

TOWN OF LITTLE ELM

ORDINANCE NO. 1303

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, REPEALING ORDINANCE 1244 IN ITS ENTIRETY, BY REVISING AND REPLACING THE DEVELOPMENT SERVICES COMPREHENSIVE FEE SCHEDULE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

WHEREAS, the Town of Little Elm has adopted various ordinances and codes with construction and development regulations requiring the submittal of plans and applications for review and approval by Town Staff; and

WHEREAS, it is the general expectation of Council for development to bear the financial burden of plan review and associated inspections, and not the citizens of the Town of Little Elm; and

WHEREAS, the Town Council, at its November 3rd work session, discussed proposed fee revisions and directed staff to prepare an ordinance to revise fees per that discussion; and

WHEREAS, after due deliberations and consideration of the recommendation of staff and any other information and materials received at the regular open meeting, the Town Council has determined that the amendments set forth herein should be adopted, and that such amendments are in the best interest of the public health, safety, and welfare of the citizens of the Town of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. ADOPTION. The attached Development Services Comprehensive Fee Schedule is hereby officially and formally adopted in its entirety.

SECTION 3. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town affecting planning related applications and reviews and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 4. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason held invalid or unconstitutional by a court of competent Jurisdiction, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. EFFECTIVE DATE. That this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 17th day of November, 2015.

Attest:

The Town of Little Elm, Texas

Kathy Phillips, Town Secretary

David Hillock, Mayor

Development Services Comprehensive Fee Schedule

Last Revised 11-17-15

Table 1 1 & 2 Family Dwellings	
	Fee
1. Application Fee	\$50
2. Plan Review Fee	\$275 <u>285</u>
3. Revised Plan Check Fee	\$150 <u>175</u>
4. Building Permit Fee (Includes all MEP Fees)	Current ICC Square Foot Construction Costs Table Fee For Construction Type Times Texas Multiplier (0.77) Times Square Footage Times 1.00%
5. Manufactured Home Permit Fee	\$200

Table 1A Miscellaneous Non-Commercial Permit Fees	
Total Valuation*	Fee
1. Application Fee	\$50
2. Plan Review Fee (if applicable)	\$100
3. \$1 to \$500.00	\$23.50
4. \$500 .01 to \$2,000.00	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.
5. \$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.
6. \$25,000.01 to \$50,000.00	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000.
7. \$50,000.01 to \$100,000.00	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000
8. \$100,000.01 to \$500,000.00	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000.
9. \$500,000.01 to \$1,000,000.00	\$3233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
10. \$1,000,000.01 and above	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof.
* Valuation Data shall be based on the submitted declared value.	

Table 2 New Commercial, Site Development, & Multi-Family Dwellings	
	Fee
1. Application Fee	\$150
2. Plan Review Fee	50% of building permit fee for projects valued at two million dollars or less, 25% of building permit fee for projects valued at more than two million dollars, or amount as required by 3rd party review
3. Revised Plan Check Fee	50% of original plan review fee.
4. Building Permit	Current ICC Square Foot Construction Costs Table Fee For Appropriate Construction Type Times Square Footage Times 0.9%
<u>5. Minor Plan Revision</u>	<u>\$500</u>

Table 2A Finish out and Miscellaneous Commercial and Multi-Family Permit Fee	
Total Valuation*	Fee
1. Application Fee	\$100
2. Plan Review Fee (if applicable)	50% of building permit fee for projects valued at two million dollars or less, 25% of building permit fee for projects valued at more than two million dollars, or amount as required by 3rd party review
3. \$1 to \$500.00	\$25
4. \$500.01 to \$2,000.00	\$25 for the first \$500 plus \$3.30 for each additional \$100, or fraction thereof, to and including \$2,000.
5. \$2,000.01 to \$25,000.00	\$75 for the first \$2,000 plus \$6.95 for each additional \$1,000, or fraction thereof, to and including \$25,000.
6. \$25,000.01 to \$50,000.00	\$235 for the first \$25,000 plus \$5.50 for each additional \$1,000, or fraction thereof, to and including \$50,000.
7. \$50,000.01 to \$100,000.00	\$375 for the first \$50,000 plus \$3.50 for each additional \$1,000, or fraction thereof, to and including \$100,000.
8. \$100,000.01 to \$500,000.00	\$550 for the first \$100,000 plus \$2.75 for each additional \$1,000, or fraction thereof, to and including \$500,000.
9. \$500,000.01 to \$1,000,000.00	\$1,650 for the first \$500,000 plus \$2.40 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
10. \$1,000,000.01 and above	\$2,850 for the first \$1,000,000 plus \$1.80 for each additional \$1,000 or fraction thereof.
* Valuation Data shall be based on the submitted declared value.	

