



1155 Red Fox Road | East Stroudsburg | Pennsylvania 18301
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Subdivision & Land Development Ordinance (SALDO) Fees

Site or Land Development Plan Review Fees

	Application Type	Fee	Escrow Amount*
1	All Subdivisions (per lot)	\$500	None
2	All Land Development Plans (first 2500 sq. ft.)	\$1500, \$.25/additional sq. ft. of new building construction	None

Residential Subdivision & Land Development

	Application Type	Fee	Escrow Amount*
1	Pre-application meeting (if requested by applicant)	\$350	None
2	Lot Line Adjustment	\$200	\$1500
3	Sketch Plan (if requested)	\$200	None
4	Sketch Plan – Minor Subdivision (5 or less lots/units)	\$350	None
5	Sketch Plan – Major Subdivision (10 or less lots/units)	\$500	None
6	Sketch Plan – Major Subdivision (11 to 30 lots/units)	\$800	None
7	Sketch Plan – Major Subdivision (31 to 99 lots/units)	\$1500	None
8	Sketch Plan – Major Subdivision (100 or more lots/units)	\$1800	None
9	Minor Subdivision – (5 or less lots/units) Preliminary or Final	\$300	\$1500

(*) – Funds to be replenished to original amount of escrow or as directed by the Board of Supervisors.

10	Major Subdivision – (10 or less lots/units) Preliminary or Final	\$500	\$4000
11	Major Subdivision – (11 to 30 lots/units) Preliminary or Final	\$600	\$5000
12	Major Subdivision – (31 to 99 lots/units) Preliminary or Final	\$700	\$6000
13	Major Subdivision – (100 or more lots/units) Preliminary or Final	\$800	\$8000

Commercial and Institutional Subdivision & Land Development

	Application Type	Fee	Escrow Amount*
1	1 acre or less	\$500	\$3000
2	Over 1 acre but less than 10 acres	\$600	\$4000
3	Over 10 acres but less than 50 acres	\$700	\$6000
4	Over 50 acres	\$800	\$8000

Planned Residential or Mixed-Use Developments

	Application Type	Fee	Escrow Amount*
1	Planned Residential or Mixed-Use Developments	\$3500	\$10000

Conditional Use Applications

	Application Type	Fee	Escrow Amount⁸
1	Minor Subdivisions	\$1000	None
2	Major Subdivisions – 10 or less lots/units	\$1500	None
3	Major Subdivisions – 11 to 30 lots/units	\$2500	None
4	Major Subdivisions – 31 to 99 lots/units	\$3000	None
5	Major Subdivisions – 100 or more lots/units	\$3500	None

**Conditional Use Applications – Commercial, Institutional, or Industrial Uses
Or Subdivision & Land Development**

	Application Type	Fee	Escrow Amount*
1	1 acre or less	\$1500	None
2	Over 1 acre but less than 10 acres	\$2500	None
3	Over 10 acres but less than 50 acres	\$3000	None
4	Over 50 acres	\$4000	None

**All Other Conditional Use Applications Not Specifically Defined
(including Residential Applications)**

(*) – Funds to be replenished to original amount of escrow or as directed by the Board of Supervisors.

	Application Type	Fee	Escrow Amount*
1	Other	\$1000	None

Township Engineer Construction Observation Fees

Maximum of Three Percent (3%) of the Approved Cost of Applicable Site Improvements
 This does not include sewer lines, water lines, other utility lines, or construction of facilities inspected by Monroe County Conservation District, the Township’s Sewage Enforcement Officer, or State Agencies such as PennDOT or PA DEP.

Township Engineer Construction Observation Fees shall be paid to the Township at the time of execution of the developer’s agreement or other official notice to proceed from the Township. Funds shall be held in escrow and all construction observation invoices will be paid by the Township directly to the Township Engineer. Copies of all bills paid will be provided to the applicant/developer as a record of the draw-down of their construction observation escrow account. Any requests for additional construction observation fees by the Township Engineer (or alternate engineer) must be approved by the Board of Supervisors.

NOTE: Escrow accounts for professional fees include the Township’s reasonable and necessary expenses incurred in providing legal, administrative, and engineering reviews regarding a plan submission. Reimbursable legal and engineer fees are billed at the rates set forth in the respective professional’s published scheduled approved by the Board of Supervisors at their annual reorganization meeting.

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