

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT**



FY 2012 FEE SCHEDULE



Development Services Department

Mission Statement:

Partnering with our Community to Build and Maintain a Safer San Antonio

Table of Content

BUILDING DEVELOPMENT FEES	5
BUILDING LICENSE AND REGISTRATION FEES	5
BUILDING PLAN REVIEW AND PERMIT FEES	5
RESIDENTIAL BUILDING PLAN REVIEW VALUATION CHECK.....	5
RESIDENTIAL PLAN REVIEW FEES	6
RESIDENTIAL PERMIT FEES	6
COMMERCIAL PLAN REVIEW FEES	6
COMMERCIAL PERMIT FEES	7
DOCUMENT MANAGEMENT FEE	7
SCHOOL DISTRICT PLAN REVIEWS	7
SPECIAL SERVICES FEES	7
BUILDING PLAN REVIEW AND INSPECTION	7
BUILDING AND FIRE APPEALS FEE	8
CERTIFICATE OF OCCUPANCY	8
RESIDENTIAL.....	8
COMMERCIAL.....	9
MISCELLANEOUS.....	9
DEMOLITION	9
DEMOLITION LICENSE FEES.....	9
DEMOLITION PERMIT FEES	9
ELECTRICAL	9
ELECTRICAL LICENSE AND REGISTRATION FEES	9
ELECTRICAL INSPECTION FEE AND LIMITED SERVICE REPAIR PERMITS	10
SERVICE RATING	10
GEAR ITEMS	10
MISCELLANEOUS ITEMS	10
LIGHT FIXTURES.....	10
MOTORS	10
UPS/GENERATOR/DISTRIBUTED GENERATION/STORAGE BATTERIES	10
TEMPORARY WIRING.....	10
SPECIAL OCCUPANCIES	11
MISCELLANEOUS ELECTRICAL PERMITS.....	11
MAINTENANCE PERMIT FEE (ELECTRIC ONLY)	11
SPECIAL SERVICES FOR ELECTRICAL.....	11
ELECTRICAL APPEALS FEE	11
HEATING AND AIR CONDITIONING (MECHANICAL)	11
HEATING AND AIR CONDITIONING (MECHANICAL) LICENSE FEES.....	11
HEATING AND AIR CONDITIONING (MECHANICAL) INSPECTION FEES AND LIMITED SERVICE REPAIR PERMITS	12
SPECIAL HEATING & AIR CONDITIONING (MECHANICAL) FEES	12
HEATING & AIR CONDITIONING (MECHANICAL) APPEALS FEE	12
MISCELLANEOUS BUILDING DEVELOPMENT FEES	13
(RESIDENTIAL AND COMMERCIAL)	13
MOVING BUILDINGS	13
RENTAL OF FACILITY FEES.....	13

MISCELLANEOUS PERMITS	13
BARRICADE	13
PARKING / TRAFFIC CONTROL	13
FACILITY/PARKING TRAFFIC CONTROL DISTRICT APPLICATION FEE	13
\$150.00	13
FACILITY/PARKING TRAFFIC CONTROL DISTRICT TRANSFER FEE	13
\$10.00	13
ENCROACHMENT	13
GARAGE/YARD SALE	14
HOUSE MOVES LICENSE AND PERMIT	14
PLUMBING, GAS, SEWER.....	14
PLUMBING LICENSE AND REGISTRATION FEES	14
PLUMBING, GAS, SEWER PERMIT FEES & LIMITED SERVICE REPAIR PERMITS	14
GAS INSPECTION (BASIC FEE)	14
GAS TEST	14
RECLAIM WATER LINE OPENINGS INSPECTION	14
UNDERGROUND WATERLINE	14
SEWER INSPECTION (BASIC FEE)	15
MEDICAL GAS INSPECTION (BASIC FEE)	15
LAWN SPRINKLER SYSTEM.....	15
SPECIAL SERVICES FOR PLUMBING.....	15
COMMERCIAL EXISTING BACKFLOW TEST & MAINTENANCE REPORT	15
PLUMBING, GAS, AND SEWER APPEALS FEE	16
SIDEWALK AND STREET PAINTING	16
LICENSE FEES	16
SIDEWALK, GUTTER, AND CURB FEES.....	16
SIGN	16
SIGN LICENSE, REGISTRATION AND TESTING FEES.....	16
SIGN PLAN REVIEW	17
OFF-PREMISES BILLBOARD INSPECTION	17
COMMERCIAL SIGN PERMIT FEE.....	17
BANNER INSPECTION	17
ELECTRICAL SIGN INSPECTION FEE	17
OFF-PREMISE BILLBOARD INSPECTION.....	17
ON-PREMISE SIGN INSPECTION	17
DIGITAL SIGN PERMIT	17
SPECIAL SERVICES FOR SIGNS	18
SIGN APPEALS FEE	18
SURCHARGES	18
TREE PRESERVATION (NOT SUBJECT TO SURCHARGES)	18
TREE LICENSE FEES.....	18
TREE PLAN REVIEW FEE.....	18
RESIDENTIAL TREE PERMIT FEES	18
COMMERCIAL TREE PERMIT FEES	18
TREE MITIGATION FUND FEES.....	19
SPECIAL SERVICES FOR TREES.....	19
TREE APPEALS FEE	19
LAND DEVELOPMENT FEES.....	19
BOARD OF ADJUSTMENT	19
MDP, POADP, PUD, MAOZ, MHPP.....	19

RIGHTS DETERMINATION	20
SAN ANTONIO WATER SYSTEMS (SAWS).....	20
SPECIAL SERVICES PROVIDED BY LAND DEVELOPMENT	20
STORM WATER PARTICIPATION	21
STREET LIGHT	21
STREET NAME CHANGE.....	21
SUBDIVISION PLAT FEES	21
MAJOR SUBDIVISION PLATS FEES	21
MINOR SUBDIVISION PLATS (NOT TO EXCEED 4 LOTS)	21
RECORDATION FEES	21
MISCELLANEOUS PLAT FEES	22
SUBDIVISION PLAT FEES – COUNTY OF BEXAR FEE SCHEDULE	22
THE SURCHARGE FEES ARE NOT ASSESSED ON ANY BEXAR COUNTY FEE.	22
MAJOR SUBDIVISION	22
MINOR SUBDIVISION	22
MISCELLANEOUS FEES	22
SURCHARGES	23
TRAFFIC IMPACT ANALYSIS (TIA) STUDY	23
ZONING.....	23
ZONING COMMISSION AND COUNCIL FEE:.....	23
EXPEDITED ZONING CASE FEE	23
STATE OF TEXAS FEES (SUBJECT TO TAXES BUT NOT THE SURCHARGES)	23
MASTER PLAN POLICIES DOCUMENT SALES	24
DUPLICATION OF RECORDS	24
PROGRAMMING CHARGES	24
PLANNING AND COMMUNITY DEVELOPMENT - COMPREHENSIVE	24
PLANNING AND COMMUNITY DEVELOPMENT –.....	24
GEOGRAPHICAL INFORMATION SYSTEM	24
PLANNING AND COMMUNITY DEVELOPMENT	24
- NEIGHBORHOOD AND URBAN DESIGN.....	24
- HISTORIC PRESERVATION PLANNING	25
HISTORIC DESIGNATED PROPERTIES	25

