CITY OF FLORESVILLE

ORDINANCE NO. 2015-019
(Date of Approval: August 13, 2015)

AN ORDINANCE OF THE CITY OF FLORESVILLE, TEXAS, AMENDING CITY ORDINANCE 150.46 (BUILDING PERMIT FEE SCHEDULE) TO REDEFINE HOW SUCH FEES ARE CALCULATED; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Floresville is experiencing a period of rapid growth;

WHEREAS, the growth of the City of Floresville has placed an administrative burden upon the permitting process and the calculations for the permitting fees and plan review require updating in accordance with modern rates;

WHEREAS, in order to bring the City of Floresville's fee schedule up to modern rates, it is in the City of Floresville's best interest to reclassify the permit fees for residential and commercial construction into new construction and renovation and improvements categories divided by whether or not contracted third parties conduct the review of proposed plans to ensure compliance with the City of Floresville's zoning requirements and building codes or such is done by the City of Floresville itself;

WHEREAS, it is also in the City of Floresville's best interest to adopt a revised uniform permit fee schedule for construction, remodeling, and renovation where the review of proposed plans to ensure compliance with the City of Floresville's zoning requirements and building codes or such is done by the City of Floresville itself in order to lessen the permitting burden on residents and commercial properties while still ensuring that the city is compensated adequately for inspections to guarantee that such are done in accordance with existing and future City ordinances.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORESVILLE:

City of Floresville Code of Ordinances § 150.46 is hereby amended to read:

(A) Where the review of proposed plans and inspection to ensure compliance with the City of Floresville's zoning requirements and building codes is conducted by a contracted third party, the permit fee charged to build a new building, to add on to an existing building, to remodel, or to alter an existing building, whether residential or commercial, shall be based on the declared valuation of the proposed work. Permit fees based upon such valuation shall be set forth as contained in the following table:

TABLE 1A

Valuation	Fee
$1.00 to $15,000.00	$100.00
$15,001.00 to $25,000.00	$100.00 for the first $15,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.25 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.15 for each additional $1,000.00, or fraction thereof

(B) The City of Floresville may require the applicant to verify the declared valuation.

(C) An additional permit fee shall be required for plumbing, electrical, and mechanical work in the amount of $100.00 per each trade applicable.

(D) When submittal documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The plan review fees

specified in this section are in addition to the building permit fee. Plan review fee shall be 65 percent of the building permit fee as shown in Table 1A of Subsection (A) of this Section.

(E) Where the review of proposed plans and inspection to ensure compliance with the City of Floresville's zoning requirements and building codes is conducted by the City of Floresville itself, the permit fees charged for items shown on the attached Exhibit A, incorporated herein by reference, shall be set at $100.00.

(F) Special inspection fees shall be set at the following rates:

a. Inspections outside of normal business hours shall be set at $47.00 per hour. There shall be a minimum charge of two hours if such is required;

b. Re-inspection fees shall be assessed at $47.00 per hour;

c. Inspections for which no fee is specifically indicated shall be set at $47.00 per hour There shall be a minimum charge of two hours if such is required; and

d. Additional plan review required by changes, additions or revisions to plans shall be set at $47.00 per hour. There shall be a minimum charge of two hours if such is required.

(G) For use of outside consultants, when required, the applicant shall be responsible for the actual costs or the total hourly cost to the City of Floresville, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

The policy implemented by this Ordinance shall become effective immediately upon publication in the Wilson County News on August 19, 2015.

