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ORDINANCE NO. 16-0927-06

AN ORDINANCE AMENDING CERTAIN SCHEDULE OF RATES, FEES, AND CHARGES FOR ZONING AMENDMENTS, SPECIAL EXCEPTIONS, APPROVAL (CONDITIONAL AND FINAL) OF PRELIMINARY AND FINAL PLATS AND CONSTRUCTION PLANS, BUILDING CONSTRUCTION SERVICES, AND OTHER MISCELLANEOUS SERVICES AS SET IN PREVIOUS ORDINANCES; REPEALING ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREIN; AND DECLARING AN EMERGENCY.

Whereas, Ordinances 405 passed on 10-1-96, Ordinance 13-1022-01 passed on 10-22-13, Ordinance 15-0127-02 passed on 1-27-15 and 15-0428-01 passed on 4-28-15 are hereby amended to reflect the newly established rate structure as follows:

SECTION 1 – ZONING AMENDMENTS, VARIANCES, SPECIAL EXCEPTIONS, APPEALS AND APPROVAL (CONDITIONAL AND FINAL) OF PRELIMINARY AND FINAL PLATS AND CONSTRUCTION PLANS

That each and all applications for Zoning Amendments, Variances, Special Exceptions, Appeals, and approval of Preliminary and Final Plats and Construction Plans shall be accompanied by their respective fees as identified below, including legal fees which may be incurred by the city in defending their application in a judicial or administrative proceeding. The applicant will post a deposit with the city at the time the application is given to the city. The initial deposit will be used to offset legal, administrative, and advertising costs of each application. If the total cost for each application is less than the deposit, the difference will be refunded to the applicant. If the cost for each application is more than the deposit, the applicant must pay the difference before any final approval is granted. The city reserves the right to request additional deposits from the applicant to offset additional costs for each of their applications. Such additional costs may include any administrative, legal, and advertising costs associated with a challenge to, or defense of, each application by the state or affected person who may wish to contest the application. If an applicant wishes to withdraw any of their applications, their deposit will be refunded less any costs incurred by the city.

<u>APPLICATION</u>	<u>FEE</u>
Zoning Amendment Request	\$300
Special Exceptions	\$100
Single Use Site Plan:	
Duplexes, Apartment Houses, Townhouses, Condominium Developments, Mobile Home Parks, etc., Commercial Uses, Industrial Uses	
One (1) acre or less	Current Engineering Rates
More than one (1) acre	Current Engineering Rates
Re-evaluation or inspection of a Site Plan:	
Preliminary Site Plan	Current Engineering Rates
Final Site Plan	Current Engineering Rates

Subdivision Plats and Plans:	
Preliminary Residential Plats	Current Engineering Rates
Plus per lots	Current Engineering Rates
Preliminary Residential/Multi-Family	Current Engineering Rates
Plus per lots	Current Engineering Rates
Preliminary Commercial/Industrial	Current Engineering Rates
Plus per lots	Current Engineering Rates
Final Residential Plats	Current Engineering Rates
Plus per lots	Current Engineering Rates
Final Residential/Multi-Family	Current Engineering Rates
Plus per lots	Current Engineering Rates
Final Commercial/Industrial	Current Engineering Rates
Plus per lots	Current Engineering Rates
Minor Subdivision Plats:	
Four (4) lots or less	Current Engineering Rates
Re-evaluation or inspection of a Plat:	
Preliminary Plat	Current Engineering Rates
Final Plat	Current Engineering Rates

SECTION 2 – BUILDING SERVICES SCHEDULE OF FEES

Residential Construction

New Construction:

Estimated Construction Value (\$)	Permit Cost
\$1,001 – \$50,000	\$30 plus \$1.50 per \$1000 or part thereof
\$50,001 - \$100,000	\$120 for the first \$50,000 plus \$1.20 for each additional \$1000 or part thereof to and including \$100,000
\$100,001 - \$500,000	\$190 for the first \$100,000 plus \$1 for each additional \$1000 or part thereof to and including \$500,000
\$500,001 and up	\$575 for the first \$500,000 plus \$.50 for each additional \$1000 or part thereof
Minimum fee	\$30
Re-inspection fee	\$50

Commercial, Non- Residential and Industrial Construction

New Construction, Alterations, Additions and Repairs:

Estimated Construction Value (\$)	Permit Cost
\$1,001 - \$50,000	\$30 plus \$4 per \$1000 or part thereof
\$50,001 - \$100,000	\$230 for the first \$50,000 plus \$3 for each additional \$1000 or part thereof to and including \$100,000
\$100,001 - \$500,000	\$400 for the first \$100,000 plus \$2.50 for each additional \$1000 or part thereof to and including \$500,000
\$500,001 and up	\$1200 for the first \$500,000 plus \$ 1.50 for each additional \$1000 or part thereof
Minimum fee	\$30
Re-inspection fee	\$50
Plan Check fee	25% of calculated permit fee

Residential Alterations, Additions, Repairs and Swimming Pools

Alterations, additions, repairs and swimming pools:

