

RESOLUTION NO.
 INTRODUCED:
 INTRODUCED BY:
 ADOPTED:

1-2026
January 5, 2026

**CITY OF LOWER BURRELL
 WESTMORELAND COUNTY
 PENNSYLVANIA**

RESOLUTION NO. 1-2026

**A RESOLUTION OF THE CITY OF LOWER BURRELL, WESTMORELAND COUNTY,
 PENNSYLVANIA, AMENDING THE SCHEDULE OF FEES ASSOCIATED WITH
 CITY SERVICES, PERMITS, AND LICENSES FOR THE YEAR 2026.**

WHEREAS, the various ordinances and codes of the City of Lower Burrell require that fees be established from time to time by the Lower Burrell City Council for services, permits and licenses; and

WHEREAS, such fees shall be set at a rate at which the administrative costs of providing such services, permits and licenses are paid through the assessment of such fees;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Lower Burrell, Westmoreland County, Pennsylvania, in meeting assembled, and it is hereby resolved by the authority of the same, that the following schedule of fees are hereby adopted for fiscal year 2026.

Item and Fee Schedule		Item and Fee Schedule	
Accident/Incident Reports	\$ 15.00	Grading	
Amusement Fees – Mechanical Amusement Devices		Projects over 1 acre contact Westmoreland Conservation District 724-837-5271	
Certain Games and Mechanical Devices: Fees for licenses for certain games and mechanical devices shall be paid annually in advance and no license hereunder shall be issued until the license fee therefore shall have been paid to the Treasurer’s Office in the amount herein fixed as follows: Machines 1-10 license fee of \$150 per machine Machines 11-20 license fee of \$100 per machine Machines 20 plus license fee of \$50 per machine Juke Boxes or Similar Musical Devices \$75 per machine		Health License	\$ 135.00
Audio/Video Recording Copies	\$ 100.00	No Lien Letters	\$ 40.00
Building Permits: See CodeSys 412-821-0337		NSF Checks	\$ 25.00
Building Official Plan Review – See CodeSys 412-821-0337		Occupancy Permits	
Demolition Permit - \$50.00		Residential Rental \$60.00 first inspection/\$10 second At Point of Sale.....\$70.00 first inspection/2 nd included No Show for Appointment Fee.....\$20.00	
Duplicate Tax Bill Fee	\$ 10.00	Park Rentals	
Copies		Pavilion Schedule	
Black and white.....\$0.25/page		Kotecki Park - \$75	
Color.....\$0.50/page		Burrell Lake Park – \$75	
		Fisher Hall Rental – Burrell Lake Park DAILY RENTAL	
		DEPOSIT \$100	
		Rental \$250	
		<i>(Your deposit will be refunded if the hall is mopped, cleaned of garbage, no damages and key returned.)</i>	
		Planning Commission	
		Subdivision Fee \$50.00/lot	
		Recycle Fee	\$18 per quarter
		Rental	
		Application Fee – \$50	

Item and Fee Schedule

Sanitary Sewer Fees

Residential

Meter Size	Quarterly Minimum Rate
5/8"	\$123.83
3/4"	\$148.65
1"	\$198.31
1 1/2"	\$322.47
2"	\$471.43
4"	\$1,331.34

Well-Flat Rate

4 People	\$224.60
3 People	\$198.77
2 People	\$174.29
1 Person	\$149.08
Empty	\$123.83

Plus \$4.62 per 100 cubic feet of water consumption

Commercial

Meter Size	Quarterly Minimum Rate
5/8"	\$141.74
3/4"	\$171.98
1"	\$232.89
1 1/2"	\$384.02
2"	\$565.40

Well-Flat Rate

Plus \$5.78 per 100 cubic feet of water consumption

School

Meter Size	Quarterly Minimum Rate
5/8"	\$141.74
3/4"	\$171.98
1"	\$232.89
1 1/2"	\$384.02
2"	\$565.40
3"	\$988.63
4"	\$1593.23
6"	\$3016.96

Plus \$5.50 per 100 cubic feet of water consumption

Sewer

Smoke/Dye/Camera Application fee \$50

Sewer Tap-In Fees

RESIDENTIAL

Single Family

(Developer Installed System Rate).....	\$2,025
(New Expansion Assessment Rate LBMA).....	\$3,925

Multi Family

(Developer Installed System Rate)	\$2,025.00/unit
(New Expansion Assessment Rate LBMA).....	\$3,925.00/unit

