TOWNSHIP OF MAHONING
COUNTY OF MONTOUR
COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 2026-0928

A RESOLUTION ESTABLISHING FEE SCHEDULES FOR ORDINANCE ADMINISTRATION AND ENFORCEMENT, ALONG WITH PROCEDURE FOR PERIODIC UPDATES TO THE SAME

WHEREAS, Mahoning Township, Montour County, PA incurs certain expenses in carrying out the administration of all of its ordinances, applications, and permitting; and

WHEREAS, Mahoning Township wishes to recover a reasonable portion of these expenses from each applicant; and

WHEREAS, Mahoning Township herein acts to amend its existing fee schedule, by supplanting the same with the fees and expenses set forth herein.

NOW, THEREFORE, BE IT RESOLVED, that the following schedule of fees shall supersede all previously adopted Fee Schedules and shall be utilized in the administration of all Mahoning Township Ordinances.

UCC PERMIT FEES

The Mahoning Township Board of Supervisors hereby adopts the fee schedule of their third-party inspection company, Building Inspection Underwriters, Inc. ("BIU"), and also adopts the following additional fees:

Administration Fee: The Township will add Twenty Percent (20%) to all sub-code prices for administration cost. The administration fee will be capped at $10,000 for each project.

Financial Institution Documentation: In addition to the Administrative Fee, the Township shall charge Fifty Dollars ($50.00) to supply financial institutions with copies of all building inspection reports in connection with construction mortgages.

FEE SCHEDULE PENALTY: Those in violation of not obtaining a permit before performing the work will be charged and additional 50% in fees or $100.00, whichever is greater.

BIU may update this fee schedule from time-to-time, without the need for the Township Supervisors to adopt a new Resolution. BIU shall provide an update to the Board of Supervisors within thirty (30) days of such updated fees and expenses.

ZONING PERMIT

The following fees shall be paid to Mahoning Township at the time application is

made for a Zoning Permit or a Hearing before the Township Zoning Hearing Board or the Township Supervisors. No permit shall be issued, or no hearing scheduled, until the applicant has paid such fees to the Township.

Residential and/or Commercial Development:

Principle Buildings, Accessory Buildings or Structures
The fee for Zoning Permits for construction of principle residential and/or commercial buildings, Accessory Buildings or structures shall be at the base rate of Twenty Dollars ($20), plus an additional Ten Dollars ($10) per each Thousand Dollars ($1,000) of value of the contract price of the building. Capped at $5,000.00

Non-Residential Development:

The fee for Zoning Permits for all non-residential construction or development (principle and accessory) shall be at the base rate of Twenty Dollars ($20), plus an additional Ten Dollars ($10) per each Thousand Dollars ($1,000) of value of the contract price of the building, except as may be separately provide in this Fee Schedule. Capped at $5,000.00

Non-Construction:

In situations where no construction is involved, including a change of use or change of a non-conforming use, the fee for the Zoning Permit shall be $25.00.

Heat Pump Permits: Residential and/or Commercial:

The fee for heat pump permits residential and/or commercial shall be at the base rate of Twenty Dollars ($20), plus an additional Ten Dollars ($10) per each Thousand Dollars ($1,000) of value of the contract price of the project. Capped at $5,000.00

Signs:

The fee schedule for a Zoning Permit shall be followed for the erection of a permanent sign.

Temporary Permits:

The fee for a Temporary Zoning Permit for non-permanent uses or structures or periodic activities, shall be $50.00. An additional fee of $50.00 may also be collected for renewal of such Permits where events are held on an annual or seasonal basis.

Firework Displays:

The fee for a Zoning Permit to have a firework display is $100.00.

Demolition for Residential or Commercial:

The fee schedule for a Zoning Permit is to be followed for the demolition of buildings or structures.

Penalty:

Failure to obtain the necessary Zoning Permit prior to initiation of construction or a change of use shall result in the penalty of $100.00 up to $500.00 being added to above specified charges. (*This fee is not in lieu of other enforcement penalties set forth in the Zoning Ordinance.*)

Certificate of Compliance:

There shall be a final inspection fee of $25.00.

Certificate of Nonconformance:

There shall be no charge for the issuance of a Certificate of Nonconformance.

Conditional Use:

A fee of $1,500.00 payable in advance shall accompany each request for Conditional Use. Conditional Use Hearings are scheduled before the Board of Supervisors.

Zoning Hearing Board Hearings:

A fee of $1,500.00 payable in advance, shall accompany each application for a hearing before the Mahoning Township Zoning Hearing Board involving: 1) the appeal of any decision made by the Township Zoning Officer or municipal engineer in the administration of the Zoning Ordinance; 2) a request for a variance; 3) a validity challenger of the Township Zoning Ordinance; or 4) a request for an interpretation of Zoning Ordinance provisions.

Roadside Stands:

All owners and /or operators of roadside stands not located on property owned in fee simple title by the owner and/or operator of the roadside stand shall, annually, prior to commencing operations, obtain a permit from the Code Enforcement Officer and pay a fee of $50.00. The permit fee shall remain the same regardless of when the application is filed during the year and shall expire annually on December 31.

The Township Zoning Hearing Board may update this fee schedule from time-to-time, without the need for the Township Supervisors to adopt a new Resolution. The Zoning Hearing Board shall provide an update to the Board of Supervisors within thirty (30) days of such updated fees and expenses.

BUILDINGS

1. Dangerous Structures
   Request for an appeal $500.00

PERMITS AND GENERAL BUSINESS REGULATIONS

1. Transient Retail – Peddler's Permit
   Obtained from Police Department
   Permit (valid one year from date issuance) $100.00 +$5.00 add-on

2. Parking Permit – (Covers several areas near GMC)
   RENEWABLE EACH YEAR
   Residential 1 – Free

   Any Additional Free

   Non-Resident Free

3. Fingerprinting – All Applicants $ 40.00

4. Accident Reports $ 15.00

5. Parking Fines $20
   $50 Handicapped

Unpaid tickets may result in the fine being turned over to a third-party collections agency, or referred to the District Judge's office.

VEHICLE IMMOBILIZATION PROCESSING FEE **$100.00**

DUMPSTER PLACEMENT PERMIT $ 50.00
PENALTY FOR VIOLATION $150.00

The Police Department may update this fee schedule from time-to-time, without the need for the Township Supervisors to adopt a new Resolution. The Police Department shall provide an update to the Board of Supervisors within thirty (30) days of such updated fees and expenses.

I & I

INFLOW AND INFILTRATION INSPECTION $100.00
RE-INSPECTION FEE $50.00

EXISTING RESIDENTIAL WATER/ SEWER REPAIR INSPECTION $100.00

COPIES

Zoning Ordinance, Stormwater & Land Sub Sets		$150.00
Individually (any portion)		$ 65.00
Maps	Large	$ 50.00
	Small	$ 25.00
General Copying	Per Page	$ 0.25

(Requests for Extensive Research along with copying charged at the regular hourly rate)

MISCELLANEOUS

1. All permits or applications not otherwise provided for herein $50.00.

STREETS AND SIDEWALKS

1. Township Driveway Permit	Residential	$ 25.00
	Commercial	$ 50.00

2. Highway Occupancy Permit. (Fee schedule of Penn DOT as changed from time to time.)

3. Township Road Occupancy rates:

Street Cut Permits Costs Resolution; Adopted at the Supervisors meeting on February 24, 2020, as may be amended from time to time.

Private ownership & Residential: application fee will be $40.00, plus the surface opening fee of $30.00 for openings under 35 Square feet. Over 35 square feet will be an additional charge calculated at $1.00 per Square foot of the opening.

Utilities and commercial: application fee will be $50.00, plus the surface opening fee of $40.00 for openings under 35 Square feet. Over 35 Square feet will be an additional charge calculated at $2.00 per Square foot of the opening.

Inspection Escrow: (when required) to be provided at **5% of the cost estimate Degradation Cost: (to be waived if full roadway restoration is proposed).**

The permit applicant will be responsible to notify the Mahoning Township Engineer prior to back filling and restoration, all work will be completed according to the Construction Material Specification published by LIVIC, October 28, 2019 and will be inspected by the township engineer in accordance with his approved schedule of fees..

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SUB-DIVISION AND LAND DEVELOPMENT

1. Preparation of development agreement $ 200.00

2. Rate Schedule for Engineering Services – as set by
LIVIC Civil Engineering
Plus Mileage, reimbursable and sub-consultants

3. Application Fees and Required Escrow Deposits for Municipal Services:

	Application Fee	Required Escrow Deposit For Twp. Engineer Review
A. Concept Plan (Sketch Plan)	No Charge	$ 750.00
Minor Sub-division Plan, One (1) to Three (3) lots	$ 500.00	$1,000.00
Major Sub-division Plan, Four (4) lots or more	$2,500.00	$1,000.00
Land Development Plan	$2,500.00	$5,000.00

(Minimum escrow deposit amounts reflected above. Applicant will also reimburse the Township for any additional Legal or Engineering Costs above and beyond the deposit remitted).

B. Please note that escrow is required prior to review by Township Engineer.

C. The applicant will only be billed for actual time and expenses incurred by the Township Engineer. Balance of escrow to be returned to applicant within thirty (30) days of plan resolution (final approval or denial). Conversely, the applicant may be required to place additional escrow depending on the complexity of the project. The developer/applicant is required to maintain a balance of $5,000.00 at all times to be used for engineering reviews; further the account must be restored to original escrow amount of $5,000.00 within (14) fourteen days of dropping below that amount.

