

**PHILADELPHIA REDEVELOPMENT AUTHORITY**  
**SERVICES FEE SCHEDULE**  
**Revised March 31, 2021**

<b><u>TYPE OF FEE</u></b>	<b><u>AMOUNT OF FEE</u></b>	<b><u>DATE DUE</u></b>	<b><u>PURPOSE</u></b>
<b>LEGAL COSTS/FEEES</b>			
1. Redevelopment and Development Agreements (Non-CDBG related projects)	\$250.00	Execution/Closing	Cover recording and preparation/processing costs
2. Amendment, Extension or Assignment of Redevelopment Agreement	\$500.00 or 1% of acquisition cost, whichever is greater. If Redevelopment Agreement is older than ten (10) years old, "acquisition cost" may be based on current market value of the applicable property as established by an independent appraisal obtained by the Authority	Execution/Closing	Cover recording and preparation/processing costs
3. License Agreement	\$500.00 (Fee may be waived if there is a community purpose/benefit)	Execution	Preparation/processing costs
4. Amendment, Extension or Assignment of License Agreement	\$250.00 (Fee may be waived if there is a community purpose/benefit)	Execution	Preparation/processing costs
5. Subordination of Mortgage	\$250.00	Execution	Cover recording and preparation/processing costs
6. Approved Mortgagee Letter	\$250.00	Execution	Preparation/processing costs
7. Loan Modification Fee (For Low-Income Housing Projects)	\$500.00	Execution/Closing	Document preparation/processing costs

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8. Right of Entry Agreement (Applicable when no Redevelopment Agreement or Development Agreement)	\$250.00 (Fee may be waived if there is a community purpose/benefit)	Execution	Preparation/processing costs
9. Unauthorized Changes to Plans from Those Plans Submitted with Redevelopment Agreement or Development Agreement (i.e., where completed, as-built Project plans materially differ from those submitted with Redevelopment Agreement or Development Agreement	5% of total Project construction hard costs for those Projects where such costs are less than \$500,000; 10% of total Project construction hard costs where such costs equal to or exceed \$500,000 (exceptions may be administratively made if there is no public impact because of the unauthorized plan change or if there is no impact on value of project as completed)	Prior to Issuance of Certificate of Completion	Prohibit Unauthorized Plan Changes or Modifications; Preparation/processing costs
10. Fee for Release of Redevelopment Agreement and/or Deed Restrictions from Conveyances Made Under the Side Yard Program or Pursuant to the Open Space Management Program (Resolution No. 2018-101, adopted December 12, 2018)	<p>1. For ten (10) years following conveyance by the Authority pursuant to either the Side Yard Program or Open Space Management Program:</p> <ul style="list-style-type: none"> <li>• If the property is being sold, the owner shall compensate the Authority from the sale proceeds in an amount consistent with the self-amortizing mortgage concept set forth in the City's Land Disposition Policy;</li> <li>• If the owner is developing the property, the owner</li> </ul>	On or before issuance of release	Over the years, both programs have achieved their intended purposes. The characteristics of these neighborhoods have improved to the point where these open spaces can be developed into residential housing which is a more productive and beneficial use of this land.

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	<p>shall compensate the Authority based on the Authority's determination of the property's fair market value in an amount consistent with the self-amortizing mortgage concept set forth in the City's Land Disposition Policy;</p> <p>2. After this ten (10) year period and until expiration of the restrictions as provided in the deed or Redevelopment Agreement, the Authority shall receive an administrative fee of Five Thousand Dollars (\$5,000) adjusted by a multiplier equal to the percent increase in the average settled price of single-family properties in Philadelphia County from December 2013 until the date the request is originally received from the owner. Notwithstanding, in no event will such administrative fee be less than Five Thousand Dollars (\$5,000).</p>		
<b>SETTLEMENT FEES</b>			
1. Deeds	\$275.00 for first Deed, \$100.00 for any additional Deed or other recordable document.	Execution/Closing	Cover recording and preparation/processing costs