

TOWN OF ADDISON, TEXAS

ORDINANCE NO. 019-_____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING VARIOUS SECTIONS OF THE CODE OF ORDINANCES INCLUDING CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, BY AMENDING SECTION 18-1 (BUILDING PERMIT FEE SCHEUDLE) AND SECTION 18-2 (SUBCONTRACTOR’S AND MISCELLANEOUS PERMIT FEE SCHEDULE) OF ARTICLE ONE (IN GENERAL) AND BY AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE IX. – FEES. TO ADOPT NEW BUILDING PERMIT FEES RELATED TO RESIDENTIAL CONSTRUCTION; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Governor Abbott signed HB 852 on May 21, 2019 which prohibits municipalities from using valuation as a basis for determining permitting fees; and

WHEREAS, the Town of Addison, Texas has determined that changes are necessary to comply with HB 852; and

WHEREAS, the adoption of this Ordinance and amendments set forth herein are for and in the best interested of the health, safety and welfare of the City and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. The above and foregoing recitals and premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Chapter 18 – Buildings and Building Regulations is hereby amended by amending Sections 18-1 – Building Permit Fee Schedule and Section 18-2 – Subcontractor’s and miscellaneous permit fee schedule to read in their entirety as follows.

CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. – IN GENERAL

Section 18-1. – Building permit fee schedule.

The building permit fee schedule is established in Chapter 2, Administration, Article IX. Fees.

Section 18-2. – Subcontractor’s and miscellaneous permit fee schedule.

The Subcontractor’s and miscellaneous permit fee schedule is established in Chapter 2, Administration, Article IX. Fees.

Section 3. Chapter 2, Administration, Article IX. Fees is hereby amended to add Section 2-351 (b), (c), (d), and (e) to read in its entirety as follows.

CHAPTER 2 – ADMINISTRATION

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ARTICLE IX. – FEES

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Section 2-351. Master Fee Ordinance

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(b) Building Permit Fees

Commercial Combination Building Permit	
Total Valuation	Fee
\$1.00 to \$500.00	\$40.00
\$501.00 to \$2,000.00	\$40.00 for the first \$500.00 plus \$5.00 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$115.00 for the first \$2,000.00 plus \$23.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$644.00 for the first \$25,000.00 plus \$15.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$1,019.00 for the first \$50,000.00 plus \$11.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$1,569.00 for the first \$100,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$5,169.00 for the first \$500,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$9,169.00 for the first \$1,000,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof.

Residential Combination Building Permit	
Gross Square Feet	Fee
2,000 sq. ft. or less	\$1.15 per sq. ft.
2,001 sq. ft. to 5,000 sq. ft.	\$2,300 for the first 2,000 sq. ft. plus \$.75 for each additional sq. ft. up to and including 5,000 sq. ft.
5,001 sq. ft. to 8,000 sq. ft.	\$4,550 for the first 5,000 sq. ft. plus \$.50 for each additional sq. ft. up to and including 8,000 sq. ft.
8,001 sq. ft. or greater	\$6,050 for the first 8,000 sq. ft. plus \$.25 for each additional sq. ft.

For the purposes of establishing a fee for building permits, the following projects shall be considered residential construction:

1. Single Family Dwellings and associated accessory structures of three stories or less
2. Bed & Breakfasts containing less than five guest rooms
3. Live-Work Units containing less than 10% commercial space
4. Townhomes or condominiums containing three stories or less with separate entrances and exits.
5. Miscellaneous permits associated with the above uses.

(c) Miscellaneous Residential Building Permit Fees

Residential Miscellaneous Building Permit Fee Schedule <i>*(Permits Not Considered Part of a Combination Permit)</i>	
Permit Type	Fee Amount
1. Fence	\$ 50.00
2. Fence-Masonry	\$75.00
3. Retaining Walls	\$125.00
4. Swimming Pools	\$350.00
5. Spa, Hot-Tub, Fountains	\$250.00
6. Reroof	\$75.00
7. Window Replacements	\$75.00
8. House Moving	\$250.00
9. Sports Court <i>*(Includes Foundation, Nets, lighting)</i>	\$125.00
10. Foundation Repair	\$125.00
11. Driveway <i>*(On Private Property, Not in R.O.W.)</i>	\$75.00
12. Demolition <i>*(Complete Structure)</i>	\$125.00