Estimated Construction Value (\$)	Permit Cost
\$1,001 - \$50,000	\$30 plus \$2 per \$1000 or part thereof
\$50,001 - \$100,000	\$150 for the first \$50,000 plus \$1 for each additional \$1000 or part thereof to and including \$100,000
\$100,001 - \$500,000	\$250 for the first \$100,000 plus \$.85 for each additional \$1000 or part thereof to and including \$500,000
\$500,001 and up	\$750 for the first \$500,000 plus \$.75 for each additional \$1000 or part thereof
Minimum fee	\$30
Re-inspection fee	\$50

Cooling and Heating Systems

New heating, ventilation, duct work	\$25 plus \$2.50 for each additional \$1000 of valuation, or fraction thereof
Repairs, alterations and additions	\$25 plus \$2.50 for each additional \$1000 of valuation, or fraction thereof
Mechanical Commercial Hood	\$30
Re-inspection fee	\$50

Plumbing Permits

\$5 each fixture

Water Closet	Sink	Lavatory or Basin	Laundry or Wash Tray
Bathtub	Shower	Grease Trap	Drinking fountain
Urinal	Floor Drain	Beer or Soda Bar	Fixed Washing Machine
Wall Heater	Sewer Service	Water Service	

Gas Openings	\$20 for the first 10 openings \$.25 each additional opening
Boiler	\$25
Gas Meters (additional)	\$10
Sand Trap	\$25
Temporary Service	\$25
Yard Sprinkler	\$40
Re-inspection fee	\$50

Electrical Permits

Circuits	\$3.50 for the first 3 circuits \$1.50 each additional opening
Switches , Base Plugs, and Fixtures (totaloed together)	\$3.50 for the first 5 \$.30 for each additional
Dryer	\$3
Electrical Water Heater	\$3
Heating Unit	\$3
Motor (1/2 HP to 5 HP)	\$3
Motor (over 5 HP)	\$10
Range	\$3
Sanding Machine	\$3
Saw Service	\$25
Sign	\$25
Smoke Detector	\$3
Swimming Pool	\$25
Temporary Service	\$25

New Service or Service Change

0 to 200 amps	\$25
201 to 300	\$30
301 to 600	\$45
601 to 800	\$65
801 to 1000	\$80
1001 and over	\$110

Electrical Licenses and Registration

All electricians performing work in Whitehouse must be licensed by the State of Texas. The City does not issue city licenses but registration is required. A state Electrical Contractor's License is necessary. There is a \$30 registration fee for electrical contractors. All electrical contractors must possess a bond as required by the State of Texas.

Sign Permits

50 square feet and under	\$25
51 square feet and above	\$50

Sign Contractor Registration

There is a \$30 registration fee for sign contractors.
If sign is illuminated work must be performed by an electrician licensed by the State of Texas for sign work. All sign contractors must possess a bond as required by the State of Texas.

Demolition Permits

No fee will be required for demolition but all work must comply with State law including the possession of a bond as required by the State of Texas

House Moving Permits

Less than 500 square feet	\$70
501 to 750 square feet	\$80
751 to 1000 square feet	\$90
More than 1001 square feet	\$125

House Mover Registration

There is a \$30 registration for house moving contractors and the contractor must possess a bond as required by the State of Texas.

Miscellaneous Permits

Certificate of Occupancy	\$60
Commercial Driveway	\$25
Residential Driveway	\$25
New Residential Fencing	\$20
New Commercial Fencing	\$50
Duplicate Permit	\$150
Renewal of Expired Permit	\$200
Mobile Home	\$100
Temporary Use Permit	\$30

SECTION 4 - RELATED FEE REQUIREMENTS

In the event any building, structure or work is started without a permit, the fees referenced herein shall be increased 100%.

No fees shall be refunded or transferable.

The applicant is responsible for other related fees and charges not enumerated in this Ordinance prior to receiving any approval from the City Council, Building Official, or City Manager in order to receive a Certificate of Occupancy.

If a permit expires and is not renewed within thirty (30) days after the expiration date, the applicant will be required to obtain any other permit and resubmit plans and specifications as required for the appropriate category and pay the appropriate fees. An applicant will be allowed only one (1) renewal.

SECTION 5 - WAIVERS

Fees required herein may be waived by the City Manager or the Chief Building Official upon application and finding by the City Manager or Chief Building Official that in the best interest of the citizens of Whitehouse, and in furtherance of the purposes of this ordinance, such fees should be waived.

SECTION 6 - CONFLICTS

All ordinances or parts of ordinances in force in the City of Whitehouse which conflict with the terms and provisions of this ordinance are repealed insofar as they conflict with the above areas, but shall otherwise remain in full force and effect.

SECTION 9 - DECLARING AN EMERGENCY

The fact that the rate fee adjustments that are being proposed will have an immediate impact to support, as required by law, the revenues projected for the 2016-2017 fiscal budget creates an emergency which is here and now declared, and all rules and regulations providing for the reading of ordinances on more than one occasion or more than one time are suspended; and this ordinance is passed as an emergency measure and shall be in force and effect October 1, 2016.

Passed and Approved by Whitehouse City Council this 27th day of September 2016.



Charles Parker - Mayor

Attested by:



Susan Hargis - City Secretary