



www.BigBeaverBorough.org

114 Forest Drive
 Darlington, PA 16115
 Phone: 724-827-8962
 Fax: 724-827-2415

Council President - Kimberly Wagner

Mayor - Michelle Joy

Fee Schedule

Revised 2026

PERMITS AND ADMINISTRATIVE FEES

Administrative/Informational Meetings	\$50.00	plus fees
Driveway Permit	\$40.00	plus inspection fees
Dye Test (Real Estate)	\$100.00	
Grading	\$50.00	plus \$1,000 escrow* (see below)
Grease Trap Inspection	\$80.00	Minimum, after 1 st hour prorated
Heavy Hauling, Excessive Width, weight	\$150.00	plus \$200.00 per mile Bond
Home Occupation and Non-Impact Based Business	\$35.00	plus inspection fee
Home Occup and Non-Impact Based Annual Renewal	\$15.00	Fee waived if renewed by Dec 30 th
Junk Yard License	\$200.00	annual renewal is required
Lien (Record/Renew/Satisfy)	\$150.00	
Lien Letter (Borough)	\$20.00	
Lien Letter (Sewer)	\$20.00	
Peddler (door to door)	\$35.00	
Photocopies per page	\$0.25	
Road Opening	\$150.00	plus inspection fees
Skilled Games/Mechanical Amusement Devices	\$150.00	per machine
Tax Certification	\$20.00	
Timber Harvesting/Logging	\$35.00	plus inspection fees
Transient Business (temporary location)	\$35.00	plus inspection fees
Zoning Certification	\$20.00	

*The Zoning and Building Permit and Inspection Fee Schedule is attached.

*Sewage Inspection Permit and Inspection Fee Schedule is attached.

ZONING, SUBDIVISION, LAND DEVELOPMENT & ESCROW

Conditional Use, Variance, Special Exception, Curative Amendment, Appeal of Zoning Officer's Decision

Zoning Application Fee \$50.00, plus corresponding Escrow (below).

Residential \$1,000 Business \$1,500

Subdivision and Land Development application fee \$250.00 plus corresponding Escrow (below)

Subdivision Escrow			
	Initial	Low Limit (20%)	Replenished Account Balance (80%)
1 to 3 Lots	\$500	\$100	\$400
4 to 9 Lots	\$1,000	\$200	\$800
10+ Lots	\$3,000	\$600	\$2,400

Land Development Escrow			
	Initial	Low Limit (20%)	Replenished Account Balance (80%)
0 to 10,000 SF	\$1,000	\$200	\$800
10,001 to 25,000 SF	\$2,500	\$500	\$2,000
25,001 to 40,000 SF	\$3,500	\$700	\$2,800
40,000+ SF	\$5,000	\$1,000	\$4,000

*When escrow account balances are 20% or lower of the initial amount, they must be replenished by the owner/applicant to an amount equal to above 80% of the initial amount.



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Please call Big Beaver Borough Office for any questions on permitting not listed.

All application fees are non-refundable.

In addition to the Fees listed above, the applicant shall pay any and all costs incurred by Big Beaver Borough in excess of the fee prescribed above, including **Engineering Fees, Legal Fees, Advertising** and any additional third-party costs.

All fees and charges incurred by the Borough are the Applicants responsibility and payable to Big Beaver Borough.

ALL CHECKS MADE PAYABLE TO BIG BEAVER BOROUGH



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Zoning and Building Permit and Inspection Fee Schedule

Residential

New Construction / Additions (not including Electrical or Plumbing)	\$100 + \$.45 per Gross Floor Area (GFA)
Single Inspection	\$125
Accessory Structure over 1000 sq. ft.	\$50 + \$.35 per GFA
Addition to Accessory structure over 1000 sq. ft.	\$50 + \$.35 per GFA
Zoning Use permit	
Structure up to 1000 sq. ft.	\$35
Addition to structure up to 1000 sq. ft.	\$35
Swimming Pool permit	\$75 + electrical inspection
Residential structure Demo permit	\$50 + \$125 inspection
Accessory structure Demo permit	\$5

Commercial

New Construction / Additions (not including Electrical or Plumbing)	\$150 + \$.50 per GFA
Single Inspection	\$150
Accessory Structure over 1000 sq. ft.	\$50 + \$.35 per GFA
Addition to Accessory structure over 1000 sq. ft.	\$50 + \$.35 per GFA
Commercial Fitment Inspection (accessibility review)	\$125 + plan review (if needed)
Zoning Use permit	
Structure up to 1000 sq. ft.	\$35
Addition to structure up to 1000 sq. ft.	\$35
Swimming Pool permit	\$250 + electrical inspection
Retaining Wall permit	\$75
Commercial structure Demo permit	\$100 + \$150 inspection
Accessory structure Demo permit	\$75
Commercial Roof replacement	
under 5,000 sq. ft.	Flat \$300 inspection fee
5,000-50,000	\$0.06 sq. ft.
50,000-100,000	Minimum \$3,000 or \$0.05 sq. ft.
100,000 - 200,000	Minimum \$5,000 or \$0.04 sq. ft.
200,000 and up	Minimum \$8,000 or \$0.03 sq. ft.