BUILDING DEVELOPMENT FEES

The Building Development fees are assessed for plan review, inspections, certificates of occupancy, and trade licenses, and renewals. Building plan review and permit fees are based upon valuation. For new construction, the building plan review fee includes the following reviews: Building, Fire, Electrical, Mechanical, Plumbing, Street, Traffic, Drainage, Aviation, and Historic Preservation. The department also has review fees for reviews involving only one trade. Trade permit fees are based upon a flat rate plus additional charges for specific items inspected.

Building License and Registration Fees

Homebuilders – Annual State License Registration for Homebuilders	\$85.00
Home Improvement Contractor - Initial Registration	\$75.00
Home Improvement Contractor - Renewal	\$75.00
Home Improvement Contractor - Appeal	\$75.00
Duplicate Copy of Home Improvement Contractor (plus tax)	\$5.00
Salesman - Initial – City License	\$60.00
Salesman - Renewal – City License	\$35.00
Duplicate Copy of Salesman License (plus tax)	\$5.00

BUILDING PLAN REVIEW AND PERMIT FEES

Building plan review and building permit fees are based on the valuation (building square footage times standard rate for occupancy) of each building or building addition. For fee calculation purposes, building square footage shall be the total area of all floors under roof and enclosed within the outer surface of the outside enclosing walls or columns. The fees for each separate building shall be separately calculated.

Minimum valuation of the work for residential projects shall be determined by the foregoing table and shall include architectural, structural, electrical, plumbing, mechanical work and contractor's profit.

Minimum valuation of the work for commercial projects shall be determined by the Building Official based on nationally recognized standards and shall include architectural, structural, electrical, plumbing, mechanical work and contractor's profit.

RESIDENTIAL CONSTRUCTION

Residential Building Plan Review Valuation Check

Development Services established minimum values for the cost of residential construction based upon the following costs per square foot. This value is established at the time the building plans are submitted. Additional valuation checks may be performed by the plans examiners during their review of the plans. For residential projects, determination of minimum value per square foot shall be established as follows:

Wood Frame (per square foot)	\$65.00
Wood Frame with Masonry (per square foot)	\$70.00
Solid Masonry (per square foot)	\$80.00
Concrete Block on Slab Foundation (per square foot)	\$16.00
Unknown Valuation - Due at time of submission. (Balance due when value is determined)	\$124.00
Residential Accessory Building	
Finished (percent of valuation/square footage)	100%
Unfinished Interior (including Carport) (percent of valuation/square footage)	50%
Future Construction - Foundation Only (per square foot)	\$3.00

Detached Accessory Building Foundation over 600 sq. ft. (per square foot)	\$3.00
Foundation over 600 sq. ft. (per square foot)	\$3.00

Residential Plan Review Fees

Valuation: \$0 - \$24,000	\$100.00
Valuation: \$24,001 - \$200,000	\$100.00 plus \$1.38/\$1000, or fraction thereof, over \$24,000
Valuation \$200,001 - \$1,000,000	\$342.88+\$0.72/\$1,000, or fraction thereof, over \$200,000
Valuation > \$1,000,000	\$918.88+\$0.17/\$1,000, or fraction thereof, over \$1,000,000

Construction for new homes valued under \$100,000 will receive a 25% discount applied to the building plan review fees.

Mobile Home Installation	\$50.00
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Landscape Plan Review	
Base fee	\$27.50
Plus 11% of the Building Plan Review Fee	

Residential Swimming Pool Plan Review Fee	Based on Valuation with \$30,000 minimum value
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Residential Plan Retrieval Fee	\$100.00
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Residential Permit Fees

Residential Building Permit Fees	
Valuation: \$0-\$1,000	\$100.00
Valuation: \$1,001 - \$25,000	\$100.00+\$7.28/\$1,000, or fraction thereof, over \$1000
Valuation: \$25,001 - \$75,000	\$274.87+\$5.72/\$1,000, or fraction thereof, over \$25,000
Valuation > \$75,000	\$560.00+\$1.25/\$1,000, or fraction thereof, over \$75,000

*Homes valued under \$100,000 will receive a 25% discount applied to the building permit fees.

Residential Fence Permit	\$25.00
Residential Re-roof Permit	\$25.00

COMMERCIAL CONSTRUCTION

Development Services establishes minimum values for the cost of commercial construction based upon the costs per square foot as published and updated by the International Code Council and used with the Army Corp of Engineers' modifier for the City of San Antonio. This value is established at the time the building plans are submitted. Additional valuation checks may be performed by the plans examiners during their review of the plans.

Commercial Plan Review Fees

Valuation \$0 - \$1,000	\$100.00
Valuation \$1,001 - \$200,000	\$100.00+\$1.60/\$1,000, or fraction thereof, over \$1,000
Valuation \$200,001 - \$1,000,000	\$418.40+\$1.50/\$1,000, or fraction thereof, over \$200,000
Valuation \$1,000,001 - \$5,000,000	\$1,618.40+\$0.75/\$1,000, or fraction thereof, over \$1,000,000
Valuation > \$5,000,000	\$4,618.40+\$0.50/\$1,000, or fraction thereof, over \$5,000,000

Landscape Plan Review	
Base fee	\$27.50
Plus 11% of the Building Plan Review Fee	

Commercial Irrigation Plan Review	\$100.00
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Commercial Swimming Pool Plan Review Fee	Based on Valuation
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Commercial Permit Fees

