

**ORDINANCE NO. 2013- 1105**

**AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING THE SCHEDULE OF FEES FOR BUILDING PERMITS; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Fulshear, Texas ("City"), desires to amend fees associated with building permits; and

**WHEREAS**, the City Council of the City of Fulshear, Texas finds that amending building permit fees will be in the best economic interest of the City; and

**WHEREAS**, the City Council of the City of Fulshear, Texas further finds that amending the building permit fees will place the City's fee structure in line with other nearby cities;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS:**

**Residential Building Permit Fee Schedule:**

The Residential Building Permit applicant shall pay to the City an application fee, a Plan Review fee, an Inspection fee, a Building Permit fee, and any applicable miscellaneous fees as detailed below.

1. Application fee: \$35.00
2. Plan Review fee: The Plan Review fee shall be equal to one-half of the total valuation fee of the overall Building Permit fee. The Plan Review fee shall be paid to the City at the time of submitting plans and specifications for City approval.
3. Inspection fee: \$600.00
4. Building Permit fee: see chart:

To figure the Building Permit fee follow the below chart:

Valuation is based off of: Valuation of New Residential Construction is \$100.95 per square foot

Valuation \$1,000.00 or less, then applicant shall pay to the City: \$25.00.

Valuation \$1,001.00 to \$50,000.00, then the applicant shall pay to the City \$25.00 for first \$1,000.00 plus \$5.00 for each additional thousand or fraction of a thousand.

Valuation \$50,001.00 to \$100,000.00, then the applicant shall pay to the City \$260.00 for first \$50,000.00 plus \$4.00 for each additional thousand or fraction of a thousand.

Valuation \$100,001.00 to \$500,000.00, then the applicant shall pay to the City \$460.00 for first \$100,000.00 plus \$3.00 for each additional thousand or fraction of a thousand.

Valuation \$500,001.00 to \$1,000,000.00, then the applicant shall pay to the City \$2,314.00 for first \$500,000.00 plus \$3.50 for each additional thousand or fraction of a thousand.

Valuation \$1,000,001.00 more, then the applicant shall pay to the City \$4,064.00 for first \$1,000,000.00 plus \$3.00 for each additional thousand or fraction of a thousand.

**Example:** *Sample House Size of 3,500 square feet*

Total Valuation \$100.95 X 3,500sf .....	\$353,325.00
First \$100,000 valuation fee fixed at \$460 .....	\$460.00
Plus \$3.00 per each additional \$1,000 valuation or fraction.....	\$760.00
Application fee .....	<u>\$35.00</u>
<b>Total Valuation Fee</b> .....	\$1,255.00
Plan Review fee..... Total Valuation \$1,255.00 /2 .....	\$627.50

3.

**Inspection fee**..... **\$600.00**

**Total Building Permit Fee**..... **\$2447.50**

A building permit is non-transferable and expires in 180 days. An extension may be requested in writing within 30 days after expiration along with a \$150.00 extension fee. If an extension is not requested within 30 days a full new permit application along with plans and permit fees will be required. The Building Official may waive additional fees for minor revisions of plans, otherwise a revision or plan change fee will be \$75.00.

**Trade permits associated with new residential building permits:** (including electrical, mechanical, plumbing, and irrigation permits) \$95.00

## **Commercial Building Permit Fee Schedule:**

**Plan Review Fee:** Plan Review fee shall be paid to the City at the time of submitting plans and specifications for City Approval. The Plan Review fee shall be equal to one-half of total valuation fee of the overall Building Permit fee. The Plan Review fee is in addition to the building permit fee. If the valuation of the proposed construction exceeds \$1,000 **the plan-review fee shall be paid to the Building Services Department at the time of submittal.**

**Building Valuation** is based upon the cost of construction as shown in the contract between the contractor and the owner of the property.

Valuation \$50,000.00 or less, then the applicant shall pay to the City \$700.00 for first \$1,000.00 plus \$5.75 for each additional thousand or fraction of a thousand.