Occupancy permits

Residential	\$50
Commercial	\$75 + \$125 inspection

* A 15% administrative surcharge will be added to all inspection fees.

* Each Building Permit includes a \$4.50 Pennsylvania Uniform Construction Code (PA UCC) fee.

* Inspection fees are determined by Big Beaver Borough's Uniform Construction Code (UCC) Plan Administrator.

* All additional inspections or services will be billed at the actual rate charged by the third-party inspector, plus applicable administrative fees.

**PENNSYLVANIA SEWAGE FACILITIES PROGRAM FEE SCHEDULE
FOR
ON-LOT SEWAGE DISPOSAL FACILITIES**

EFFECTIVE DATE JANUARY 1, 2026 - DECEMBER 31, 2026

The following schedule of fees and charges will be invoiced to the Municipality for all permits issued or denied relative to the installation of all on-lot sewage disposal systems and on-site investigation performed under the provisions and requirements of the Pennsylvania Sewage Facilities Act and its pertinent regulations.

1 RESIDENTIAL - New Systems on Existing Lots/Parcels That Were Not Previously Tested & Repair or Replacement of Existing Residential Systems

Permit Application Total: \$ 1,400.00

Breakdown of costs

A	Site visit/inspection to determine septic testing viability/locations	\$ 150.00
B	Soils testing four (4) deep pit soils analyses per each lot with reports.....	\$ 400.00
C	Each additional deep pit soils analysis & report	\$ 50.00 ea
D	Percolation test per each site (6 Hole Perc Test) with report on DEP Form	\$ 350.00 ea
E	Review of system design, permit issuance or permit denial	\$ 250.00
F	Additional design review if design incomplete or not in compliance with code	\$ 100.00
G	Construction Inspections	\$ 100.00 ea
H	Final Inspection - if system passes inspection	\$ 150.00
I	Additional Inspection – if system fails inspection	\$ 100.00
J	Repair permit not requiring soil analysis or percolation test (failed septic tank, distribution box, crushed pipe); includes site inspection and investigation (soils testing and perc testing is additional cost same as new system permit)	\$ 500.00
K	Trip charge for unprepared site	\$ 100.00

2 **COMMERCIAL - New Systems on Existing Lots/Parcels That Were Not Previously Tested & Repair or Replacement of Existing Commercial Systems**

Permit Application Total: \$ 1,550.00

A	On-site inspection and four (4) deep pit soil analyses with reports on Form ER-BCE 128	\$ 500.00
B	Each additional deep pit soil analysis & report	\$ 75.00 ea
C	Percolation test per each site (6 Hole Perc Test) with report on DEP Form	\$ 350.00 ea
D	Review of system design, permit issuance or permit denial.....	\$ 250.00
E	Additional design review if design incomplete or not in compliance with code	\$ 150.00
F	Construction Inspection	\$ 150.00 ea
G	Final Inspection - if system passes inspection	\$ 150.00
H	Additional Inspection – if system fails first inspection	\$ 150.00
I	Repair permit not requiring soil analysis or percolation test (failed septic tank, distribution box, crushed pipe); includes site investigation (soils testing is additional cost)	\$ 500.00
J	Trip charge for unprepared site	\$ 100.00
K	Initial pretesting site visit/inspection to determine septic testing viability/locations	\$ 150.00

3 **HOLDING TANKS**

Permit Application Total: \$ 500.00

A	A site inspection, review, report and permit	\$ 300.00
B	Final Inspection - if system passes inspection	\$ 200.00
C	Additional Inspection – if system fails first inspection	\$ 100.00

4 **Existing Permit Renewals and Transfers (Each)** \$ 250.00

5 NEW SUBDIVISION DEP TESTING

New Testing for Lot/Parcel Subdivisions & DEP PMC Documents

Permit Application Total: \$ 1,500.00 per each proposed lot(s)

A	On site inspection and four (4) deep pit soil analyses per lot with reports on Form ER-BCE 128	\$ 400.00
B	Percolation test each site (6 Hole perc test) with report on Form ER-BCE 128, per lot	\$ 350.00 ea
C	Each additional deep pit soil analysis and report	\$ 50.00 ea
D	Site inspection of the residual tract facilities when there is an existing septic system on the residual tract and completion of Component I, Section H	\$ 250.00
E	Dye test of residual parcel dwelling (if required to verify compliance with PA Code)	\$ 250.00
F	Planning Module Review (Includes one (1) Lot & residual parcel). Additional lots \$50.00 per lot/parcel	\$ 300.00 + \$50 per lot
G	Verification of test probes performed by Owner's Consultant	\$ 200.00

6 Verification of Prior On-Lot Testing

A	On-site inspection, review of prior testing reports and completion of D.E.P. Form	\$ 250.00
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7 Request for Planning Waiver & Non-Building Declaration

Site inspection of the residual tract facilities if there is an existing septic system on tract ...	\$ 250.00
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8	Replacement Dwelling System Acceptance Determination	\$ 250.00
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9	Pre-Test Site Inspection/Review if requested by landowner, permittee, DEP or Township	\$ 150.00
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10	Septic System Design Services	\$ 700.00
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11	Charge Rate for all other work not included in listing above (including drive time)	\$100.00/hr
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