Valuation: \$0-\$1,000	\$100.00
Valuation: \$1,001 - \$25,000	\$100.00 + \$7.28/\$1,000, or fraction thereof, over \$1,000
Valuation: \$25,001 - \$75,000	\$274.87+ \$5.72/\$1,000, or fraction thereof, over \$25,000
Valuation: > 75,000	\$560.00 + \$2.00/\$1,000, or fraction thereof, over \$75,000

Commercial Conditional Permit Fee	\$200.00
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 Plus the Building Permit Fee

Commercial Conditional Permit Fees (plus the Building Permit Fee)	\$200.00
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Commercial Fence (plus Plan Review Fee)	Based Upon Building Valuation
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Commercial Re-Roof (plus Plan Review Fee when applicable)	Based Upon Building Valuation
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Commercial Permit Extension fee	50% of Permit (plus cost of permit)
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Document Management Fee

Walk Through Plans	\$10.00
School Districts-Interior Finishout	\$10.00
Retaining Walls	\$10.00
Demolition	\$10.00
10 Day Plans	\$25.00
Site Plans	\$30.00
20 Day Plans	\$50.00
35 Day Plans	\$150/Roll
School Districts-New	\$150/Roll

SCHOOL DISTRICT PLAN REVIEWS

School districts with school district projects valued at over five hundred thousand dollars (\$500,000.00) shall be entitled to a twenty-five percent (25%) waiver of plan review and permit fees, but in no case shall said school district pay less than a minimum fee of eight hundred sixty-eight dollars and forty cents (\$868.40) for plan review, one thousand four hundred ten dollars (\$1,410.00) for building permit, and one hundred thirty-six dollars and seventy cents (\$136.70) for the related surcharges

Pool Commercial Landscape Plan Review	
Base fee	\$27.50
Plus 11% of the Building Plan Review Fee	

SPECIAL SERVICES FEES
BUILDING PLAN REVIEW AND INSPECTION

Additional Plan Review (i.e. revised) – per Reviewer - All Disciplines (per hour, 1 hour minimum)	\$100.00
Administrative Exception Code Variance Request	\$350.00

Administrative Code Modification Request	\$350.00
After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
After-hour Plan Review – per Reviewer (All Disciplines) per hour (1 hour minimum)	\$100.00
After-hour Plan Review– Residential - Building, Tree Preservation, Drainage (1.25 hour minimum)	\$100.00
Commercial Plan Retrieval Fee per Plan	\$100.00
Commercial Project Modification Request Fee per Modification Request	\$350.00
Commercial Walk-Through Fee for Plans over 500 sq. ft. (per plan)	\$100.00
Event Notification	\$1.00
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	\$100.00
Inspection Schedule Fee (Free on-line) (applies to all types of inspections)	\$3.00
Link Child-Parent Permits	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Permit Processing/Amendment Fee	\$10.00
Mail-in Building Plan Fee (processing fee for building plans received in the mail) per plan	\$500.00
Median and Turn Lane Review (Outside of Plat) per hour	\$100.00
Plan Review by Appointment Processing Fee (per appointment) (plus the Building Permit Fee)	\$200.00
Fee per Reviewer per hour (1 hour minimum)	\$100.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee	\$50.00
On-Line Research Fee	\$25/Hour
Plan Review Extension Fee	25% of Plan Review fee
Residential Building Plan Application Administrative Processing Fee (Free on-line)	\$10.00
Permit Extension Fee	50% of Original Permit

Preliminary Meeting

Fee per hour per Discipline (1 hr minimum)	\$100.00
Plus Additional Fee per hour per Discipline	\$100.00

BUILDING AND FIRE APPEALS FEE

Building and Fire Code Board of Appeals	\$155.00
Appeal of Building and Fire Board of Appeals to City Council	\$155.00

CERTIFICATE OF OCCUPANCY

Residential

Temporary Residential Certificate of Occupancy	\$150.00
Temporary Residential Certificate of Occupancy Extension	\$75.00
After-Hour Fee for Counter Service for Temporary Certificate of Occupancy	\$50/Hour
Residential Construction moving-in without Certificate of Occupancy	\$300.00

Commercial

Commercial Certificate of Occupancy	\$200.00
Temporary Commercial Certificate of Occupancy	\$500.00
Temporary Commercial Certificate of Occupancy Extension	\$100.00
Expired Certificate of Occupancy Fine (basic fee plus C of O fee)	\$500.00
After-Hour Fee for Counter Service for Temporary Certificate of Occupancy	\$50/Hour
Fine for New Commercial Construction Occupancy without C of O	\$500.00
Fine for Existing Commercial Construction Occupancy without C of O (plus C of O Fee)	\$200.00
Occupant Load Adjustment Fee per hour	\$100.00

Miscellaneous

Certificate of Occupancy - Tent Fee	\$100.00
Certificate of Occupancy - Mall Cart	\$100.00
Certificate of Occupancy - Name Change	\$50.00
Certificate of Occupancy - Address Correction	\$50.00
Duplicate Copy of Certificate of Occupancy (plus tax)	\$5.00
Re-inspection Fee	\$50.00

DEMOLITION

Demolition License Fees

Demolition Contractor - Initial - City License	\$85.00
Demolition Contractor - Renewal - City License	\$35.00
Duplicate Copy of Demolition License (plus tax)	\$5.00
Event Notification	\$1.00

Demolition Permit Fees

Residential - Demolition Permit	\$75.00
Commercial - Demolition Permit - Single-story	\$100.00
Commercial - Demolition Permit-2 - 3 stories	\$200.00
Commercial - Demolition Permit- >3 stories	\$650.00
Event Notification	\$1.00
Refund Fee (refund will not be issued if work was performed under the permit and/or was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00

ELECTRICAL

Electrical License and Registration Fees

Master	
Renewal – City License (2 year renewal)	\$300.00
DBA Change on Master Electrical License	\$20.00
State Electrical Contractor License Registration and Annual Renewal	\$85.00
Journeyman – Renewal of City License (2 year renewal)	\$200.00
Restricted Residential Wireman – Renewal of City License (2 year renewal)	\$60.00
Maintenance Electrician Renewal of City License	\$60.00
Maintenance Technician – Annual (may only perform limited scope of work associated with a maintenance permit)	\$35.00
Duplicate Copy any Electrical License (plus tax)	\$5.00

Electrical Inspection Fee and Limited Service Repair Permits

Electrical Inspection Permit Fee (Basic Fee)	\$50.00
Permit Administrative Processing Fee (free on-line)	\$10.00
Contractor Number Research Fee (contractor)	\$10.00