Additional Township Fees and Land-Sub-Division shall be as follows:

Add-on Lots: Providing One Deed is Prepared & Recorded for the Property $ 100.00

Appeals or Special Exceptions, Minimum of $ 500.00
Plus any additional Legal or Engineering Costs shall be Paid by the Applicant

Zoning Change $1,000.00

The Zoning Officers may update this fee schedule from time-to-time, without the need for the Township Supervisors to adopt a new Resolution. The Zoning Officers shall provide an update to the Board of Supervisors within thirty (30) days of such updated fees and expenses.

For any changes made by the BIU, Zoning Hearing Board, the Police Department, or Zoning Officers during the course of the year, the changes shall be incorporated into the Supervisors resolution at the following organizational meeting.

Effective February 24, 2020, as amended on September 28, 2026.

RESOLVED, ENACTED AND ADOPTED at a duly advertised public meeting of the Board of Supervisors held on the 28th day of September, 2026.

ATTEST:

Carolyn Dragano
Secretary

TOWNSHIP OF MAHONING

John Whelan, Chairman

Bill Lynn, Vice Chairman

Glen Cromley, Supervisor

Andy Lysiak, Supervisor

Kyle Yeager, Supervisor

LIVIC civil

2026 ENGINEERING RATE SCHEDULE

Principal/Director	$210.00
Transportation Manager	$193.00
Sr. Project Manager/Engineer	$186.00
Project Manager/Engineer	$171.00
Sr. Project Designer	$165.00
Sr. Project Coordinator	$160.00
Sr. Designer	$154.00
Design Engineer	$147.00
Project Designer	$143.00
Project Coordinator	$132.00
Designer 2	$131.00
Designer	$121.00
CAD Technician	$95.00
Land Use Planner	$105.00
GIS Specialist	$147.00
GIS Technician	$105.00
Construction Specialist	$121.00
Construction Inspector	$110.00
Administrative Assistant	$84.00
Survey Manager	$171.00
Survey Coordinator	$137.00
Surveyor 2	$110.00
Surveyor 1	$100.00
Survey Technician	$84.00
1-Man Survey Crew	$110.00
2-Man Survey Crew	$193.00
1-Man Survey Crew	$110.00

REIMBURSABLE COSTS

Mileage	At current IRS approved rate
Lodging & Meals	At Cost
Full Size Plots	$0.67 / sq ft
Permit /Application Fees	At Cost + 10%
Postage & Overnight Delivery	At Cost
Subconsultant Expenses	At Cost + 10%
All other Reimbursable Expenses	At Cost + 10%

Engineering services provided by LIVIC Civil shall be based on the fees and expenses outlined and remain effective for the stated calendar year. Rate adjustments may occur annually on January 1st and available upon request.

"Client acknowledges and understands that all data contained in this document shall be considered confidential and proprietary and shall not be released or otherwise made available to any third party without the express written consent of LIVIC Civil, LLC."

MAHONING TOWNSHIP
UCC FEE SCHEDULE FOR 2026

Residential Building Fees
Use Groups R-3 & R-4 Under the IRC

New construction and additions----------$75.00 plus $.22 per sq. ft. of GFA*
Alterations & Repairs----------.015 of total construction cost.
(labor & material) (min. fee $75.00 one visit)

Utility & miscellaneous use groups----------.015 of total construction cost.
(sheds, fences, towers, pools (labor & material) (min. fee $75.00 per inspection)
concrete slabs and retaining walls. etc.)
Decks $150.00 flat rate

Energy inspections----------$125.00 flat rate

Minimum Fee $75.00

Commercial Building Fees For
All Other Use Groups listed in IBC

New construction and additions----------$100.00 plus $.28 per sq. ft. of GFA*

Alterations, renovations, and repairs----------Up to $500,000 x .015 ($7,500.00)
$500,001 to $1,000,000 x .0125 plus ($6,250.00)
Above $1,000,000 x .01 plus ($13,750.00)

Minimum Fee $100.00

***GFA—Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling height of 6 ft. 6 in. or more.**

MAHONING TOWNSHIP
UCC FEE SCHEDULE FOR 2026

Residential Mechanical Under the IRC

Underground Inspection ---------- $75.00
Rough-in Inspection ---------- $75.00
Final Inspection ---------- $75.00

Residential Plumbing Under the IRC

Underground Inspection ---------- $75.00
Rough-in Inspection ---------- $75.00
Final Inspection ---------- $75.00
Utility service connections (water or sewer).
Per connection ---------- $75.00

Minimum fee $75.00

Commercial Mechanical

Based on total installation costs. (labor & material)

