

York County Planning Commission Schedule of Fees – 2021 (effective 4/5/2021)

Review Fees for Subdivision Plans

- Subdivision Plans (excluding sketch plans): \$550 base fee *plus* \$50 per lot/dwelling unit (not to exceed \$3,000)
- Final Plans: Where a Preliminary Plan is required, the following reduced fee will be charged for a Final Plan *if a copy of the **approved Preliminary Plan (with signatures) accompanies the Final Plan submission***:

\$550 base fee plus \$30 per lot/dwelling unit (not to exceed \$3,000)
- Common Ownership Merger (COM) Plans - Where a subdivision plan proposes to combine two (2) or more adjoining lots/parcels/tracts into one (1) lot/parcel/tract and where all lots/parcels/tracts are owned by the same person(s) and no new improvements are proposed.

\$250
<https://www.ycpc.org/537/Common-Ownership-Merger-COM>
- Corrective Action Plan (CAP) – Where a plan proposes to correct an error made during the final approval and recordation process or a plan proposes to clarify the Uniform Parcel Identification (UPI) number(s) to deeded parcels.

\$250
<https://www.ycpc.org/518/Corrective-Action-Process-CAP>

All CAPs shall undergo an initial YCPC Municipal Planning Division evaluation prior to affirming that a CAP review is appropriate.

Link to request form:

<https://www.ycpc.org/FormCenter/YCPC-Forms-6/Corrective-Action-Request-61>

Review Fees for Land Development Plans

- Residential Land Development Plans: \$550.00 base fee plus \$50.00 per dwelling unit (not to exceed \$3,000)

Where a Preliminary Plan has been reviewed, the following fee will be charged for a Final Plan *if a copy of the **Approved Preliminary Plan (with signatures) accompanies the Final Plan submission*** –

\$550 base fee plus \$30.00 per dwelling unit (not to exceed \$3,000)

- All Other Land Development Plans (excluding certain accessory buildings), based on building footprint:

\$ 550.00 for buildings and additions up to 2,000 square feet
 \$1,050.00 for buildings and additions from 2,001 - 5,000 square feet
 \$1,550.00 for buildings and additions from 5,001 - 10,000 square feet
 \$1,800.00 for buildings and additions from 10,001 - 50,000 square feet
 \$2,050.00 for buildings and additions from 50,001 - 100,000 square feet
 \$2,300.00 for buildings and additions from 100,001 - 200,000 square feet
 \$2,550.00 for buildings and additions from 200,001 - 500,000 square feet
 \$2,800.00 for buildings and additions from 500,001 square feet and over

Where a Preliminary Land Development Plan has been reviewed, a Final Land Development Plan review fee of \$550 will be charged *if a copy of the **approved Preliminary Plan (with signatures) accompanies the Final Plan submission.***

If a land development plan is submitted that involves the subdivision of land, a fee for both the subdivision and the land development will be charged in accordance with this fee schedule.

- For a Change of Use Review to Existing Commercial/Industrial Buildings:

\$500

- Plans Proposing an Accessory Building on a Lot with an Existing Principal Building which does not Involve a New Access onto a Street:

\$500

- **Fees for Participation in the Traffic Impact Study (TIS) Scoping Process**

Review required when:

- a) The TIS is required by PennDOT for access to state-maintained roads; and/or
- b) YCPC review of the TIS is requested by the municipality.

\$725

- **York County Subdivision and Land Development Ordinance**

A pre-application meeting with YCPC staff is required for plans which are subject to the requirements of the County Ordinance. Please contact the YCPC office at (717) 771-9870 for more information.

- **Review Fee of Sewage Facilities Planning Modules (Component 4B)**

\$200