Service Rating

0-200 amps	\$3.25
201-600 amps	\$6.50
601-1000 amps	\$8.65
1001-2500 amps	\$10.80
Over 2500 amps	\$12.50

Temporary Meter Loop (TML)	\$2.15
Temporary on Permanent Set (TOPS)	\$2.15
Work with CPS	\$2.15

Gear Items

Switchboards up to 4 handles	\$10.25
Switchboards each additional handle	\$1.60
Panelboards/Loadcenters	\$4.85
Xmfr 1-50 kva	\$4.30
Xmfr over 50 kva	\$9.70
Safety Switch or Circuit Breaker 30 amps & over	\$1.10

Miscellaneous Items

Underground work per 100 linear ft	\$1.60
Outside overhead work per linear ft	\$1.60
Foundation/Concrete Encased Electrode	\$1.60
Controls/Low Voltage Systems over 50 volts	\$1.60
Commercial/Industrial Repair	\$9.75

Light Fixtures

HID Fixtures	\$1.60
Ceiling Fans	\$1.60
Fluorescent Fixtures/Ballast Retrofits	\$0.16
Sign Circuit	\$1.10

General Purpose Outlets/Devices/Equipment less than 1 hp	\$0.16
Dedicated Equipment/Appliance Outlets 20 amps and over	\$1.50

Motors

1-7.5 hp	\$2.15
7.5-25 hp	\$3.25
25-50 hp	\$8.10
Over 50 hp	\$10.80

UPS/Generator/Distributed Generation/Storage Batteries

1-5 kW	\$1.60
6-50 kW	\$3.25
51-300 kW	\$4.85
Over 301 kW	\$6.50

Temporary Wiring

Power/Lights (Per Every 10 outlets)	\$3.25
Festival Booths	\$5.00
Carnival Rides	\$5.00

Special Occupancies

Class 1, 2, or 3, of Article 500 (per each circuit)	\$1.00
Medical Equipment (MRI, X-Ray, Scanners, etc...) each circuit	\$1.00

Miscellaneous Electrical Permits

Reconnect Inspection	\$50.00
30 day Temporary Reconnect Fee	\$2.15
180 day Temporary Reconnect Fee	\$12.98
Notary Fee	\$6.00

Maintenance Permit Fee (electric only)

Basic Permit Fee	\$50.00
Plus per Residential Apartment Unit	\$0.21
Plus per 10,000 sq. ft. of Commercial Space	\$7.00

Special Services for Electrical

After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Event Notification	\$1.00
Electrical Plan Review only (without building plan number) – (per hour with 1 hour minimum)	\$100.00
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	\$100.00
Inspection Schedule Fee (free on-line)	\$3.00
Link Child-Parent Permit	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Permit Processing/Amendment Fee	\$10.00
Contractor Number Research Fee (contractor)	\$10.00
Permit Extension Fee	50% of permit (plus cost of permit)
Open Permit Review Fee per permit	\$3.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee	\$50.00

ELECTRICAL APPEALS FEE

Electrical Supervisory Board	\$155.00
Appeal of Electrical Supervisory Board to City Council	\$155.00

HEATING AND AIR CONDITIONING (MECHANICAL)

Heating and Air Conditioning (Mechanical) License Fees

Master - Renewal – City license (one year renewal)	\$150.00
Master - Annual State License Registration	\$85.00
Technician - Journeyman Renewal (may only perform work not requiring a permit)	\$35.00
Mechanical Annual Agent Registration Fee	\$25.00
Duplicate Copy any Heating and Air Conditioning License (plus tax)	\$5.00
Annual Continuing Education for City License Holder	\$150.00

Heating and Air Conditioning (Mechanical) Inspection Fees and Limited Service Repair Permits

Basic Heating and Air Conditioning (Mechanical) Permit (Basic Fee)	\$50.00
Permit Administrative Processing Fee (free on-line)	\$10.00
Residential (new systems) (includes inspection fee)	\$77.00
Contractor Number Research Fee (contractor)	\$10.00
Each Additional System (includes inspection fee)	\$55.00
Roof-Top Unit (gas or electric)	\$15.85
Gas furnace; gas wall furnace; gas unit heater; gas radiant heater; gas boiler (steam); gas floor furnace; commercial gas dryer; gas boiler (hot water); gas duct heater (per each item)	\$9.60
Condensing unit; condensing unit/heat pump; indoor condensing unit; cooling coil; commercial exhaust fan; condenser (no compressor); commercial electric dryer; fan coil unit; fan powered box; type II range hood (steam); chiller; absorption unit; reach-in cooler; wall mounted unit; make-up air; heat pump; refrigeration unit; air handler; electric furnace; electric unit heater; electric radiant heater; ventilation fan; variable air volume unit; type I range hood (grease); fume hood; cooling tower; walk-in cooler; icemaker (split system); evaporative cooler (refrigeration equipment); hot water coil; remote condensing unit; condenser (refrigeration equipment); ventilating fan (not on other permitted installation); hood served by mechanical exhaust (including ducts and makeup air systems); condensing unit (mobile homes and manufactured housing); any regulated device for which no specific fee is listed; replacement of any device which originally required a permit (per each item)	\$6.25
Curtain Fire Damper; Smoke Damper; Duct Outlet; Ceiling Fire Damper; Smoke/Fire Damper (per each item)	\$2.00

Special Heating & Air Conditioning (Mechanical) Fees

After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Event Notification	\$1.00
Inspection for which no Fee is Specifically Indicated (per hour, hour minimum)	\$100.00
Inspection Schedule Fee (Free on-line)	\$3.00
Link Child-Parent Permit	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Permit Processing/Amendment Fee	\$10.00
Contractor Number Research Fee (contractor)	\$10.00
Open Permit Review Fee per Permit	\$3.00
Mechanical Plan Review – This fee is charged to review plans without a building permit (per hour with a 1 hour minimum)	\$100.00
Permit Extension Fee	50% of Permit (plus cost permit)
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee	\$50.00

HEATING & AIR CONDITIONING (MECHANICAL) APPEALS FEE

Mechanical Board of Appeals	\$155.00
Appeal of Mechanical Board of Appeals to City Council	\$155.00

MISCELLANEOUS BUILDING DEVELOPMENT FEES (Residential and Commercial)