First $1,000.00 or fraction thereof ---------- $75.00
Over $1,000.00 to $500,000.00 ---------- $12.00 per thousand
Above $500,000.00 ---------- $10.00 per thousand
Copy of contract required
Minimum Fee ---------- $75.00

Commercial Plumbing

Based on total installation costs. (labor & material)

First $1,000.00 or fraction thereof ---------- $75.00
Over $1,000.00 to $500,000.00 ---------- $12.00 per thousand
Above $500,000.00 ---------- $10.00 per thousand
Copy of contract required
Minimum Fee ---------- $75.00

Commercial Energy

Energy inspection ---------- 0.02 per sq. foot of GFA*
Minimum fee ---------- $75.00

Commercial Accessibility

Accessibility inspection (per inspection) ---------- $150.00
Minimum fee ---------- $75.00

MAHONING TOWNSHIP
UCC FEE SCHEDULE FOR 2026

Residential Electrical Under The IRC

Rough-in ----------$75.00
Final ---------- $75.00

Residential Permanent Pool

Rough-in & Final ----------$225.00

Residential Signaling, Communication &Alarm Systems

Rough-in & Final ----------$75.00

Mobile/Modular homes

Service, Feeder, Rough and Final ----------$150.00

Service for Residential or Commercial

200 amps or less ----------$75.00
201 amps to 400 amps ----------$120.00
Over 400 amps: $30.00 per 100 amps
Sub-feeders or sub-panels ¼ of above fee,
Over 250 volts, double above fees.

Commercial Signaling, Communication &Alarm Systems

$75.00 plus $12.00 per thousand (total labor & material)
Over $1,000.00 to $500,000.00 ----------$12.00 per thousand
Over $500,000.00 ----------$10.00 per thousand
Copy of contract required

Commercial Electrical Building

Rough-in & Final
$20,000.00 to $40,000.00 ----------1.50%
$40,000.01 to $80,000.00 ---------- 1.25%
$80,000.01 to $120,000.00 ----------1.10%
$120,000.01 to $250,000.00 ----------1.0%
$250,000.01 to $500,000.00----------0.80%
$500,000.01 to $1,000,000.00----------0.60%
Over $1,000,000.00----------0.50$
Copy of contract required

Commercial Pools

$75.00 plus $12.00 per thousand (total labor & material)
Copy of contract required

MAHONING TOWNSHIP
UCC FEE SCHEDULE FOR 2026

Fire: All use groups except one and two family

Sprinklers----------$75.00 plus $.50 per sprinkler head
Standpipe----------$100.00 each
Wet/Dry Carbon Dioxide $100.00 up to 100 lbs. ($.75 each pound over)
Commercial Cooking System----------$160.00 per system (Hood, Duct, & Suppression)

Minimum Fee $75.00

Demolition:

$.01 per sq. ft. with a minimum of $125.00.

Signs:

$50.00 plus $3.00 per sq.ft. of sign area [both sides when applicable]

Fee Schedule
Commercial Plan Review

For buildings with an estimated construction value up to $3,000,000, the building plan review fee is .0013 of the estimated value ($350.00 minimum).

For buildings with an estimated construction value over $3,000,000 up to $6,000,000, the fee is $3,900.00 plus .0005 of the estimated value over $3,000,000.

For buildings over $6,000,000, the fee is $5,400.00 plus .0004 of the estimated value over $6,000,000.

The plan review fee for electrical, mechanical and plumbing are computed at 25 percent of the building plan review fee for each discipline ($350.00 minimum).

Fee Schedule
Residential Plan Review

Flat fee of $150.00 for new construction only.

Brior Environmental LLC

Sewage Enforcement Officer-Robert R. Fugate Jr.

474 Long Run Road
Drums, PA 18222
Phone (215) 327-8984

E-Mail briorenvironmental@outlook.com

Sewage Enforcement Officer Rates: 2026

New Permit: **$690.00 Fee – Applicant to pay fee of $690.00**
SEO to receive $690.00
(This fee includes site evaluation, test probes and percolation Testing)
$100.00 Fee – Applicant to pay fee of $100.00
(This fee includes design review, issue permit and All construction inspections)

Repair Permit: **$450.00 Total Fee – Applicant to pay fee of $450.00**
SEO to receive $450.00

Subdivision Work: $690.00 per lot or $50.00 per hour – Applicant to pay fee of $690.00, SEO to receive $690.00

All other authorized Sewage Enforcement Officer-related work, i.e., malfunction investigations & associated correspondence, hearings, sewage planning module reviews and preparation, office related work, drafting and issuing sewage related correspondence, mandatory etc. are billed at $50.00 per hour.

Note* No excavation or digging is included in the above rates

Sincerely,

Robert R. Fugate Jr.