

MUNICIPALITY OF BETHEL PARK**DEVELOPMENT FEE SCHEDULE**

Effective: September 9, 2025

SUBDIVISION

Minor (no new lots created)	\$100.00
Major (new lot created)	\$400.00 for the first two lots, plus \$50.00 for each additional lot
Development Fee (due upon approval)	\$125.00 for first two lots, plus \$25.00 for each additional lot
Inspection Fee	Minimum 1-3/4% of development cost
Legal Fees	As billed by Municipal Solicitor for preparation of Development Agreement
Monuments & Perimeter Survey Pins	\$1,000.00 per monument and \$250.00 per pin- Returned upon installation of monuments and pins
Traffic Control Signs	Actual cost of sign and installation
Distribution and copying Recorded Plan	\$25.00 per reproducible sheet

ZONING AND LAND DEVELOPMENT

Sub Minor Land Development	\$300.00
Minor Land Development	\$500.00
Major Land Development	\$700.00
Conditional Use	\$700.00 plus costs of fees associated with public hearing
Rezoning Request	\$750.00 plus costs of fees associated with public hearing
Zoning Hearing Board Applications	
Single Family	\$300.00
Commercial and Others	\$500.00
Zoning Hearing Board Appeal Determination	\$400.00
Zoning Officer Validity Challenge	\$400.00
Certificate of Occupancy	\$50.00
Home Occupation Permit	\$50.00
Subdivision: Plan: Distribution Fee	\$25.00
Allegheny County Plan Review Fees	Subject to Allegheny County Rate: Variable scale as issued by Allegheny County (fee payable to Allegheny County)

BUILDING INSPECTION/ENGINEERING

Small Project Stormwater Review	\$50.00
Stormwater Project Review	\$350.00
Artisan Permit	\$50.00
Zoning Certification	\$50.00
Building Permit & Signs under \$1000.00 Value	\$50.00
Building Permit & Signs \$1000.00 Value and Over	\$50.00 for the first \$1,000.00 of estimated value, \$10.00 for each additional \$1,000.00 of value
Grading Permit	\$50.00: Not more than 50 cubic yards \$75.00: More than 50 yards, but no more than 1,000 cubic yards \$75.00: More than 1,000 cubic yards plus \$25.00 for each additional 1,000 cubic yards or a portion thereof
Excavation Permit	\$50.00: Up to 50 linear feet in length Over 50 feet; \$50.00 plus \$0.50 per foot over 50 linear feet Disturbing Manholes or vaults (with Main lines): \$50.00 Disturbing Manholes or vaults (Independent): \$100.00 Street Crossing by boring: \$75.00 Street Crossing by trenching \$150.00

Street Opening Permit	\$75.00: Up to 50 linear feet in length \$75.00: More than 50 linear feet in length plus \$1.00 per foot over 50 linear feet \$150.00: For street crossings
Encroachment Agreement Fee & Recording Fee	\$50.00 and Recording Fee
Sewer Tap-In Fee	\$2,500.00
Site Restoration Fee	\$1000.00 - Refunded upon restoration of site
Easement Vacation	\$150.00 plus costs of fees associated with public hearing
Street Vacation	\$150.00 plus costs of fees associated with public hearing
Fire Inspections	\$50.00 per inspection
Fire Code Appeals	\$400.00
Demolition Permit	\$50.00 Res. \$100.00 Comm.
Re-inspection Fee (For initial failed inspection or unready inspection)	\$50.00 per inspection
Outdoor Activity Permit	Charitable, religious or philanthropic purposes: Exempt \$40.00 per day: when no amusement rides are present \$70.00 per day: when amusement rides are present
Sandblasting	\$100 per day plus \$10.00 per day after the first day
Commercial Spray Painting	\$50.00 per day plus \$10.00
Open Burning Permit	\$25.00
Short-Term Rental Permit	\$50.00 (initial) \$25.00 (annual renewal)
Block Party Permit	\$50.00
MISCELLANEOUS	
Transfer of Liquor License	\$350 plus costs of fees associated with public hearing
Zoning Ordinance	\$40.00
Subdivision Ordinance	\$15.00
Zoning Map	\$5.00
Long Range Plan (full set)	\$50.00
Long Range Plan (summary)	\$6.00
Large Street Map or Zoning Map	\$20.00
Written Certificate of Zoning	\$50.00
Research Fee	\$30.00 per hour with no charge if less than 15 minutes
Recording Fee (Allegheny County Fee) – Subject to Allegheny County recording rate	\$25 plus Allegheny County Current Fee Schedule
Administrative fee for returned checks	\$35.00
Document of Certification Application Fee for Dye Testing & Camera Lateral Inspection	\$50.00
Corrective Action Fee – for the reconstruction, repair, replacement, or rehabilitation of the public sewer system to reduce or eliminate excessive inflow and infiltration.	\$500.00
ESCROW	
Site Restoration Fee	\$1000.00 - Refunded upon restoration of site
Major Subdivision (Prelim/Final)	\$1500.00
Major Land Development (Prelim/Final)	\$3000.00
Conditional Use (Res/Com/Ind)	\$3000.00
Zoning Amendment (Map/Text)	\$1000.00

Temporary Document of Certification for Dye Testing & Camera Lateral Inspection	\$200.00 for Delayed Dye Testing due to Weather Cash Security equal to 110% of a bona fide contract to remediate an illegal storm or surface water connection discovered from dye testing