

City of West University Place  
Harris County, Texas

**ORDINANCE NO. 2074**

**AN ORDINANCE AMENDING APPENDIX E - FEES AND CHARGES SCHEDULE OF THE CODE OF ORDINANCES OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS, BY AMENDING SECTION F.004 – BUILDING, TO COMPLY WITH CHANGE IN STATE LAW PROHIBITING CERTAIN VALUE-BASED BUILDING PERMIT AND INSPECTION FEES; AND CONTAINING FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS, THAT:**

**Section 1.** All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict only.

**Section 2.** If any word, phrase, clause, sentence, paragraph, section or other part of this Ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this Ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this Ordinance to any other persons or circumstances, shall be affected thereby.

**Section 3.** Section F.004 – Building, of Appendix E - Fees and Charges Schedule of the Code of Ordinances of the City of West University Place, Texas is hereby amended to read in its entirety as set out in Appendix “A”, which is attached and made a part of this Ordinance.

**Section 4.** The new and changed fees and charges shall apply to each billing period beginning upon the approval of this Ordinance. For billing periods prior to the approval of this Ordinance, the fees and charges in effect immediately prior to the approval of this Ordinance shall govern.

**Section 5.** The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each meeting at which this Ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended, and that each such meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

**Section 6.** The City Council further finds, determines and declares that an

emergency exists such that this Ordinance shall take effect immediately upon its passage and adoption on the first and final reading.

**PASSED, APPROVED and ADOPTED on first and final reading on the 10<sup>th</sup>**  
**day of June, 2019.**

**Attest:** \_\_\_\_\_  
City Secretary (Seal)

**Signed:** \_\_\_\_\_  
Mayor

Recommended: \_\_\_\_\_  
City Manager

Approved as to legal form: \_\_\_\_\_  
City Attorney

**Appendix “A”**  
Amended Section F.004, Appendix E to the Code of Ordinances  
(Addition shown by underline; deletion shown by strike-out)

F.004 - BUILDING

		FY2019	
Annual contractor registration fee		\$ 75.00	
Permit application fee		\$ 40.00	In addition to applicable plan checking or permit fee
Plan checking fee (applies to all plan submissions, unless otherwise specifically indicated; payable in addition to permit fee)		50% of the corresponding permit fee	Plan checking fee must be paid each time plans are submitted or resubmitted. <i>Exception:</i> The building official may reduce the resubmission fee if the time required to check the resubmission is materially lower than original submission; \$25.00 minimum
Drainage plan review fees		\$ 25.00	
New construction permit fee (Single family residential)		\$0.55 per square foot	
New construction permit fee (Other)		\$0.55 per square foot	
Remodeling and repair permit fee (Single family residential)		See Note	\$110.00 for solar panel installation; \$85.00 for roof and siding replacement; \$60.00 for window replacement (up to ten windows); \$160.00 for window replacement (if more than 10 windows); \$0.55 per square foot for remodels and additions
Remodeling and repair permit fee (Other)		See Note	\$60.00 for \$1,000.00 or less in construction value plus \$3.75 per \$1,000.00 in construction value thereafter

Fence or wall permit fee		\$0.85 per linear foot; \$30.00 min.
Driveway permit fee	\$ 80.00	Includes entrance ramp permit fee
Fire systems		
Plan checking fee: \$100.00 per set for original submission, \$50.00 for resubmission (not credited to permit fees). Permit fees are \$50.00 for each automatic fire extinguishing system and each alarm and detection system. For sprinkler systems, the fee is increased by either \$25.00 (residential) or \$50.00 plus \$1.75 per head (non-residential). Fire system fees are payable in addition to all other fees.		
Sidewalk permit fee	\$1.00 per linear foot	
Street or curb permit fee	\$ 25.00	For regulated facilities under Chapter 19, add \$150.00 for plan-checking plus application fees
<i>Exception:</i> The permit fee for work affecting new roadways under Chapter 19 is \$100.00, plus the estimated out-of-pocket expenses that may be incurred by the City in connection with the work, including engineering review, extra inspections or testing, supplemental traffic control, etc. The building official shall estimate such expenses at the time of application and shall collect at least 110% of the estimate as a deposit. The building official may require a permittee to supplement the deposit as the work proceeds. When the work is finished, the building official shall refund any part of the deposit that exceeds the actual permit fees due in connection with the work.		
PWSF (low-impact) permit, for equipment attached to existing structures with no new electrical, alteration or construction	\$100.00 per site	Non-low-impact PWSF permits require a special exception; see F.022, below
All other PWSF (low-impact) permits	\$500.00 per site	Non-low-impact PWSF permits require a special exception; see F.022, below
Registration for house movers fee	\$ 500.00	
Renewal fee	\$ 400.00	
Moving permit fee	\$ 500.00	
Occupancy inspection fee	\$ 50.00	

(Single family residential)		
Occupancy inspection fee (Other)	\$ 100.00	
5/8" Water connection permit and meter service installation, to upgrade or add to an existing structure	Eliminated	Short Side Service Connection. Irrigation Only Services are restricted to 3/4-inch service or less.
5/8" Water connection permit and meter service installation, to upgrade or add to an existing structure	Eliminated	Long Side Service Connection. Irrigation Only Services are restricted to 3/4-inch service or less.
5/8" Water connection permit and meter service installation to service new structure	Eliminated	Short Side Service Connection. Irrigation Only Services are restricted to 3/4-inch service or less.
5/8" Water connection permit and meter service installation to service new structure	Eliminated	Long Side Service Connection. Irrigation Only Services are restricted to 3/4-inch service or less.
3/4" Water connection permit and meter service installation, to upgrade or add to an existing structure	\$ 1,200.00	Short Side Service Connection. Irrigation Only Services are restricted to 3/4-inch service or less.
3/4" Water connection permit and meter service installation, to upgrade or add to an existing structure	\$ 2,000.00	Long Side Service Connection. Irrigation Only Services are restricted to 3/4-inch service or less.
3/4" Water connection permit and meter service installation to service new structure	\$ 3,200.00	Short Side Service Connection. Irrigation Only Services are restricted to 3/4-inch service or less.
3/4" Water connection permit and meter service installation to service new structure	\$ 4,000.00	Long Side Service Connection. Irrigation Only Services are restricted to 3/4-inch service or less.

