

**RANSOM TOWNSHIP
LACKAWANNA COUNTY, PENNSYLVANIA**

RESOLUTION NO. 7 of 2026

A RESOLUTION ESTABLISHING FEES AND COSTS UNDER THE PROVISIONS OF THE RANSOM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR ADMINISTRATION AND PLAN REVIEW BY RANSOM TOWNSHIP AND ITS PROFESSIONAL PERSONAL FOR SERVICES RENDERED.

WHEREAS, Sections 302.2, 303.3 and 304.3 of the Ransom Township Subdivision and Land Development Ordinance allow for the Township Board of Supervisors to establish fees for Preliminary and Final Plan review by Resolution, and

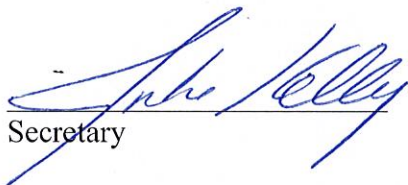
WHEREAS, the Township Board of Supervisors desire to established by Resolution the amount of fees and costs incurred by the Township paid to its professional personnel rendering services in connection with such applications for Preliminary and Final Plan reviews to be reimbursed by the applicants.

NOW, THEREFORE, it is hereby resolved by the Ransom Township Board of Supervisors, Lackawanna County, Commonwealth of Pennsylvania, that the Fees established for Preliminary and Final Plan review pursuant to Sections 302.2, 303.3 and 304.3 of the Ransom Township Subdivision and Land Development Ordinance that an applicant shall be responsible for reimbursing the Township for shall be as set forth in the Subdivision and Land Development Fee Schedule attachment hereto effective immediately. Said Fees may be revised from time to time by further Resolution of Township Board of Supervisors.

RESOLVED this 7 day of June 2026.

ATTEST:

RANSOM TOWNSHIP BOARD OF
SUPERVISORS


Secretary


Chairman

This is to certify that the foregoing Resolution was duly approved by the Ransom Township Board of Supervisors, County of Lackawanna and Commonwealth of Pennsylvania at the meeting held on the 7 day of June 2026.


Secretary

**RANSOM TOWNSHIP
LACKAWANNA COUNTY, PENNSYLVANIA
SUBDIVISION AND LAND DEVELOPMENT FEE SCHEDULE**

NOTICE TO ALL DEVELOPMENT APPLICANTS:

Fees: General rules on fees.

- (1) No plat or site plan shall be signed, nor shall any zoning permits, building permits, certificates of occupancy or any other types of permits be issued, with respect to any approved application for development until all bills for reimbursable services have been received by the Township from professional personnel rendering services in connection with such application and payment has been approved by the Township.
- (2) No professional personnel submitting charges to the Township for any of the services referred to this section shall charge for any of the services contemplated by this section at any higher rate or in any different manner than would normally be charged the Township for similar work as ascertained by the professional's contract of employment with the Township or by provisions of a municipal salary ordinance.

FEES FOR SKETCH PLAN

Section 302.2 Fees. Fees for Sketch Plans.

Administrative Fee \$75.00.

FEES FOR PRELIMINARY PLAN

Section 303.3 Fees. Fees for Preliminary Plans.

Administrative Fee \$75.00 plus:

If a single family residential on an existing lot \$250.00.

If Residential Minor Subdivision \$1,000.00; plus \$50.00 per lot created; plus any applicable Land Development Fees.

If Residential Major Subdivision \$2,500.00; plus \$75.00 per lot created; plus any applicable Land Development Fees.

FEES FOR FINAL PLAN

Section 304.3 Fees. Fees for Final Plans.

Administrative Fee \$75.00 plus:

If a single family residential on an existing lot \$125.00.

If Residential Minor Subdivision \$1,000.00; plus \$50.00 per lot created.

If Residential Major Subdivision \$2,500.00; plus \$75.00 per lot created.

FEES FOR LAND DEVELOPMENTS

Administrative Fee \$75.00 plus:

If a multi family residential on a single lot \$2,500.00; plus \$200.00 per unit, plus \$350.00 per acre of disturbed area.

If Non-Residential \$2,500.00; plus \$100.00 for every 1,000 sq. ft of new building (all floors included); plus \$350.00 per acre of disturbed area.

Additional Administrative Fees.

A. In addition to Township review and processing fees, all applicants shall be responsible for reimbursing the Township for all expenses of professional personnel incurred and paid to process an application for development before the Township Board of Supervisors, as provided in Section 303.3 and 304.3, such as, but not limited to:

1. Charges for reviews by professional personnel of applications and accompanying documents, including field inspection of project sites and site conditions.
2. Issuance of reports by professional personnel to the Planning Commission and/or the Township Board of Supervisors setting forth recommendations resulting from the review of any document submitted by the applicant.
3. Charges for any telephone conference or meeting requested or initiated by the applicant, his or her attorney or any of the applicant's experts.
4. Review of additional documents submitted by an applicant after the submission of a completed application and issue of reports relating thereto.
5. Review or preparation of easements, developer's agreements, deeds or the like.
6. On-site inspection of any and all project improvements required to affirm that the developer has complied with the terms of an approved development plan, preliminary or final.
7. Preparation for and attendance at special meetings.
8. The cost of expert advice or testimony obtained by the Township for the purpose of corroborating testimony of the applicant's experts, provided that the municipal agency gives prior notice to the applicant of its intention to obtain such additional expert advice or testimony and affords an applicant an opportunity to be heard as to the necessity for such additional devices or testimony and definition of the limitation on the nature and extent thereof.

B. No applicant shall be responsible for reimbursing the Township for any of the following:

1. Attendance by the Township's professional personnel at any regularly scheduled meeting of the Planning Commission or Township Board of Supervisors; provided, however, that the Township shall be entitled to be reimbursed for attendance of its professional personnel at special meetings of a Township agency or Board of Supervisors which were requested to be called by the applicant for the applicant's convenience.

2. The preparation of a resolution or memorializing resolution setting forth the findings and conclusions of the Township agency or Board of Supervisors with respect to an application.

C. The term "professional personnel" or "professional services," as used herein, shall include the services of a duly licensed engineer, surveyor, planner, attorney, realtor, appraiser or other expert who would provide professional services to ensure an application meets all performance standards set forth in this chapter and any other experts whose testimony relates to or rebuts a subject testified to by the applicant's expert.