Valuation \$50,001.00 to \$100,000.00, then the applicant shall pay to the City \$800.00 for first \$50,000.00 plus \$4.75 for each additional thousand or fraction of a thousand.

Valuation \$100,001.00 to \$500,000.00, then the applicant shall pay to the City \$1000.00 for first \$100,000.00 plus \$3.50 for each additional thousand or fraction of a thousand.

Valuation \$500,001.00 to \$1,000,000.00, then the applicant shall pay to the City \$3,500.00 for first \$500,000.00 plus \$3.00 for each additional thousand or fraction of a thousand.

Valuation \$1,000,001.00 more, then the applicant shall pay to the City \$4,064.00.00 for first \$1,000,000.00 plus \$3.00 for each additional thousand or fraction of a thousand.

A building permit is non-transferable and expire in 180 days. An extension maybe requested in writing within 30 days after expiration along with a \$350.00 extension fee. If an extension is not requested within 30 days a full new permit application along with plans and permit fees will be required. Revisions which require additional review \$250.00

**Trade permits associated with new commercial building permits:** (including electrical, mechanical, plumbing, and irrigation permits) shall be\$300.00

**Miscellaneous Fees:**

**Re-Inspection Fee - \$60.00**

**After hours Inspections - \$150.00** (at the discretion and approval of the Building Official)

**Work without permit - \$350.00** (The paying of this fee shall not relieve any person from fully complying with the requirements in the execution of the work nor from any other penalties prescribed in the Code.)

**Trade permits not associated with new residential or commercial building permits:** see fee chart Schedule A

**Pool Permits:**

See residential building permit fees, permit fee is based upon the cost of construction as shown in the contract between the pool company and the owner of the property.  
Inspection Fee \$360.00

Trade permits for all pool permits and minor remodel/addition (under 300 square footage permits) for residential structures shall be \$45.00.

**Contractor Registration:**

All contractors who work within the City of Fulshear city limits must register as a contractor, provide the city with a copy of the contractor license, drivers licence and a minimum of \$100,000 general liability insurance with the City of Fulshear listed as an additionally insured. **Registration Fee \$200** (exemption plumbing contractors)

## Fee Chart Schedule A

The following fees are required for work not associated with new residential or commercial construction building permits, or incidental permits not associated with new commercial permits.

<b><u>Plumbing</u></b>	
Application fee (including 1 inspection)	\$95.00
Each additional inspection	\$60.00
<b><u>Driveway or Sidewalk Permit</u></b>	
Application fee (including 1 inspection)	\$95.00
Each additional inspection	\$60.00
<b><u>Irrigation</u></b>	
Application fee (including 1 inspection)	\$
Each additional inspection	60.00
<b><u>Electrical</u></b>	
Application fee (including 1 inspection)	\$95.00
Each additional inspection	\$60.00
<b><u>Air Conditioning/Mechanical</u></b>	
Application fee (including 1 inspection)	\$95.00
Each additional inspection	\$60.00
<b><u>Moving Permit</u></b>	
Application fee (including 1 inspection)	\$95.00
Each additional inspection	\$60.00
<b><u>Roofing Permit</u></b>	
Application fee (including 1 inspection)	\$95.00
Each additional inspection	\$60.00
<b><u>Fence Permit</u></b>	
Under 6ft in height	\$35.00

6ft high or higher	\$60.00
<u>(Demolition should be considered a typical building permit by type (Res or Comm))</u>	

**Section 4.** *Severability.*

In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Fulshear, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

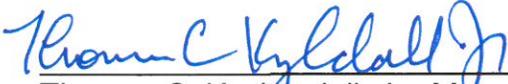
**Section 5.** *Penalty.*

Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

**Section 6.** *Effective date.*

This Ordinance shall become effective when published as required by law.

**PASSED** and **APPROVED** this, the 16th day of July, 2013.

  
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 Thomas C. Kuykendall, Jr., Mayor

**ATTEST:**

  
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D. Gordon Offord, City Secretary