**PARADISE TOWNSHIP**
**LANCASTER COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2026 – 10**

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

| PARADISE TOWNSHIP 2027 FEE SCHEDULE | | |
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| **Fee** | **Description** | **Cost** |
| | **Boards (Zoning/Supervisors)** | |
| **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 |
| | **Building Permits** | |
| | **Residential Use** - $4 per $1,000 cost | |
| | **Agriculture/Commercial/Industrial Use** $5 per $1,000 cost | |
| | **Minimum Permit Fee** - $50<br>**Administrative Fee (in addition to permit fee)** - $25<br>**Inspections Fees as set by third-party building inspection agency**<br>**NOTICE: Permit Fee will be doubled if a permit is not pulled resulting in the issuance of a courtesy and/or violation notice** | |
| | **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] |

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| **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] |
| | **Sewer Permits (SEO & OLDS)** | |
| **Sewer Planning Escrow Fee** | An escrow agreement and escrow fee are required for all on-lot sewer planning or other Sewage Enforcement Officer services, including but not limited to, existing sewer system repairs or replacement, new sewer systems on existing lots with new development, & new systems on newly formed lots. Total fees will vary dependent upon scope of work. | $1,500 Escrow |
| **On-Lot Disposal Program (OLDS)** | Pumper report required every three years with fee payment. | $20 |
| **Holding Tank Escrow Fee** | All holding tanks, temporary or permanent, require execution of a holding tank agreement and deposit of an escrow fee equal to double the cost to pump the tank. | |
| | **Other Permits** | |
| **Driveway** | Requires application and inspection by Roadmaster. | $50 |
| **Roadside Stand** | 4'x8' stands are permitted within the Zoning Ordinance. | N/A |

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| | **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 |
| **Short-term Rental** | Requires initial and annual application and on-site compliance inspection as needed | $500 |
| | **Other Fees** | |
| **Sewer Tapping Fee** | Required to gain access to the public wastewater system. | $7,500 |
| **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 |

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| **Granny Flat Recording Fee** | 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 |
| | **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 (9:00am to 10pm) of the Community Building at Paradise Park. | $320/residents<br>$370/non-resident |
| **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<br>$100/non-resident |

**Notes**

1. Modification request fee required for any modification requests not included with a Sketch, Preliminary, Final, or Storm Water Management Plan.
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.
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.

DULY ADOPTED this 17th day of November, 2026, by the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

ATTEST:

TOWNSHIP OF PARADISE
BOARD OF SUPERVISORS

By: Karen E. Lama
Secretary

By:
(Vice) Chairman

COMMONWEALTH OF PENNSYLVANIA
361295
PARADISE TOWNSHIP
Est. 1843
BOARD OF SUPERVISORS - LANCASTER COUNTY