

**PENN TOWNSHIP
BOARD OF SUPERVISORS
RESOLUTION #2015-009
ESCROW ACCOUNTS**

**A RESOLUTION ESTABLISHING ESCROW AMOUNTS FOR SUBDIVISION AND
LAND DEVELOPMENT PLANS IN THE TOWNSHIP OF PENN, CUMBERLAND COUNTY,
PENNSYLVANIA**

WHEREAS, SECTION 503 of the Municipalities Planning Code authorizes that a Township may charge review fees including “reasonable and necessary charges by the municipality’s professional consultants or engineer for review and report thereon to the municipality”; and

WHEREAS, the Township’s professional consultants have advised the Township of their fees to be charged the Township for rendering services; and

WHEREAS, the Board of Supervisors of Penn Township, Cumberland County has deemed those fees to be reasonable and commensurate with similar services provided in the community; and

WHEREAS, Township Staff recommends that the Board of Supervisors of Penn Township, Cumberland County establish Subdivision and/or Land Development Application Escrows to ensure Applicants pay all costs authorized by provisions of the Pennsylvania Municipalities Planning Code for such applications.

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors of Penn Township hereby adopts the following Subdivision and/or Land Development Escrows:

Residential Subdivision and/or Land Development Plan:	Escrow	\$4,000.00
Commercial Subdivision and/or Land Development Plan:	Escrow	\$7,500.00

1. A Township administrative fee of ten percent (10%) of the actual costs shall be charged to the Escrow Account. Thereafter, one hundred percent (100%) of all costs authorized by the provisions of the Pennsylvania Municipalities Planning Code and incurred for the plan reviews shall be charged to the Escrow Account on a monthly basis.
2. If the Township determines that the application is one for which such costs for review are likely to exceed the Escrow, the Applicant may be required to pay into the Escrow Account, in advance, an amount over and above the stated Escrow estimated to be sufficient to cover the expected costs. No application(s) shall be processed prior to the required Escrow having been deposited with the Township.
3. If funds in the Escrow Account are depleted to fifty percent (50%) or less of the original balance, the Applicant shall make an additional Escrow deposit sufficient to cover any deficit and to reestablish the Escrow Account to its original balance or such greater amount as is determined by the Township to be reasonably necessary in order to cover anticipated remaining or future expenses. No further action shall be taken on an application until the Escrow Account has been reestablished to such appropriate level.
4. The Escrow Account shall not be in an interest-bearing account.

5. Any excess funds remaining in the Escrow Account after the application has been withdrawn or recorded will be refunded to the Applicant without interest. If the balance of the expenses for the application for any reason exceeds the amount remaining in the Escrow Account, the Township shall send the Applicant a statement for such additional costs. The township may take legal action to collect unpaid costs.

RESOLVED this 9th day of July, 2015.

BOARD OF SUPERVISORS

GARY MARTIN, Chairman

KEN SHEAFFER, Vice-Chairman

ATTEST:

VICKI KNEPP, Secretary

AMOS SEIDERS, Supervisor