

BOROUGH OF ST. CLAIR
FEE SCHEDULE FOR SUBDIVISION AND LAND DEVELOPMENT REVIEWS

The following fees will be charged by the St. Clair Planning Commission for subdivision and land development reviews as authorized by the Pennsylvania Municipalities Planning Code, Act 247, as amended. These fees are effective January 3, 2024. Plans will not be accepted for review by the Planning Commission without the appropriate fee and the required number of plans.

Schedule I Subdivision – All Land Uses
*** Land Development – Residential**

Number of Lots / Units	Administrative Fees				Professional Fees (Escrow)	
	Sketch	Preliminary / Final	Resubmission	Revision to Record Plan	Review (per submission)	Inspection* (LD Only)
1 – 2	\$200	\$400	50% of original submission unless number of lots/ units changed	\$200	\$1,500	\$1,500
3 – 5	\$300	\$600		\$300	\$2,000	\$2,000
6 – 25	\$400	\$800		\$400	\$2,500	\$3,000
26 – 49	\$550	\$1,100		\$550	\$3,500	\$4,000
50 – 99	\$700	\$1,400		\$700	\$4,000	\$5,000
100 – 199	\$850	\$1,700		\$850	\$4,500	\$6,000
200+	\$1,000	\$2,000		\$1,000	\$5,500	\$7,000

Schedule II Land Development – All Others

Development Acreage	Administrative Fees				Professional Fees (Escrow)	
	Sketch	Preliminary / Final	Resubmission	Revision to Record Plan	Review (per submission)	Inspection
0 - 2	\$400	\$800	50% of original submission unless site area has changed	\$400	\$2,500	\$3,000
>2 - 7	\$600	\$1,200		\$600	\$4,000	\$5,000
>7 - 15	\$800	\$1,600		\$800	\$5,500	\$7,000
>15 - 30	\$1,100	\$2,200		\$1,100	\$7,000	\$9,500
>30 - 50	\$1,400	\$2,800		\$1,400	\$8,500	\$12,000
>50 - 100	\$1,700	\$3,400		\$1,700	\$10,000	\$14,500
>100	\$2,000	\$4,000		\$2,000	\$12,000	\$17,000

The term "lots" includes conveyances, tracts, or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership, or building or development, as well as residue parcels, annexations, or correction of lot lines.

For subdivisions that transcend the boundary limits of the Borough, only those lots which are located entirely or partially within the limits of the Borough of St. Clair shall be considered when determining appropriate review fees. The entire development area within a lot shall be considered when determining appropriate Schedule II Review Fees whether or not the development area lies entirely within Borough limits.

All required County Plan Review Fees shall be paid at the time of plan submission to the Borough.

Improvement Inspections – Any inspection requested by the Borough of the improvements of any approved land development will be conducted on an hourly rate basis in accordance with the current established rate schedule. Reimbursement for such inspections will be drawn down from that portion of the escrow account designated for inspections.

Money in escrow is for reimbursement at the Borough of St. Clair's discretion for any and all engineering or legal or other expenses incurred by the Borough, exclusive of work performed by full-time Borough staff members, in processing the Sketch, Preliminary, and Final Plans and for performing inspections during construction. As soon as

the escrow account decreases by fifty percent (50%) whether during the review or construction phases, the Applicant shall make payment in an amount necessary to fully fund the account. Upon the recording of the Subdivision or Land Development Plan, as applicable, with the Recorder of Deeds and the payment of all Borough engineering, legal, and other expenses incurred by the Borough, exclusive of work performed by full-time Borough staff members, the Applicant may submit a written request to the Borough Treasurer for a refund of the unused portion of the escrow account related to reviews. For land developments, upon the issuance of an Occupancy Permit by the Borough and the payment of all Borough engineering, legal, and other expenses incurred by the Borough, exclusive of work performed by full-time Borough staff members, related to inspections, the Applicant may submit a written request to the Borough Treasurer for a refund of the unused portion of the escrow account. Any monies held in escrow will not be returned until all invoices from the Borough Engineer and Solicitor have been received by the Borough and paid by the Applicant. The Solicitor's and Engineer's invoices are submitted to the Borough every thirty (30) days.

If the Applicant requests a special meeting in order to expedite the review process and the Borough agrees to such a request, the Applicant shall pay for all advertising and administrative costs for requested meeting.

SCHEDULE I FEES are based on the number of lots or units. All land uses are included: residential, commercial, industrial, public, quasi-public, and other. Therefore, an industrial park subdivision prior to development of individual lots is subject to Schedule I. The same would be true of a commercial lot subdivision or selling of land for a church or school. Schedule I fees also cover residential land development such as an apartment complex, condominiums, rental townhouses, and mobile home parks. Where there is a mix of lots and rental units the totals are added together to determine the fee.

SCHEDULE II FEES are based on the amount of land to be disturbed for development including buildings, access drives, streets, stormwater management, grading, public sewer and water service, erosion and sediment control, landscaping, and any other activity that disturbs the ground on the site. The total disturbed area of a project is most accurately calculated by CAD software or planimeter following all outlines of disturbed areas and is subject to review by the Engineer.

Where combinations of subdivision and non-residential land development are proposed on a plan, the fees must be determined separately and added together.

All fees shall be paid in the form of a check or money order made payable to: **Borough of St. Clair**. Cash will NOT be accepted.