Table 3 Electrical/Mechanical	
	Fee
1. General	\$2/\$1,000 value - minimum \$50.00 - (Each Trade will be charged separately)
2. Temporary Power Pole	\$30
3. Meter Release	\$50

Table 4 Plumbing	
	Fee
1. General	\$2/\$1,000 value - minimum \$50
2. Irrigation	
Residential	\$185
Commercial	\$250 for 1 st controller + \$175 for each subsequent controller with a maximum of \$500
3. Septic System - New Installation	\$350
4. Septic System - Repair	\$200

Table 5 License/Registration Fees (Annual)	
	Fee
1. Home Based Child Care Registration	\$50
2. Home Occupation	\$50
3. Group Homes	\$250
4. Backflow Tester Registration	\$100
5. Electrical Contractor Registration	\$100
6. General Contractor Registration	\$100
7. Irrigation Contractor Registration	\$100
8. Mechanical Contractor Registration	\$100
9. Utility Franchise Contractor Registration	\$100
10. Alcohol Permit	Half of State fee (TABC regulated)
11. Rental Registration	\$75 <u>80</u> (plus \$40 <u>20</u> each additional unit)
12. Commercial Site Integrity	\$50

**Table 6
Other Building Permits**

	Fee
1. After Hours Inspection	\$60 <u>70</u> /hour - Min. 2 <u>4</u> hours <u>(Non-working days)</u>
2. Carport Permit	\$100
3. Certificate of Occupancy - Commercial	\$100
4. Curb Cut/Driveway Approach Permit (Residential)	\$100
5. Demolition Permit	\$75
6. Driveway Permit (Residential)	\$75
7. Fence Permit	\$75
8. Flatwork Permit (Commercial)	See Table 2A
9. Foundation Repair Permit (Commercial)	See Table 2A
10. Foundation Repair Permit (Residential)	See Table 1A
11. Grading Permit	
Simple	\$75
Complex (engineering required)	\$200 + \$10/acre
12. House Moving Permit	\$75
13. Patio Cover / Deck Permit	See Table 1A
14. Pool/Spa/Hot Tub Permit	See Table 1A
15. Reinspection Fee	\$75
16. Retaining/Screening Wall Permit	See Table 2A
17. Return Check Fee	\$50
18. Sign	\$100 + \$50 electrical (if applicable)
19. Sign – Banners	\$50
20. Sign – Inflatables , Human	\$100
21. Sign – Marquee Advertisement	\$20
22. Storage Building Permit over 120 sq. ft.	See Table 1A
23. Temporary Building/Construction Trailer	\$150
24. Tent Permit	\$50
25. Unauthorized Cover-up Fee	\$75 per missed inspection step
26. Water Well Drilling Permit	See Table 1A (<i>governed by Chapter 102, Article X</i>)
27. Working Without a Permit (Investigation Fee)	Equal to the cost of the permit (in addition to permit fee)
28. Refund policy	80% of the permit fee when no work has been done. 80% of the plan review fee when no plan review has been done. Requires written request and approval.

Table 7 Remodels/Alterations/Fire Damage			
	App Fee	Plan Review Fee	Permit Fee
1. 1 & 2 Family Dwellings	\$50	\$100	See Table 1A
2. Multi-family (3 units and above)	\$100	50% of permit (min \$100)	See Table 2A
3. Commercial Buildings	\$150	50% of permit (min \$100)	See Table 2A
Note: If outside consultant inspections and/or plan review are used, total actual cost to the Town of Little Elm will be used.			