Duplex

(Developer Installed Sewer System Rate).....	\$4,050
(New Expansion Assessment Rate LMBA)	\$7,850

Triplex

(Developer Installed Sewer System Rate)	\$6,075
(New Expansion Assessment Rate LMBA)	\$11,775

4 Unit

(Developer Installed System Rate)	\$8,100
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Item and Fee Schedule

(New Expansion Assessment Rate LMBA)\$15,700

MID RISE or HIGH RISE

(1 Lateral Per Building)

\$3,925 first unit (EDU) Add \$2,025 for each additional unit (EDU)

NON-RESIDENTIAL COMMERCIAL/INDUSTRIAL

\$3,925 first EDU; \$2,025 each additional EDU (350 gallon per day)

Sign Permit \$50.00 plus \$10.00 each additional

Solicitation Permits \$100 per event

Stormwater Management

Plan / Permit Review

Less than 5 acres.....\$200.00

5 to 10 acres.....\$300.00

100 acres.....\$400.00

Street Opening Fees (Road / Trail / Curb / Sidewalk)

Permit Fee \$150

Bond 110% of the estimated restoration cost

Tax Certification \$ 40.00

Tenant Registration No Charge

Vacant Property Registration Fees

Initial Registration \$ 150

First Renewal \$ 300

Second Renewal \$ 500

Three + Renewals \$1,000

Zoning Books Cost of Printing

Zoning Hearing Board \$750.00

Rezoning Application \$500.00 + admin costs

Zoning Map \$5.00

Zoning

Official Review \$50.00

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2026 SEWAGE ENFORCEMENT FEE SCHEDULE

SEWAGE ENFORCEMENT ACTIVITY/PROCESS

MUNICIPAL SEO FEE

<u>Step 1 - Property Assessment/ Open Permit Application</u>	
<p>Project Deposit / Permit Application Processing Fee Includes:</p> <ul style="list-style-type: none"> • Assigned Project/Permit Numbers • Initial Project Discussion with Property Owner • Complete Application or Permit Denial (If Applicable) <p><u>New Systems or Replacement Systems:</u></p> <ul style="list-style-type: none"> • First Visit to Property, Site, Slope, Initial Soils work (2 hrs. max.) • Coordination with Soil Scientist if SEO is unable to cite system (This is not typical, on a case-by-case basis) • Including Permit Denials <p><u>Holding Tanks: (Step 3 may or may not be necessary)</u></p> <ul style="list-style-type: none"> • Application, Site Plan & Agreement Review • Issue or Deny Permit <p><u>Replacement of Tanks, Minor Repairs, Exp. Permit Reissuance, etc. (Skip to Step 5)</u></p> <ul style="list-style-type: none"> • Verification of Prior Testing • Site Plan Review • Issue or Deny Permit <p>*Due at time of application. This fee is typically non-refundable unless determined by the SEO*</p> <p><u>Multiple Lot Subdivisions (Developers) - Skip to Step 2</u></p>	\$600.00
<u>Step 2 -Soils Evaluation</u>	
<p>a) Soil Probes (Soils Descriptions)- Property Lines must be marked/known, Backhoe/excavator provided by applicant. Actual Costs Incurred will be Billed by Hourly Rate after 2 hrs. covered by step 1.</p>	\$100.00/Hr.
<p>b) Percolation Test- Site must be prepped and ready for test. (See Misc. Fees/Rates for Percolation Hole Digging and Water Set-up)</p> <p>Actual Costs Incurred will be Billed by Hourly Rates. Percolation Test may not be required for certain alternate systems cited by Soil Scientists. Completed Test Reports submitted to Applicant & Municipality upon full payment of balance. (Skip to Step 3 or 4 if previous testing is verified by the SEO)</p> <p>Single Lot Subdivisions - *\$800.00 Deposit Required Prior to Scheduled Date for Percolation Test.</p> <p>Multi - Lot Subdivisions - *\$2500 Deposit Required Prior to Scheduled Date for Soil Probes.</p> <p>Additional Deposits may be necessary Depending on Complexity of the Project. Any unused balances refunded upon completion*</p>	\$100.00/Hr.