1" Water connection permit and meter service installation, to upgrade or add to an existing structure	\$ 1,400.00	Short Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less.
1" Water connection permit and meter service installation, to upgrade or add to an existing structure	\$ 2,200.00	Long Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less.
1" Water connection permit and meter service installation to service new structure	\$ 3,300.00	Short Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less.
1" Water connection permit and meter service installation to service new structure	\$ 4,500.00	Long Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less.
1½" Water connection permit and meter service installation, to upgrade or add to an existing structure	\$ 2,200.00	Short Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less. Services greater in size than 1" require that certification based on minimum pipe sizes as listed in the Plumbing Code currently adopted by the City. This certification must be prepared, signed and sealed by a Licensed Professional Engineer.
1½" Water connection permit and meter service installation, to service new structure	\$ 2,900.00	Long Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less. Services greater in size than 1" require that certification based on minimum pipe sizes as listed in the Plumbing Code currently adopted by the City. This certification must be prepared, signed and sealed by a Licensed Professional Engineer.
1½" Water connection permit and meter service installation, to service new structure	\$ 3,500.00	Short Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less. Services greater in size than 1" require that certification based on minimum pipe sizes as listed in the Plumbing Code currently adopted by the City. This certification must be prepared,

		signed and sealed by a Licensed Professional Engineer.
1½" Water connection permit and meter service installation, to upgrade or add to an existing structure	\$ 4,600.00	Long Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less. Services greater in size than 1" require that certification based on minimum pipe sizes as listed in the Plumbing Code currently adopted by the City. This certification must be prepared, signed and sealed by a Licensed Professional Engineer.
2" Water connection permit and meter service installation, to upgrade or add to an existing structure	\$ 2,200.00	Short Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less. Services greater in size than 1" require that certification based on minimum pipe sizes as listed in the Plumbing Code currently adopted by the City. This certification must be prepared, signed and sealed by a Licensed Professional Engineer.
2" Water connection permit and meter service installation, to upgrade or add to an existing structure	\$ 2,900.00	Long Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less. Services greater in size than 1" require that certification based on minimum pipe sizes as listed in the Plumbing Code currently adopted by the City. This certification must be prepared, signed and sealed by a Licensed Professional Engineer.
2" Water connection permit and meter service installation to service new structure	\$ 3,500.00	Short Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less. Services greater in size than 1" require that certification based on minimum pipe sizes as listed in the Plumbing Code currently adopted by the City. This certification must be prepared, signed and sealed by a Licensed Professional Engineer.
2" Water connection permit and meter service installation to service new structure	\$ 4,600.00	Long Side Service Connection. Irrigation Only Services are restricted to ¾-inch service or less. Services greater in size than 1" require that

		certification based on minimum pipe sizes as listed in the Plumbing Code currently adopted by the City. This certification must be prepared, signed and sealed by a Licensed Professional Engineer.
Water connection permit for any service greater than 2" will require that the owner or contractor acquire the services of a company with a Licensed Master Plumber registered with the City.	\$ 475.00	Fee covers plan checking cost and permit cost only. The City provides no construction or materials. Irrigation Only Services are restricted to ¾-inch service or less. Services greater in size than 1" require that certification based on minimum pipe sizes as listed in the Plumbing Code currently adopted by the City. This certification must be prepared, signed and sealed by a Licensed Professional Engineer.
Sanitary Sewer, connection permit and service installation for any service	Actual Cost Plus \$375.00	Fee will be based on actual cost plus \$375.00, for most customers this will involve a concrete cut in the roadway and total cost are expected to be from \$8,000.00 to \$12,000.00. There is no fee to use an existing service that is on the property with a usable cleanout in the street ROW, if the sewer was either installed or approved by the city.
Demolition permit fee	\$ 250.00	
Swimming pool permit fee	\$ 150.00	
Duplicate permit charge	\$ 25.00	
Duplicate permit card fee	\$ 100.00	
Premature work charge (Starting before permit is issued)		100% of the permit fee (additional) \$150.00 minimum
Reinspection fee (following routine inspection)	\$ 100.00	Must be paid before reinspection and in any event before any certificate of occupancy or similar approval is issued. Fees may be appealed to BSC, and may be paid without prejudice to such an appeal.



Reinspection fee (mandatory reinspection following notice of violation of building or zoning ordinances or other applicable regulations)		\$125.00 for the first violation item plus \$25.00 for each additional	Must be paid before any other inspections are scheduled, and in any event before any certificate of occupancy or similar approval is issued. Fees may be appealed to BSC, and may be paid without prejudice to such an appeal. BSC may reduce or abate this fee (and any appeal fees), if no violation occurred, or for other good cause shown.
Permit renewal fee			50% of the original permit fee