Link Child-Parent Permits	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Building Permit Ready/Status Letter	\$50.00
Event Notification	\$1.00
Permit Refund Fee (add other language)	\$50.00
Permit Processing/Amendment Fee	\$10.00
Permit Reprint Fee (subject to sales tax)	\$5.00
Name, Address or DBA Change on Permit	\$50.00
Inspection for which no fee is specifically indicated (per hour with 1 hour minimum)	\$100.00
After-hour Inspection Fee (per hour with 1 hour minimum)	\$100.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee (all Trades)	\$50.00
Open Permit Review Fee per Permit	\$3.00
Contractor Number Research Fee	\$10/Contractor

Moving Buildings

Moving building on same property in one section	\$18.00
Moving buildings or structures over 400 sq. ft. per section, per day on City Street	\$100.00

Rental of Facility Fees

Rental of Facility Fees	\$125/hr (daily min fee of \$250; Max fee of \$1000)
Security Personnel (per hour, per staff, 1 hour min)	\$15.00
Planning & Development Services Staff (per hour, per staff, 1 hour min)	\$30.00
Custodian Service (per hour, with 2 hour min.)	\$15.00

MISCELLANEOUS PERMITS

Barricade

Barricades, on City Streets (including sidewalks and alleys) per sq. ft. per day	\$0.05
Barricades in traveled portion of City Streets between curbs including sidewalk and alley, per sq. ft. per day	\$50.00 minimum
Private barricading of streets or portions of streets - block parties (per block, per day)	\$75.00

Parking / Traffic Control

Facility/Parking Traffic Control District Application Fee	\$150.00
Facility/Parking Traffic Control District Transfer Fee	\$10.00

Encroachment

Encroachment Permit onto Public Right Away	\$50.00
Encroachment Review Fee (non-refundable)	\$100.00
Encroachment Permit Fee	\$100.00

Garage/Yard Sale

Garage/Yard Sale Permit \$16.00

House Moves License and Permit

House Mover – Annual License \$60.00
House Mover Permit –building moves of structures over 400sq.ft. per section, per day on City Street \$100.00
Duplicate Copy any House Mover License (plus tax) \$5.00

PLUMBING, GAS, SEWER

Plumbing License and Registration Fees

Water Treatment Contractor Annual State License Registration Fee	\$85.00
Annual Irrigation Contractor Registration Fee	\$85.00
Duplicate Copy any Plumbing License (plus tax)	\$5.00

Plumbing, Gas, Sewer Permit Fees & Limited Service Repair Permits

Plumbing Inspection (Basic Fee) \$50.00
Permit Administrative Processing Fee (free on-line) \$10.00
Contractor Number Research Fee (contractor) \$10.00
Fixture; Roof Drain; Reverse Osmosis (per unit) \$7.00

Grease Trap; Oil Separator; Sand Trap; Lint Trap; Neutralization Tank (or tank receiving discharge of liquid waste from fixtures); Drain, Appurtenance; Appliance
0 – 500 gallons \$12.00
>500 gallons \$17.00

Water Heater, Vent (gas/electric) \$8.00

Back-flow Prevention Device
1/4" – 3/4" \$15.00
1" \$20.00
1 1/4" \$45.00
1 1/2" \$55.00
2"+ \$75.00

Water Softener \$17.00

Gas Inspection (Basic Fee) \$50.00

1 – 5 openings (fee for each of the first five opening) \$10.00
>5 openings (fee for each opening over five) \$3.00

Gas Test \$8.00

Extension (with 1 opening); \$8.00
Replace Gas Line \$8.00
Split Meter \$8.00
Move Meter \$8.00
Butane Conversion \$8.00

Reclaim Water Line Openings Inspection \$50.00

1 – 4 openings (flat fee) \$40.00
>4 openings (fee for each opening over four) \$5.00

Underground Waterline

0 -100 ft \$10.00
101 – 250 ft \$15.00

251 – 500 ft	\$25.00
501 – 1000 ft	\$45.00
1001 – 2000 ft	\$75.00
2001 – 3000 ft	\$100.00
Over 3001 ft (plus additional \$25 for each 200 ft or part thereof over 3001 ft)	\$125.00

<u>Sewer Inspection (Basic Fee)</u>	\$50.00
0 – 60 ft	\$10.00
61 – 150 ft	\$20.00
151 – 300 ft	\$35.00
301 – 500 ft	\$50.00
501 – 750 ft	\$70.00
751 – 1,000 ft	\$110.00
>1,000 ft	\$125.00
Plus for each additional 150 ft	\$20.00

<u>Medical Gas Inspection (Basic Fee)</u>	\$50.00
(oxygen – O ₂ ; nitrous oxide – N ₂ O; medical compress air – MedAir Nitrogen – N ₂ ; vacuum – Vac; carbon dioxide – CO ₂ ; helium – He)	
1 – 5 openings (flat fee)	\$13.00
>5 openings (fee for each opening over five)	\$3.00

<u>Lawn Sprinkler System</u>	
Irrigation System Inspection Fee	\$50.00
Residential Landscape Irrigation System Permit Fee	\$50.00
Commercial Landscape Irrigation System Permit Fee	\$100.00

<u>Special Services for Plumbing</u>	
After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Event Notification	\$1.00
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	\$100.00
Inspection Schedule Fee (free on-line)	\$3.00
Link Child-Parent Permit	
Residential Permit	\$5.00
Commercial Permit	\$10.00

Permit Processing Fee	\$10.00
Contractor Number Research Fee (contractor)	\$10.00
Re-inspection Fee	\$50.00
Plumbing Plan Review only (without building plan number) – per hour/1 hour minimum	\$100.00
Permit Extension Fee) 50% of permit (plus cost of permit)
Open Permit Review Fee	\$3.00/Permit
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00

<u>Commercial Existing Backflow Test & Maintenance Report</u>	
1 – 6 Reports per Address	\$5.00
6 -10 Reports per Address	\$30.00
11-20 Reports per Address	\$35.00
21-30 Reports per Address	\$40.00
31-40 Reports per Address	\$45.00
41 + Reports per Address Commercial Existing Backflow Test & Maintenance	\$45.00 + \$5.00 per each group of 10 test & Maintenance reports or

part thereof

Residential Existing Backflow Test & Maintenance Report (per address) \$5.00

PLUMBING, GAS, AND SEWER APPEALS FEE

Plumbing Board of Appeals \$155.00
Appeal of Plumbing Board of Appeals to City Council \$155.00

SIDEWALK AND STREET PAINTING

License Fees

Sidewalk Contractor Annual City License \$60.00
Street Number Painter Annual City License \$35.00
Duplicate Copy any Street / Sidewalk License (plus tax) \$5.00

Sidewalk, Gutter, and Curb Fees

After-hour Inspection Fee (per hour, 1 hour minimum) \$100.00
Event Notification \$1.00
Curb (per linear foot) (\$50 minimum) \$0.15
Flatwork (per square feet) (\$50 minimum) \$0.15
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum) \$100.00
Inspection Schedule Fee (free on-line) \$3.00
Link Child-Parent Permit
 Residential Permit \$5.00
 Commercial Permit \$10.00
Permit Processing Fee \$10.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits) \$50.00
Re-inspection Fee \$50.00

SIGN

Sign License, Registration and Testing Fees

Master Sign Electrician Renewal of City License Fee \$125.00
Master Sign Electrician Annual State License Registration Fee \$85.00
Sign Technician Initial of City License Fee, (for seven-year period) \$35.00
Sign Trainee Initial of City License Fee, (for nine-year period) \$10.00

Billboard Operator's license - Initial \$375.00
Billboard Operator's license - Renewal \$375.00

Commercial Sign Operator's license (Initial) \$100.00
Commercial Sign Operator's license (Renewal) \$100.00
Commercial Sign Operator's license Examination \$85.00
Commercial Sign Operator's license Re-examination \$85.00

City Registration Fee for Sign Contractor License, per year \$85.00
Duplicate Copy any Sign (plus tax) \$5.00

Sign Plan Review

Sign Plan Review Fee

\$50/Permit

Off-premises Billboard Inspection

Billboard Annual Inspection (inside City limits or extraterritorial jurisdiction – ETJ)	
1 – 300 sq. ft.	\$50.00
301 – 672 sq. ft.	\$75.00
Portable Sign Annual Inspection (electrical)	\$50.00

Commercial Sign Permit Fee

1 – 32 sq. ft (first 32 sq. ft.)	\$10.80
>32 sq. ft. – Signs over 32 sq. ft. will be assessed an additional fee based on sq. ft.	\$0.22
Sign height fee for signs (per foot of height)	\$2.00
Preliminary Site Inspection	\$50.00
Inflatable Inspection	\$50.00

Banner Inspection

Banner (cloth or other); street light pole (across street) (for each banner)	\$50.00
Flag line	\$5.40
	\$1.60

Electrical Sign Inspection Fee

Gas or Vacuum Tube	\$50.00
Incandescent Sign	\$10.80
	\$5.40
Plus number of sockets (each)	\$0.22
Sign height fee for signs (per foot of height)	\$2.00
Billboard Removal Electrical Permit	\$100.00

Off-premise Billboard Inspection

1 – 75 sq. ft. (first 75 sq. ft.)	\$50.00
	\$16.20
>75 sq. ft. – Signs over 75 sq. ft.	\$16.00 + \$0.22/sq. ft.

On-premise Sign Inspection

1 – 32 sq. ft.	\$50.00
>32	\$10.80
Gas tube, electric	\$10.80 + \$0.22/sq.ft.
Incandescent	\$10.80
Height	\$5.40 + \$0.22/socket
	\$2.00/linear ft

Digital Sign Permit

Inspection fee	\$200.00
1-75 sq. ft.	\$64.80
More than 75 sq. ft.	\$64.80 + \$0.88/ sq. ft.
Digital Sign Annual Inspection Fee	
1-72 sq. ft.	\$200.00
73-300 sq. ft.	\$300.00
301-672 sq. ft.	\$400.00
Permit Administrative Processing Fee (free on-line)	\$10.00
Digital Sign Surcharge	\$15.00
Temporary Weekend Sign Permit	\$50.00
Temporary Sign Decal / Temporary Weekend Signs	\$5.00

Tent Permit (not subject to Building Development fees and Development Services) (per tent, per month)	\$100
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Special Services for Signs

After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Event Notification	\$1.00
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	\$100.00
Link Child-Parent Permit	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Sign Master Plan Review	\$300.00
Re-inspection Fee	\$50.00
Permit Processing Fee	\$10.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Inspection Schedule Fee (Free on-line)	\$3.00
Sign Certification Fee	\$50/Inspection

SIGN APPEALS FEE

Appeal of an Interpretation	\$150.00
Appeal of Sign Cases to City Council	\$300.00
Variance and Appeals Procedures	\$600.00

SURCHARGES

Unless otherwise noted all Building Development fees are subject to an additional 3% Technological Improvement fee and 3% Development Services fee.

TREE PRESERVATION (Not subject to surcharges)

Tree License Fees

Tree Maintenance License (license must be renewed every three years and requires four hours of Continuing Education)	\$165.00
Temporary Tree Maintenance License	\$75.00

Tree Plan Review Fee

Residential and Commercial Tree Plan Review	\$100.00
Tree Preservation Preliminary Plan Review (per hour, 1 hour minimum)	\$100.00

Residential Tree Permit Fees

Tree Permit (per lot with a maximum fee of \$2,000)	\$35.00
Tree Affidavit – Option 1 (No Protect Trees) (per lot with a max fee of \$1,000)	\$35.00
Tree Canopy Enhancement Fee (per acre with a max fee of \$2,000)	\$15.00
Penalty Fee for Commencing Site work without a Tree Permit (per lot or a min fee of \$2,000 - whichever is greater)	\$70.00

Commercial Tree Permit Fees

Tree Permit (per acre)	\$75.00
Tree Affidavit – Option 1 (No Protect Trees) (per acre with a max fee of \$2,000)	\$75.00
Tree Canopy Enhancement Fee (per acre)	\$25.00

Penalty fee for commencing site work without a Tree Permit (per acre or a min fee of \$2,000 - whichever is greater)	\$150.00
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Tree Mitigation Fund Fees

Tree Certification Credit	
Project fee	\$100.00
Per inch	\$1.00
Tree Mitigation	
Significant Tree (per inch)	\$2100.00
Heritage Tree (per inch)	\$6300.00

Special Services for Trees

After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Event Notification	\$1.00
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	\$100.00
Inspection Schedule Fee (free on-line)	\$3.00
Link Child-Parent Permit	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Permit Processing Fee	\$10.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee	\$50.00
Tree Warranty Fee	\$270.00
Plus for each additional tree	\$75.00

TREE APPEALS FEE

Appeal to City Council	\$145.00
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LAND DEVELOPMENT FEES

The Land Development fees are assessed for the review of Subdivision Plats, Master Development Plans, Rights Determination, Traffic Impact Analysis, Tree Preservation, Addressing, Zoning, and Board of Adjustment. All fees assessed are per unit unless otherwise specified.