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2026 SEWAGE ENFORCEMENT FEE SCHEDULE

<u>Step 3 - Sewage Facilities Planning</u>	
Planning Module Review *Required for new subdivisions and unplanned lots after May 15, 1972* (Lots with previous Planning Approval, lots developed prior to May 15, 1972, or Minor System Modifications and Repairs, Skip to Step 4) <u>Sewage Planning Module</u> (New Subdivisions and Lots Created on or after June 10, 1989) <ul style="list-style-type: none"> • Existing System Inspections • Planning Module Review • Meet with Municipal Officials for Authorization • Submit Module to PA DEP for Final Approval upon full payment. 	\$100.00/Hr.
<u>Reconstructive Planning</u> (Lot Developed between May 15, 1972 & June 10, 1989) <ul style="list-style-type: none"> • Research Subdivision at Courthouse • Existing System Inspection • Report Findings to Municipality in Form Letter upon full payment. 	
<u>Step 4 - Permitting</u>	
<u>New or Replacement Systems:</u> (Due with Design Submission) <ul style="list-style-type: none"> • Coordinate with Property Owner, Consultants & Contractors • Design Review & Approval • Issue Permit 	\$400.00
<u>Step 5 - Inspections</u>	
<u>Inspections</u> [Minimum 2-3 Site Visits] (Assume 2 Hours Port to Port each) <ul style="list-style-type: none"> • Pre-Construction Meeting (Required for Alternate Systems and Installers of an experience level unknown to the SEO) • Inspection to Cover (Collect any Material Certification, Run Pump Test) • Final Inspection (Verify Electrical, Alarm and Final Regrading) 	\$100.00/Hr.
<u>Step 6 - Final Certification</u>	
File Completed Permit Application Package with Property Owner, Municipality & PA DEP upon payment in full of Steps 5 & 6.	\$100.00
<u>Miscellaneous Enforcement Activities</u>	
Non-Building Waiver Review	\$100.00/Hr.
10 Acre Exemptions (Not always applicable) *The Applicant is permitted to pay only \$25.00, since that is the maximum fee allowed by the Sewage Code*. The remaining cost will be incurred by the municipality.	\$100.00/Hr.
Violation Investigations (Billed directly to Municipality)	\$100.00/Hr.
Initial Applicant Inquiries (Exceeding basic information)	\$100.00/Hr.
Activity Record (Billed directly to Municipality)	\$100.00/Hr.
Supply Water for Percolation Testing (For accessible sites only, at the discretion of the SEO)	\$100.00 /Site
Hand Dig Percolation Test Holes	\$100/Hr.

All payments should be made directly to The EADS Group for each step listed in this fee schedule.

THE EADS GROUP
2026 SEWAGE ENFORCEMENT FEE SCHEDULE

Approximate SEO Cost to Applicant for a New System [No Planning Required] (For Reference Only)

Step 1 = \$600.00
Step 2 = \$500.00 - \$800.00
Step 4 = \$400.00
Step 5 = \$400.00 - \$800.00
Step 6 = \$100.00
Total Cost (Approximate) = \$2,000.00 - \$2,700.00

Approximate SEO Cost to Applicant for a New System [Planning Required] (For Reference Only)

Step 1 = \$600.00
Step 2 = \$800.00 - \$1,300.00
Step 3 = \$500.00 - \$2,000.00
Step 4 = \$400.00
Step 5 = \$400.00
Step 6 = \$100.00
Total Cost (Approximate) = \$2,800.00 - \$4,800.00

Approximate SEO Cost to Applicant for Holding Tank, Septic Tank Replacement, Minor Repairs, etc. (For Reference Only)

Step 1 = \$600.00
Step 5 = \$200.00
Step 6 = \$100.00
Total Cost (Approximate) = \$900.00

Contact Information

Justin Ott, SEO

The EADS Group, Inc.
450 Aberdeen Drive
Somerset, PA 15501
Phone: 814.445.6551 ext. 310
Cell: 814.483.3638

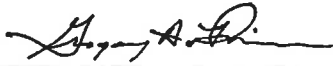
I hereby certify that this Resolution was adopted by the City of Lower Burrell this 5th day of January 2026.

City of Lower Burrell



Chris Fabry, Mayor

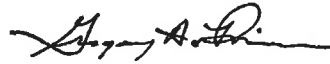
ATTEST:



Gregory A. Primm, City Manager

I, Gregory A. Primm, City Manager, of the City of Lower Burrell, do hereby certify that the foregoing is a true and correct copy of the Resolution of the City of Lower Burrell.

DATE: 1-5-2026



Gregory A. Primm, City Manager

