

**PARADISE TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2026 – 03

**A RESOLUTION TO SET VARIOUS FEES, ESCROWS AND
OTHER PAYMENTS CHARGED FOR CERTAIN TOWNSHIP SERVICES**

PARADISE TOWNSHIP 2026 FEE SCHEDULE		
Fee	Description	Cost
	<u>Boards (Zoning/Supervisors)</u>	
Special Exception/Variance	Conditional Use or Modification granted by ZHB for a special use permit with specified conditions.	\$750
UCC Appeals	Appeals to be heard by the Pequea Valley Appeals Board.	\$1,000
Continuance	Request by an applicant to continue a Zoning or Supervisor hearing to the next meeting. No fee if continued by Zoning/Supervisors.	\$350
Conditional Use Hearing	Request permitted use with explicit criteria defined in the Zoning Ordinance.	\$750
Rezoning Petition	Petition to rezone a parcel of land.	\$750
	<u>Building Permits</u>	
	Residential Use - \$4 per \$1,000 cost	
	Agriculture/Commerical/Industrial Use - \$5 per \$1,000 cost	
	Minimum Permit Fee - \$50 Administrative Fee (in addition to permit fee) - \$25 Inspections Fees as set by third party building inspection agency	
Dwelling	Used exclusively for residential occupancy, including single-family detached, semi-detached, attached, and apartments.	
Agriculture or Horticultural Building	Used by an enterprise actively engaged in commercial crop production.	
Accessory Building	Detached building customarily incidental to any of the permitted uses.	
Shed	Storage structure less than 1,000sqft.	
Pools & Hot Tubs	Above or in-ground structure designed to hold water for recreational swimming.	

Solar Power Systems	Energy conversion systems generating electricity from sunlight.	
Sign	Permanent exterior fixture used to direct attention to a business, commodity, or cause.	
Demolition	Act of demolishing to reduce or improve lot coverage/structures.	
SALDO Plans		
Sketch Plans	An informal plan indicating existing features with the general layout of a proposed development.	\$100 Admin Fee ² \$2400 Escrow ³
Lot Add-Ons	Subdivision plans to add land to one property from another parcel(s).	\$200 Admin Fee ² \$2400 Escrow ³
Preliminary/Final Plans	A complete and exact subdivision and/or land development plan, including all supplementary data.	\$500 Admin Fee ² \$2400 Escrow ³
Revised Plans	Approved plans with revisions from the applicant. New approval process required.	\$200 Admin Fee ² \$2400 Escrow ³
Modification Request	An exception granted for SALDO regulations. ¹	\$350 ¹
Minimum Escrow	Minimum escrow amount to be maintained on account throughout the duration of any project requiring an escrow deposit.	\$600 ³
Stormwater/Land Disturbance		
Minor	Diversion and Piping, under 5,000sqft impervious coverage	\$250 Admin Fee ² \$2400 Escrow ³
Major	Diversion and Piping, over 5,000sqft impervious (residential) or 1,500sqft (commercial)	\$500 Admin Fee ² \$2400 Escrow ³
Exemption	Projects under 1,000sqft can apply for a one-time exemption.	\$100-\$250
Minimum Escrow	Minimum escrow amount to be maintained on account throughout the duration of any project requiring an escrow deposit.	\$600 ³
Other Permits		
Driveway	Requires application and inspection by Roadmaster.	\$50
Roadside Stand	4'x8' stands are permitted within the Zoning Ordinance.	N/A
Business		
Junkyard License	Any area/structure used for collecting, storage, and/or sale of junk items.	\$175
Mobile Home License	Improved parcel of land under single ownership for non-transient mobile homes.	\$20/home (\$100 min)

Home Business	Requires approval by the Zoning Hearing Board.	\$750 ZHB fee
	Other Fees	
Sewer Tapping Fee	Required to gain access to the public wastewater system.	\$7,500
Sewer Certification	Request certification for wastewater connection.	\$15
Zoning Ordinance	Printed copy of full Zoning Ordinance	\$30
SALDO or SW Ordinance	Printed copy of full Subdivision and Land Development or Stormwater Ordinance	\$30
Comprehensive Plan	Printed copy of the Pequea Valley Comprehensive Plan	\$30
Photocopying	8.5" x 11" Black & White copies per side/page	\$.25
	8.5" x 14" Black & White copies per side/page	\$.50
	11" x 17" Black & White copies per side/page	\$1.00
	18" x 24" Black & White copies per side/page	\$2.50
	24" x 36" Black & White copies per side/page	\$4.00
	Any size taken to outside vendor, actual cost plus	\$20.00
	Certified copy fee per sheet, in addition to any copy charges	\$4.00
	Fee for digital/media documents	\$3.00
	Arcview property map	\$10.00
	Zoning Map/Official Map	\$10.00
	Color Copies, additional fee per side/page	\$.10
Online Payment Fees	Credit Card Convenience Charge (minimum \$3.00)	2.65%
	ACH/E-check	\$1.50
On-Site Observation	Township staff/officials will make an on-site visit to conduct an observation.	\$50/hr
Granny Flat Recording	Recorder of Deeds charges to record granny flat agreement.	Actual Cost
PW Labor Rate	Per hour rate for Public Works staff to conduct work on your property and/or project.	\$50/hr
PW Inspection Rate	Per hour rate for Public Works staff to conduct an inspection at your property and/or project.	\$50/hr
Returned Check	Bank charge for returned check due to insufficient funds.	\$36

On-Lot Disposal Program	Pumper report required every three years with fee payment.	\$20
Rentals		
Fields	Full daytime rental per field. Multi-field/day rates available.	\$50/day
Field Lights	Field and light fee for evening rentals.	\$100/night
Full Park Rental Softball Events	1 Day Tournament (additional fees may apply)	\$1,600
	2 Day Tournament (additional fees may apply)	\$2,500
	2 Day Tournament - No Field Use on Friday (additional fees may apply)	\$2,100
Full Park Rentals (No Fields use)	1 Day (additional fees may apply)	\$1,000
	2 Day (additional fees may apply)	\$1,500
Community Building	Full day rental of the Community Building at Paradise Park. (Two floors, commercial kitchen, tables/chairs)	\$250/residents \$300/non-res
Meeting Room	Host a meeting at the township building.	\$50/day
Pavilions	Three (3) pavilions available for full day rental at Paradise Park.	\$75/residents \$100/non-res
Notes		
<p>1. Modification request fee required for any modification requests not included with a Sketch, Preliminary, Final, or Storm Water Management Plan.</p> <p>2. Administrative fees are non-refundable. The Minor Land Disturbance administrative fee includes one (1) on-site observation by Township staff/officials. Additional on-site observations may be required.</p> <p>3. The escrow fee is for plan review and observation costs by the Township Engineer as required by the applicable ordinance. If actual costs are less than the escrow fee, a refund will be issued. Applicant is responsible for all fees incurred in excess of the escrow fee. A minimum balance of \$600 shall be maintained in escrow until completion of the project.</p>		

DULY ADOPTED this 5th day of January, 2026, by the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

ATTEST:

By: _____
Secretary

TOWNSHIP OF PARADISE
BOARD OF SUPERVISORS

By: _____
(Vice) Chairman

[TOWNSHIP SEAL]