Board of Adjustment

Non Homestead Case Filing Fee (Variance, Special Exception or Appeals)	\$600.00
Homestead Exemption Case Filing Fee (Variance, Special Exception or Appeals)	\$400.00
Board of Adjustment Postponement Fee	\$200.00
Board of Adjustment Sign Interpretations Appeal	\$150.00
Appeals of Sign Cases to City Council	\$300.00
Board of Adjustment Refund Fee	\$100.00
Manufactured Home Park Plan Amendment Fee	\$400/Amendment

MDP, POADP, PUD, MAOZ, MHPP

MDP/PUD/MAOZ/MHPP Plan Review	\$700.00
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MDP/POADP/ PUD Notification	\$250.00
MDP/POADP/PUD Plan Amendment	\$500.00
MDP/POADP/PUD Validity Verification	\$500.00

Rights Determination

Homestead (1 lot or less than 3 acres)	\$200.00
Residential (over 1 lot or 3 acres or more) and Commercial Property	\$1,000.00
Abbreviated Staff Review for Duration & Phasing of Rights (determined by staff)	\$700.00
Rights Determination Appeal	\$500.00
Rights Determination Validation	\$250.00
Consent Agreement Rights Determination	\$500.00
Fair Notice (without Rights Determination)	\$500.00
Additional Plan Review Fees (1 hr minimum)	\$100.00

Addressing

Amendment Address Plat	\$50.00
After-Hour Addressing	\$100.00
Change of Address on Permits (per address)	\$50.00
Preliminary Plat Addressing Fee for Plat Requiring a Field Check	\$50.00
Preliminary Plat Addressing Fee to Address a Plat of 10 or More Lots (per plat)	\$50.00
Building/Suite Address Re-assignment	
Building	\$100.00
Suite	\$20.00

SAN ANTONIO WATER SYSTEMS (SAWS)

Flood Plain Development Permit	\$50.00
Inside San Antonio (per Equivalent Dwelling Units)	\$508.00
Outside San Antonio (per Equivalent Dwelling Units)	\$1,116.00
Medio (OSA-Far West Area) (per Equivalent Dwelling Units)	\$1,738.00
Potranca (OSA-Far West Area) (per Equivalent Dwelling Units)	\$1,972.00
Big Sous & Lucas (OSA-Far West) (per Equivalent Dwelling Units)	\$1,929.00

SPECIAL SERVICES PROVIDED BY LAND DEVELOPMENT

Emergency Add-On (Planning Commission)	\$550.00
Inspection for which no Fee is Specifically Indicated (per hour, 1 hour minimum)	\$100.00
After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Custom Map Request Fee	\$100.00
Notary Public	\$6.00
Plan Amendment (per Amendment)	\$525.00
Postponement/Withdrawal of Planning Commission Action (per processed Postponement)	\$400.00
Preliminary Meeting per hour and per Discipline (2 hours minimum)	\$100.00
Public Hearing Notification List (if not submitted)	\$250.00
Refunds Fee - Land Development – for all refundable applications	\$100.00
Subdivision Special Request Fee (per reviewer by hour, 1 hour minimum)	\$250.00
Inspection Schedule Fee (free on-line)	\$3.00
Permit Processing Fee	\$10.00
Contractor Number Research Fee (contractor)	\$10.00
Plat & Plan Review (no fee is specifically indicated) per hour/ reviewer	\$100.00

STORM WATER PARTICIPATION

Single-Family and Duplex Residential (the lesser of)	
Per lot charge	\$750.00
Per acre charge	\$1,200.00
Non Single-Family Residential (per acre)	\$1,600.00
Non Residential - <65% impervious cover (per acre)	\$2,600.00
Non Residential - ≥65% impervious cover (per acre)	\$3,000.00

STREET LIGHT

100 watt high pressure sodium (per unit)	\$1,173.00
250 watt high pressure sodium single arms (per unit)	\$2,369.00
250 watt high pressure sodium double arms (per unit)	\$3,047.00
250 watt high pressure sodium decorative double arms (per unit)	\$3,500.00
Rock Soil Conditions (per site)	\$401.00
Trenching (per linear foot)	\$12.70

Street Name Change

Processing, Application Fee (base fee plus postage)	\$1,000.00
Notification Fee (per lot/parcel)	\$4.50
Sign Installation (Replacement Cost)	(TBD by Public Works)

SUBDIVISION PLAT FEES

Major Subdivision Plats Fees

Single-Family Development Base Fee	\$625.00
Plus a per lot	\$80.00
Non-Single-Family Development Base Fee	\$625.00
Plus a per Acre Fee	\$550.00
Per Lot Addressing Fee	\$5.00

Minor Subdivision Plats (not to exceed 4 lots)

All Fees include a per Lot Fee	\$80.00
Plus a flat fee based upon the number of acres	
0 – 3 acres	\$595.00
3.01 – 10 acres	\$805.00
10.01 – 20 acres	\$1,075.00
>20 acres (fee includes the below base and per acre fee, plus the lot fee)	
Base Fee	\$1,610.00
Plus per acre fee for each acre over 20	\$110.00
Subdivision Filing Fee	\$250.00

Recordation Fees

Bexar County Plat Recording Fee (not subject to the surcharges)	
Play Mylar (per Mylar)	\$72.00
Document (Instruments)	

1 st page	\$16.00
Additional pages	\$4.00
Recordation Handling Fee	\$50.00

Miscellaneous Plat Fees

Administrative Exception/Code Variance Request UDC	\$350.00
Certificate of Determination Fee	\$200.00
Plat Deferral Fee (per request)	\$500.00
Development Plats (per plat)	\$600.00
Amending Plat Fees to Eliminate a Lot Line	\$250.00
Amending Plat Fee	\$600.00
Replat Pubic Hearing	\$250.00
Replat with Notification (long public hearing)	\$600.00
Time Extension	\$300.00
Vacating Declaration (not in conjunction with replat)	\$350.00
Plat Refund Fee	\$100.00
BSL (Building Setback Line) Replat (excludes notification)	\$200.00
Preliminary Plat Addressing Fee for Plats Requiring a Field Check/ 10 or more lots	\$50.00
Plan (completeness) Review Fee (per review)	\$700.00
Complete filing fee	\$250.00

Completeness Review Resubmittal – Plat Review Fee **\$50/Resubmittal**

**SUBDIVISION PLAT FEES – COUNTY OF BEXAR FEE SCHEDULE
THE SURCHARGE FEES ARE NOT ASSESSED ON ANY BEXAR COUNTY
FEE.**

This fee is assessed on plats located inside the City of San Antonio's ETJ.

