



2026 Meeting Dates & Fees

Application package for projects requiring
Planning Commission review and
Board of Commissioners approval

All of the following documents must be submitted to the township office, 100 Township Drive, South Fayette, PA 15017. Applications determined to be incomplete will not be processed and will be returned to the applicant.

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| A. Application Form | D. Payment of Application Fees & Escrow Fees |
| B. Agents Authorization Form | E. Drawings and PDF files |
| C. Deed, Owners Agreement | |

2026 Meeting Dates (All Meetings Start at 7pm)

Deadline for Application Submission	Completeness of Application Deadline	Planning Commission Meeting Dates	Board of Commissioners Combined Workshop & Voting Meetings
November 10, 2025	November 20, 2025	December 18, 2025	January 14, 2026
December 8, 2025	December 18, 2025	January 22, 2026	February 11
January 12	January 22	February 26	March 11
February 9	February 26	March 26	April 8
March 9	March 26	April 23	May 13
April 13	April 23	May 28	June 10
May 11	May 28	June 25	July 8
June 8	June 25	July 23	August 12
July 13	July 23	August 27	September 9
August 10	August 27	September 24	October 14
September 14	September 24	October 22	November 11
October 12	October 22	November 19	December 9
November 9	November 19	December 17	January 2027 dates TBD
December 14	December 17	January 2027 dates TBD	February 2027 dates TBD

See [monthly calendar on township website](http://www.southfayettepa.com) (www.southfayettepa.com) for any schedule changes.

Application Fees:

1. Conditional Use Plan: Residential = \$400.00; Commercial = \$800.00
2. Land Development Site Plan: \$1,500.00 for first 5,000 sf.; \$0.07 per square foot thereafter
3. Subdivisions
 - a) Major Subdivisions (5 or more lots):
 - Preliminary Plans: \$1,500.00 plus \$15.00 per lot.
 - Final Plans: \$1,500.00 plus \$15.00 per lot.
 - Combined Preliminary/Final Plans: \$3,500.00 plus \$25.00 per lot
 - b) Minor Subdivisions (Fewer than 5 lots)
 - \$400.00 (Residential) or \$800.00 (Non-Residential)

Engineering & Solicitor (Escrow) Fees:

1. Major Subdivisions & Conditional Uses = \$5,000 plus \$250.00 per lot (50 lots max.)
2. Site Plans = 2% of construction cost estimate (minimum \$5,000 & maximum \$20,000)
3. Minor Subdivisions = \$1,000.00

See latest [fee schedule resolution](#) for more detailed and updated information

*Additional Escrow Fees may be required based upon professional resources needed for plan review and will be the responsibility of the applicant, no plans will be finalized until such time as all fees are current.