EXHIBIT A

RESIDENTIAL

Type of Permit	In House review/inspections		3rd party review/inspections	
Residential Re-roof	Replacing roof - Check how may tabs and material used is approved. Check disposal of material and cleanup of site.	$100.00	Re-decking	Table 1A
Residential Swimming Pools/spas	No	No	Pools include electric/plumbing	Table 1A
Residential Site Work/Land Disturbance	Check to see if site is clear of all debris, utility meters pulled and sewer plugged, dumpster is in	$100.00	No	No
Residential Demolition	Check to see if site is clear of all debris, utility meters pulled and sewer plugged, dumpster is in place.	$100.00	No	No
Residential Foundation Repair/House leveling	Engineer report submitted on application of permit. Check to see site is clean and acquire final engineers report after work done.	$100.00	No	No
Residential Fences	New or replacing fence	$100.00	No	No
Residential Retaining Walls over 4'	No	No	Required to be engineered. Must submit engr plans on application of permit.	Table 1A
Residential Accessory Buildings, freestanding structures	If no utilities, City to do review and check setbacks, construction material, etc.	$100.00	If utilities, requires plan review for zoning issues	Table 1A
Residential Remodels, Additions, Decks, Patios	No	$100.00	Anything that includes plumbing, electrical, mechanical, walls, windows	Table 1A
Residential New Homes	No	No	All codes apply	Table 1A
Residential Trades - Plumbing (Water, Sewer, Gas), Electrical, Mechanical, Irrigation, Water Heaters	No	$100.00 PER TRADE	Done by 3rd party	Table 1A
Flatwork, driveways, sidewalks	setbacks	$100.00	No	No
Mobile Homes/ House Moving	Zoning - skirting, setbacks	$100.00	Utility hookups	Table 1A
Certificate of Occupancy	No	No	Done by 3rd party	$100.00
Irrigation systems for landscaping, repairing/replacing utility lines, ROW work	No	$100.00	Anything that includes plumbing/electrical	Table 1A
In-House re-inspection fees will apply. Use of outside consultant fees will apply,				
Contractor and subcontractor's will need to register with the City and pay an annual fee of $100.00				
All other permits that do not require a third party review and inspection will be listed on the City's website along with an online calculator for fee schedule.				
ALL FEES ARE NON-REFUNDABLE				
65% of permit fee will be collected at time of submittal.				

EXHIBIT A

COMMERCIAL

Type of Permit	In House review/inspections		3rd party review/inspections	
Commercial Re-roof	No	No	All Commercial Roofing	Table 1A
Commercial Site Work/Land Disturbance	Check to see if site is clear of all debris, utility meters pulled and sewer plugged, dumpster is in	$100.00	No	No
Commercial Swimming Pools/spas	No	No	Pools include electric/plumbing	Table 1A
Commercial Demolition	Check to see if site is clear of all debris, utility meters pulled and sewer plugged. Asbestos compliance statement or survey is required by Texas State law.	$100.00	No	No
Commercial Foundation Repair/Leveling	No	No	Engineer report submitted on application of permit. Check to see site is clean and acquire final engineers report after work done. May require onsite visit for piers	Table 1A
Commercial Fences	New or replacing fence	$100.00	No	No
Commercial Accessory Buildings/Free Standing Buildings/ATMs	No	No	Some are required to be engineered	Table 1A
Commercial Remodels, Additions, Decks, Patios	No	No	Anything that includes plumbing, electrical, mechanical, walls, windows	Table 1A
Commercial New	No	No	There are State requirements	Table 1A
Certificate of Occupancy	No	No	Done by 3rd party	$100.00
Commercial Trades - Plumbing (Water, Sewer, Gas), Electrical, Mechanical, Irrigation, water heater	No	No	Done by 3rd party	Table 1A
Flatwork, Driveways, Sidewalks	No	No	Done by 3rd party	Table 1A
Signs, Banners, Flyers	New or replacing sign	$100.00	Done by 3rd party if there is electrical	Table 1A
Irrigation systems for landscaping, repairing/replacing utility lines, ROW work	No	No	Anything that includes plumbing/electrical	Table 1A
Commercial Retaining Walls over 4'	No	No	Required to be engineered. Must submit engr plans on application of permit.	Table 1A

In-House re-inspection fees will apply. Use of outside consultant fees will apply,

Contractor and subcontractor's will need to register with the City and pay an annual fee of $100.00

All other permits that do not require a third party review and inspection will be listed on the City's website along with an online calculator for fee schedule.

ALL FEES ARE NON-REFUNDABLE

65% of permit fee will be collected at time of submittal.