Table 8 Consumer Health Fees	
Type of Establishment	Fee
1. Opening Inspection (applies to all food service and grocery at time of opening)	\$250 (In addition to the annual fee)
2. Food Service	\$350 annual fee
3. Food Service – limited purpose	\$50 annual fee
4. Food Service -Non-Profit (Public School)	No Charge
5. Grocery – Major	\$1000 annual fee
6. Grocery - Minor	\$350 annual fee
7. Daycare (commercial) / Private School	\$350 annual fee
8. Pool (Public & Semi-Public)	\$175 annual fee
9. Mobile Truck – Hot	\$200 / 6 months (<i>plus Table 11 Vendor/Solicitor</i>)
10. Mobile Truck – Cold	\$100 / 6 months (<i>plus Table 11 Vendor/Solicitor</i>)
11. Temporary Food	\$25 per cart (<i>Town sponsored special events exempt</i>)
12. Liquid Waste Transporter	\$50 annual fee
13. Reinspection / Reinstatement / Valid Complaint (as needed/requested)	\$175 per inspection
<u>14.- Late Annual Renewal (after Feb 15th)</u>	<u>\$250 (for Food and/or Alcohol)</u>

Table 9 Zoning / Variance Fees	
Application Type	Fee
1. Zoning Change	\$500
2. Planned Development	\$750
3. Specific Use Permit (SUP)	\$500
4. Variance (BOA)	\$300
5. Zoning Notification Sign	\$300

Table 10 Subdivision Fees	
Plat Type	Fee
1. Preliminary Plat	
Single Family	\$300 plus \$15 per lot
Multi-family and non-residential	\$300 plus \$20 per acre
2. Final Plat	
Single Family	\$300 plus \$15 per lot
Multi-family and non-residential	\$300 plus \$20 per acre
3. Replat	
Single Family	\$300 plus \$15 per lot
Multi-family and non-residential	\$300 plus \$20 per acre
4. Amending Plat	\$200 plus \$15 per lot
5. Conveyance Plat	\$200 <u>\$300</u> plus \$15 per lot
6. Plat Vacation	\$200
7. Plat Extension	\$200
8. Plat Filing	\$200

Table 11 Miscellaneous Development Fees	
	Fee
1. Annexation Request Fee	\$500
2. Site Plan Review	\$500
3. Roadway Impact Fees	See Impact Fee Ordinance
4. Water/Sewer Impact Fees	See Impact Fee Ordinance
5. Park Land Dedication	See Park Land Dedication Ordinance
6. Tree Removal Plan Review	
0 to 5 acres	\$150
Over 5 acres	\$250
7. Tree Mitigation	See Zoning Ordinance
8. Seasonal Sale	
Short Term	\$100
Long Term	\$400
9. Vendor / Solicitor	<i>(governed by Chapter 26 of the Code of Ordinances)</i>
Solicitor	\$100 + \$50 per additional person beyond applicant
Itinerant Vendor	\$100 + \$50 per additional person beyond applicant
Promotional Event	\$50 + \$25 food if applicable (<i>see Table 8</i>)

Table 12 Document Fees	
Document Type	Fee
1. Comprehensive Plan (Book)	\$25
2. Comprehensive Plan (CD)	\$10
3. Maps, Electronic Media, Open Records	Actual cost, per State law
4. Zoning Verification Letter	\$50 -100
5. Meeting Recording (CD)	\$10
6. Email/Print Building Plans fee:	\$10 per set (up to 11 x 17)

Table 13 Animal Services Fees	
Service Type	Fee
1. Adoption	\$75 (includes spay/neuter, vaccines, & microchip)
2. Owner Surrender	\$35
3. Registration	N/A
4. Redemption	First Impound \$30 (+ \$10 per day) Second Impound \$40 (+ \$10 per day) Third Impound \$60 (+ \$10 per day) Fourth Impound \$80 (+\$10 per day)
5. Dangerous Dog Registration	\$25