

Subdivision/Land Development

Sketch Plan:

Applicant shall submit fifteen (15) copies of sketch plan, one (1) application form and photographs

Fees

Subdivision:

2 - 10 lots	\$500.00
11 - 100 lots	\$800.00

Land Development	\$800.00
------------------	----------

Preliminary Plan:

Applicant shall submit eighteen (18) copies of the preliminary plan, one (1) application form and photographs

Fees

Subdivision:

2 - 10 lots	\$150.00
11 - 100 lots	\$500.00
101 or greater	\$750.00

Land Development:

Residential, dwelling units

2 - 10	\$150.00
11 - 100	\$500.00
101 or greater	\$750.00

Nonresidential

All land development	\$500.00
Plus additional fee per acre	\$50.00

Final Plan:

Applicant shall submit fourteen (14) copies of the final plan, one (1) application form and photographs

Fees

Subdivisions:

2 - 10 lots	\$150.00
11 - 100 lots	\$500.00
101 or greater	\$750.00

Land Development:

Residential, dwelling units

2 - 10	\$150.00
11 - 100	\$500.00
101 or greater	\$750.00

Nonresidential

All land development	\$500.00
Plus additional fee per acre	\$50.00

Escrow for Preliminary & Final SD/LD Applications

Subdivision, lot

2-10	\$5000.00
11-50	\$7500.00
51 or greater	\$15,000.00

Land Development

Residential, dwelling units

1-10	\$5000.00
11 - 50	\$7500.00
51 or greater	\$15,000.00

Nonresidential, sq. ft. of gross floor area

Less than 10,000	\$7500.00
10,001 to 24,999	\$12,000.00
25,000 or greater	\$15,000.00

ESCROW FEE: Charged at time of Preliminary Plan submission and shall be reapplied at time of Final plan submission. Non-use portions shall be refundable.

Fee in Lieu of Dedication

Per residential dwelling unit	\$1000.00
-------------------------------	-----------

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Fee Schedule

- The following fees will apply to each subdivision or land development submitted to the Montgomery County Planning Commission for review:
- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
 - For a nonresidential subdivision and land development submitted for the same tract at the same time only the larger base fee will be changed.
 - Whenever a mixed-use proposal with both residential and nonresidential is submitted, a reduced fee will be applied. This fee is calculated by applying the residential and nonresidential fees, per the Fee Schedule, and then adding all fees and deducting 15 percent.

Residential Subdivisions or Land Developments

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

Number of Lots or Dwelling Units (<i>greater number applies</i>)	Base Fee + Fee per Lot or Dwelling Unit
1 - 3*	\$120 (flat fee)
4 - 20	\$145 + \$18 per unit
21 - 100	\$360 + \$17 per unit
101+	\$850 + \$16 per unit

* Lot line adjustments with no new development = \$65 flat fee

Nonresidential Land Developments and Conversions

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

Gross Square Feet of New Building	Base Fee + Fee for Every 1000 Gross Sq. Ft. (<i>rounded to nearest whole dollar</i>)
1 - 3,000 Sq. Ft.	\$175 flat fee
3,001 - 25,000 Sq. Ft.	\$415 + \$22 for every 1000 Sq. Ft.
25,001 - 50,000 Sq. Ft.	\$840 + \$18 for every 1000 Sq. Ft.
50,001 - 100,000 Sq. Ft.	\$1240 + \$16 for every 1000 Sq. Ft.
100,001+ Sq. Ft.	\$2065 + \$12 for every 1000 Sq. Ft.

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

Number of Lots	Base Fee + Fee per Lot
1 - 3	\$445 flat fee
4 or more	\$445 + \$70 per lot

Special Reviews

This fee applies to miscellaneous reviews not included in above categories (conditional uses, nonresidential lot line change.)

Base Fee
\$210 flat fee

Resubmissions

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions.

Flat fee of \$110.00 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.

Flat fee of \$165.00 for all nonresidential subdivisions/land developments. All resubmissions of 3 lots or 3,000 square feet or less no fee required.

All county fees are to be submitted to the municipality at the time of application; the municipality will forward the fees to MCPC. A check or money order should be made payable to the MONTGOMERY COUNTY TREASURER. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.