Wyoming County Office of Community Planning
Review and Processing Fees

The following fees will apply to each subdivision or land development submitted to the Wyoming County Planning Commission for review:

- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
- Whenever a mixed-use proposal with both residential and nonresidential is submitted, a reduced fee will be applied. This fee is calculated by applying the residential and nonresidential fees, per the Fee Schedule, and then adding all fees and deducting 15 percent.

Residential Subdivisions or Land Developments

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

Number of Lots or Dwelling Units *(greater number applies)*	Base Fee + Fee per Lot or Dwelling Unit
1– 3	$150 (flat fee)
4 – 20	$200 + $20 per unit
21 – 100	$400 + $18 per unit
101+	$800 + $15 per unit

Nonresidential Land Developments and Conversions

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

Gross Square Feet of New Building	Base Fee + Fee for Every 1000 Gross Sq. Ft. *(Rounded to nearest whole dollar)*
1 – 3,000 Sq. Ft.	$400 flat fee
3,001 – 25,000 Sq. Ft.	$500 + $20 for every 1000 Sq. Ft.
25,001 – 50,000 Sq. Ft.	$700 + $18 for every 1000 Sq. Ft.
50,001 – 100,000 Sq. Ft.	$1,500 + $15 for every 1000 Sq. Ft.
100,001+ Sq. Ft.	$2,500 + $10 for every 1000 Sq. Ft.

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

Number of Lots	Base Fee + Fee per Lot
1 – 3	$500 flat fee
4 or more	$500 + $75 per lot

Municipality Reviews

This fee is charged for the review conducted by the County Planning Office as part of a submission to a municipality with their own Subdivision and Land Development Ordinance (Clinton Twp., Factoryville Borough, Falls Twp., Overfield Twp. and Washington Twp.)

- Flat fee of $100 for municipality reviews

Engineer Review

Any plan that needs a Review by the County Engineer will incur a fee as per Subdivision & Land Development Ordinance. Please consult with the Office of Community Planning if these fees will apply to the submission.

Resubmissions

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions.

- Flat fee of $100 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
- Flat fee of $200 for all nonresidential subdivisions/land developments. All resubmissions of 3 lots or 3,000 square feet or less no fee required.

SITE INSPECTIONS TO SATISFY SECTION 503.4 (Release of Improvement Construction Guarantee)

- Flat fee of $200.00 **(unless Engineer is required for inspection)**

All county fees are to be submitted to the county at the time of application; municipality review fees will be forwarded to the county after submission of the application to the municipality. A check or money order should be made payable to the *WYOMING COUNTY TREASURER*. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

SKETCH PLAN ONLY - NO FORMAL SUBMISSION $50.00