid from the respective escrow account.
4. An Administrative fee of \$10.00 will be added to costs described in A (above) for general administrative and overhead costs, and paid to the Township.
5. Monthly statements regarding withdrawals for documented expenses incurred and account balances will be sent to the developer. Developer shall have 14 days from receipt of a bill from the municipality to dispute the amount of review fees. If the municipality and applicant cannot agree on the amount, the professional resolving the dispute shall be of the same profession as the consultants whose fees are being disputed.
6. When the escrow account balance falls below 20% of the initial deposit or \$500, whichever is larger, the balance shall be replenished to 1/2 of the initial deposit amount at the discretion of the Secretary. The Township will refuse to accept or process any further submittal or reviews during such time that the balance in the escrow account is less than the above minimums.
7. The balance shall be returned or refunded after recording of the plan, or at termination of the project, within 30 days of receipt of a written request from the developer and upon completion satisfactory to the Township Engineer and Solicitor.