13. Demolition <i>*(Demolition as Part of an Alteration)</i>	\$50.00
14. Gazebo, Arbor, and Similar Structures <i>*(Structures with not Mechanical, Electrical or Plumbing)</i>	\$125.00
15. Reinspection Fee 1 st Charge <i>*(Applicable to all Trades and Permit Types)</i>	\$75.00
16. Reinspection Fee 2 nd and all Additional Charges <i>*(Applicable to all Trades and Permit Types)</i>	\$125.00
17. Building Over-the-Counter Permit <i>*(Minor Building Work Not Identified in Schedule)</i>	\$50.00
Residential Miscellaneous Mechanical Permit Fee Schedule <i>*(Permits Not Considered Part of a Combination Permit)</i>	
1. Furnace Replacement	\$50.00/unit
2. Furnace and AC Coil & Condenser Replacement	\$75.00/Unit
3. AC Evaporative Coil Replacement	\$50.00/Unit
4. AC Condensing Unit Replacement	\$50.00/Unit
5. AC Combination Evaporative-Condensing Unit Replacement	\$75.00/Unit
6. Duct Work <i>*(New Extensions or Replacements)</i>	\$75.00
7. Mechanical Over-the-Counter Permit <i>*(Minor Mechanical Work Not Identified in Schedule)</i>	\$50.00
Residential Miscellaneous Electrical Permit Fee Schedule <i>*(Permits Not Considered Part of a Combination Permit)</i>	
1. Temporary Electrical Pole	\$50.00
2. Temporary Electrical Power Release	\$50.00
3. Electrical Service Change-Upgrade	\$75.00
4. Electrical Grounding-Bonding System	\$50.00
5. Electrical Lightning-Protection	\$75.00
6. Electrical Solar Systems-Wiring	\$125.00

7. Electrical Over-the-Counter Permit <i>*(Minor Electrical Work Not Identified in Schedule)</i>	\$75.00
Residential Miscellaneous Plumbing Permit Fee Schedule <i>*(Permits Not Considered Part of a Combination Permit)</i>	
1. Irrigation-Lawn Sprinkler	\$75.00
2. Temporary Gas Release	\$50.00
3. Water Heater Replacement	\$50.00/Unit
4. Gas Line Extension, alteration or Replacement <i>*(Include above grade and/or below Grade)</i>	\$50.00
5. Plumbing Fixtures <i>*(Add Plumbing Fixtures Other Than Water Heater)</i>	\$50.00/fixture
6. Sewer Lateral, Extension, Alteration or Replacement	\$50.00
7. Water Main, Extension, Alteration or Replacement	\$50.00
8. Drainage Piping <i>*(Plumbing Drainage Piping, extension, alteration, Replacement).</i>	\$75.00/More than 2-fixtures
9. Water Distribution Piping <i>*(Plumbing Water Piping, extension, alteration, Replacement).</i>	\$75.00/More than two fixtures
10. Plumbing Over-the-Counter Permit <i>*(Minor Plumbing Work, Repair, Not Identified in Schedule)</i>	\$50.00

(d) Plan Review and Inspection Fees

1.	Inspections outside of normal business hours (Minimum charge—Two hours)	\$50.00 per hour ¹
2.	Reinspection fees	\$75 for first reinspection; \$125 for each subsequent reinspection

4.	Additional plan review required by changes, Additions or revisions to plans (Minimum charge—One-half hour)	\$50.00 per hour ¹
5.	For use of outside consultants for plan checking	Actual costs ²

¹ Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

² Actual costs including administrative and overhead costs.

(e) Other Development Fees

Zoning Verification Letter	\$50.00
Zoning Change or Planned Development Review Fee	\$1,000.00
Special Use Permit Fee	\$650.00
Site Plan Review Fee—Less than 5 acres	\$350.00 + \$50.00 per acre or portion thereof
Site Plan Review Fee—5 acres or more	\$500.00 + \$50.00 per acre or portion thereof
Building Elevations/Facade Plan Review Fee	\$150.00
Landscape Plan Review Fee—Less than 5 acres	\$150.00 + \$50.00 per acre or portion thereof

Landscape Plan Review Fee—5 acres or more	\$250.00 + \$50.00 per acre or portion thereof
Civil Engineering Plan Review Fee	\$500.00 + \$25.00 per acre or portion thereof
Civil Engineering Plan Resubmittal Fee—The Civil Engineering Plan Review Fees covers the first, second, and third submittal, a resubmittal fee will be charged to each additional submittal beginning on the fourth submittal	\$500.00 + \$100.00 per acre or portion thereof
Traffic Impact Analysis Review Fee (without modeling)	\$1,000.00
Traffic Impact Analysis Review fee (with modeling)	\$1,500.00
Plat Review Fee—Preliminary, Final, Replat, Amended, Vacation	\$300.00
Board of Adjustment Application Fee	\$200.00
Moving non-residential buildings	\$250.00
Fire Plan Review Fee (1—100,000 square feet)	\$0.035 per square foot of area with \$60.00 minimum
Fire Plan Review Fee (100,001—300,000 square feet)	\$3,500.00 for the first 100,000 square feet

	plus \$0.017 for each additional square foot of area
Fire Plan Review Fee (300,001 + square feet)	\$6,900.00 for the first 300,000 square feet plus \$0.01 for each additional square foot of area

Section 4. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Addison hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this Ordinance shall take effect from and after the date of passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 10th day of September 2019.

Joe Chow, Mayor

ATTEST:

Irma Parker, City Secretary

APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney