

RESOLUTION # 2026-04

A RESOLUTION OF THE TOWNSHIP OF CUMBERLAND, ADAMS COUNTY, PENNSYLVANIA, ESTABLISHING FEES FOR SUBMISSION, ADMINISTRATIVE PROCESSING, AND ENGINEERING AND LEGAL REVIEW OF SUBDIVISION AND LAND DEVELOPMENT PLANS, MOBILE HOMES, AND MOBILE HOME PARKS.

BE IT RESOLVED, that from on and after the date of the adoption of this resolution the following fees shall be charged for the services shall be charged for the services specified below:

1. The fee for copies of the subdivision and land development ordinance shall be the prevailing copy rate.
2. The filing fee for consideration of a subdivision or a land development plan shall be broken into categories based upon the type of subdivision or land development presented. The accompanying fees under each category shall include the sketch plan, preliminary plan, and final plan. The categories, together with the accompanying fees, are as follows:

*****Please Note: Once the Deposit for Consultant/Escrow monies has been reduced to \$1000.00 an additional deposit shall be made of half of the original deposit paid. Developer/Applicant shall pay any and all outstanding fees prior to permits being issued or approval being granted.**

SUBDIVISION & LAND DEVELOPMENT FEE SCHEDULE

Subdivision Plans:

Sketch Plans:

	<u>Administrative Fee</u>	<u>***Deposit for Consultant and legal review fees/ Escrow Monies*</u>
2 lot subdivision	\$437.00	\$1,012.00
Two – Ten lot subdivision	\$437.00	\$1,279.00
More than ten lot subdivision	\$437.00	\$1,454.00
Land Development less than 10 acres	\$425.00	\$1,454.00
Land Development 10 – 100 acres	\$425.00	\$1,686.00
Land Development more than 100 acres or TND	\$425.00	\$1,953.00

Preliminary Plans:

	<u>Administrative Fee</u>	<u>***Deposit for Consultant and legal review fees/ Escrow Monies*</u>
2 lot subdivision	\$721.00	\$ 3,929.00
Two – Ten lot subdivision	\$721.00	\$ 7,859.00
More than ten lot subdivision	\$721.00	\$15,720.00

Final Plans:

	<u>Administrative Fee</u>	<u>***Deposit for Consultant and legal review fees/ Escrow Monies*</u>
2 lot subdivision	\$741.00	\$ 4,039.00
Two – Ten lot subdivision	\$741.00	\$ 8,079.00
More than ten lot subdivision	\$741.00	\$16,160.00

Land Development Plans:

Preliminary Plans:

Land Development Plan less than 10 acres	\$ 741.00
Land Development Plan 10 – 100 acres	\$ 741.00
Land Development Plan more than 100 acres	\$ 741.00
TND Initial Application	\$4,712.00
TND Each Phase	\$3,365.00

Administrative Fee

***Deposit for Consultant and legal review fees/ Escrow

<u>Monies*</u>	\$5,387.00
	\$6,733.00
	\$8,082.00
	\$8,082.00
	\$6,733.00

Final Plans:

Land Development Plan less than 10 acres	\$1,077.00
Land Development Plan 10 – 100 acres	\$1,077.00
Land Development Plan more than 100 acres	\$1,077.00
TND Initial Application	\$4,712.00
TND Each Phase	\$3,365.00

Administrative Fee

***Deposit for Consultant and legal review fees/ Escrow

<u>Monies*</u>	\$5,387.00
	\$6,733.00
	\$8,082.00
	\$8,082.00
	\$6,733.00

PLANNING MODULES

Administrative Fee

***Deposit for Consultant and legal review fees/ Escrow

Mailer Card for Sewage Planning Exemption	\$81.00	\$1,961.00
Component No. 1	\$162.00	\$1,961.00
Component No. 2	\$339.00	\$1,961.00
Component No. 3	\$539.00	\$1,961.00
Component 4A Planning Agency Review	\$404.00	\$1,961.00

Monies*

* Any unused portions of the deposit for consultants' review fees shall be returned to the applicant following signature or disapproval of the Final Plan. In the event that the actual amount for engineering and legal review fees exceed the amount of the deposit, the applicant shall reimburse the Township an amount equal to the increased fee.

PARK AND RECREATION FEES: (AT TIME OF APPROVAL)

The proportion of the development to be dedicated to the Township for Park and recreation purposes be no less than 0.10 acres per lot or dwelling unit, or a fee of \$2,406.00 per lot or dwelling unit, whichever is more for residential development.

Non-residential development shall dedicate no less than 0.05 acres per 1,000 sq. ft. of building floor area, or a fee of \$1,203.00 per 1,000 sq ft of building floor area.

Recording Fees:

Contact the Adams County Recorder's Office; 717.337.9826 for fee schedules and appointment requirements. All subdivision plans must be recorded within 90 days of Board of Supervisor Approval.

<u>Restamping Fee</u>	\$70.00
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<u>Plan Extension Requests</u>	\$135.00/request
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LATE FEES

Will be assessed on all outstanding invoices of over thirty days of 1.5% per month.

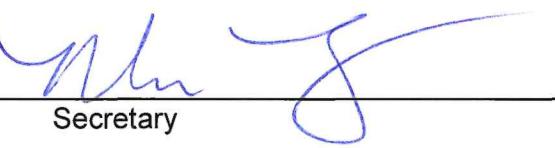
RESOLVED and **APPROVED** this 5th day of January 2026.

CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS

BY: 

Chair

ATTEST

BY: 

Secretary

****Administrative Fees are non-refundable****