Major Subdivision

Base Fee	\$450.00
Plus per lot fee for Single Family or	\$46.21
Per acre fee for Non-Single Family	\$345.00

Minor Subdivision

Per Lot Fee for All Acreage	\$42.39
Plus Base Fee	
0-3 Acres	\$430.00
3.01-10 Acres	\$580.00
10.01-20 Acres	\$775.00
>20 Acres	\$1,160.00
Plus a Per Acre Fee (in addition to the Base and Lot fees)	\$80.00

Completeness Review Re-submittal – Plan Review Fee **\$50/Resubmittal**

Miscellaneous Fees

Amended Plat	\$380.00
Flood Plain Development Permit	\$50.00
Recordation Handling Fee (Development Services Department Fee)	\$50.00
Recording Fee (Mylar)	\$72.00
Recording fee (instruments) - 1 st page	\$16.00
Each additional page	\$4.00

SURCHARGES

Unless otherwise noted all Land Development fees are subject to an additional 3% Technological Improvement fee and 3% Development Services fee.

TRAFFIC IMPACT ANALYSIS (TIA) STUDY

Traffic Impact Analysis - Level 1	\$400.00
Traffic Impact Analysis - Level 2	\$1,600.00
Traffic Impact Analysis - Level 3	\$1,800.00

ZONING

Zoning Commission and Council Fee:

0 – 0.5 acres	\$770.00
0.51 – 5 acres	\$1,725.00
5.01 – 10 acres	\$3,110.00
10.01 – 25 acres	\$5,500.00
>25 acres Base Fee	\$5,690.00
Plus per acreage charge for each acre over 25	\$110.00
Maximum Zoning Fee	\$11,500

Expedited Zoning Case Fee

0 – 0.5 acres	\$1540.00
0.51 – 5 acres	\$3450.00
5.01 – 10 acres	\$6,220.00
10.01 – 25 acres	\$11,000.00
>25 acres Base Fee	\$11,380.00
Plus per acreage charge for each acre over 25	\$220.00
Maximum Zoning Fee	\$23,000.00

ERZD Environmental Impact Fee	1.5 times ½ of the Zoning Fee
Underground Storage Tanks Transition Zone	½ of the Zoning Fee
Conditional Use	\$300.00
Master Plan Community District Fee	\$700.00

Non-Conforming Use Pre-Application/Research Fee (per request)	\$75.00
Non-Conforming use Registration Fee	\$75.00

Zoning Verification Letter Fee	\$150.00 per letter
Variance Verification Letter Fee	\$150.00 per letter
Non-Conforming Use Verification Letter Fee	\$150.00 per letter
Expedited Verification Letter Fee (per each type)	\$250.00 per letter

Specific Use Authorization	\$500.00
Zoning Case Postponement Request	\$405.00
Zoning Administrative Refund Fee	\$100.00

STATE OF TEXAS FEES (Subject to Taxes but not the Surcharges)

Open Records Requests

Master Plan Policies Document Sales

Per Color Copy	\$35.00
Per Black/White Copy	\$5.00

Duplication of Records

8½ x 11 pages (1-49 pages) per copy	\$0.10
8½ x 11 pages (50+)	
Per Copy Charge	\$0.10
Plus hourly rate administrative	\$15.00
Plus percent of the total fee for overhead	20%
Oversize Paper (8½ x 11 or 11 x 14) per copy	\$0.50
Plats and Plans per sheet	\$8.00

Programming Charges

Per hour charge	\$28.50
Plus Administrative and Overhead Charges	
Diskettes, Rewritable CD (CD-RW), Non-Rewritable CD and Audio Cassettes (each)	\$1.00
Magnetic Tapes, Data Cartridge, and other Electronic Media	Actual
Digital Video Disk (DVD)	\$3.00

PLANNING and COMMUNITY DEVELOPMENT - COMPREHENSIVE

Sales - Master Plan Policies Document (per color copy)	\$35.00
Sales - Master Plan Policies Document (per black and white copy)	\$10.00
Sales - Master Plan Policies Document (per color copy)	\$35.00
Voluntary Annexation Fee	\$3,000.00
Sale of Annexation Plan Voluntary Annexation Fee	\$2-\$60 Plan \$5/ cd
Major Thoroughfare Plan Amendments	\$500.00

PLANNING and COMMUNITY DEVELOPMENT – GEOGRAPHICAL INFORMATION SYSTEM

Sales of GIS Plotted Products – (per linear ft.)	\$25.00
Sale of Digital Map Files (per hour, plus 20%)	\$15.00
Reproduction (special processing requirements) based on publication (per hour plus 20%)	\$15.00

PLANNING and COMMUNITY DEVELOPMENT - NEIGHBORHOOD AND URBAN DESIGN

Neighborhood Directory Fee, per directory (paper)	\$40.00
Neighborhood Directory Fee, per directory (CD)	\$25.00
Neighborhood, Community, and Perimeter Plans (per plan)	\$2.00 to \$46.00

Neighborhood, Community, and Perimeter Plans (per CD)	\$5.00
Certificate of Compliance (Commercial)	\$100.00
Neighborhood, Community and Perimeter Plans Plan Amendment Fee	
0 – 0.5 acres	\$ 735.00
0.501 - 5.0 acres	\$1,577.50
5.01 – 10.00 acres	\$2,445.00
10.01 – 25 acres	\$3,820.00
25.01 acres or more plus \$110.00/acre up to \$11,500.00/max	\$3,820.00
Postponement/Withdrawal Fee for Neighborhood Plan Amendments	\$400.00 per request
Refund Fee for Neighborhood Community and Perimeter Plan Amendment	\$100.00
Planning Consultation Fee (per hour)	\$75.00

- HISTORIC PRESERVATION PLANNING

Historic Design & Review Commission Application (commercial properties only)	\$100.00
Certificate of Appropriateness (post work commencement)	\$500.00
<u>Historic Designated Properties</u>	
Historic and design review commission sign approval application fee	\$50.00