

ORDINANCE NO. 3061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, AMENDING APPENDIX 1, FEE SCHEDULE ORDINANCE OF THE CITY OF TERRELL BY UPDATING SECTION 6, BUILDING PERMIT AND DEVELOPMENT FEES AND CHARGES; PROVIDING FOR THE REPEAL OF ALL PREVIOUS OUTDATED AND CONFLICTING FEE SCHEDULES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the current fee schedule for Building Permit and Development Fees and Charges is outdated and insufficient to recover administrative costs associated with personnel and materials; and

WHEREAS, the City of Terrell desires to continue providing customer service related to these services; and

WHEREAS, the City Council, after careful consideration of the matter, hereby finds and declares that all Building Permit and Development Fees and Charges imposed upon residential and non-residential development should be equitable without imposing an unfair burden on such development and are in the best interest of the general welfare of the City and its residents by providing continued service;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS:

ARTICLE I

THAT Appendix 1, Fee Schedule Ordinance of the City of Terrell, Section 6, Building Permit and Development Fees and Charges be amended and updated as follows:

Section 6. Building Permit and Development Fees and Charges

The following Fee Schedule shall be the official Development Fee Schedule for the City of Terrell:

A. Basic building permit fees:

	Type Permit	Fee
1.	New Residential Construction Single Family	\$2,750 up to 1,500 s.f. > 1,501 s.f. - \$0.85 each additional s.f.
	Townhouse	\$2,750 up to 1,500 s.f. > 1,501 s.f. - \$0.85 each additional s.f.
	Multi-Family	\$1,100 per dwelling unit

Type Permit	Fee
2. Residential Repairs (including electrical, mechanical, plumbing, foundation, windows, accessory buildings)	For projects under \$3,000, \$60 For projects \$3,000 or greater, \$500 plan review and \$87.50 per trade
3. New Commercial Construction & Additions Industrial Institutional Retail Commercial Restaurant Medical	Base fee \$750 plan review \$0.60 per square foot \$0.75 per square foot \$0.75 per square foot \$0.95 per square foot \$1.60 per square foot \$2.05 per square foot
4. Commercial Shell Building or Tenant finish out	\$750 plan review \$0.95 per square foot
5. Commercial Repairs to existing structures (including electrical, mechanical, plumbing, fence, roofing, foundation, etc.)	\$750 plan review \$87.50 per trade
6. Commercial Plan Review Fee	\$750
7. Irrigation Permit – residential	\$250 plan review & inspection
Irrigation Permit – commercial	\$500 plan review & inspection
8. Solar permit (panels or storage system)	Residential - \$200 plan review; \$150 inspection Commercial - \$400 plan review; \$300 inspection
9. Residential remodel (does NOT include MEP, roofing, or foundation)	\$500 plan review \$87.50 per trade
10. Residential Addition	\$500 plan review \$87.50 per trade
11. Swimming Pool – Residential	\$600 plan review & inspection
12. Swimming Pool – Commercial	\$1200 plan review & inspection
13. Commercial Remodel	\$750 plan review \$0.95 per square foot

B. Other Permits and Fees

	Type Permit	Fee
1.	Grading Permit (deducted from permit fee if construction commences within 6-months; must submit grading plan or engineering)	\$250
2.	Moving Fee (of any structure or building over 240 s.f. using public streets requires an additional police permit)	\$200
3.	Demolition – residential	\$100
	Demolition – commercial	\$250 (requires asbestos survey)
4.	Advertising Sign Permit (temporary signs, banners, etc.)	\$45
5.	Wall Sign Permit	\$100
6.	Pole Sign	New - \$1,100 Reface - \$125 / side
7.	Monument Sign Permit	\$125
8.	Billboard Permit	\$1,575
9.	Certificate of Occupancy	\$350 All applications shall demonstrate compliance with Ordinance No. 2914, as amended.
10.	Food Establishment Permit	\$375 per year; additional \$375 late fee if not paid by January 15
11.	Temporary Food Permit (valid 14-consecutive days)	\$75
12.	Mobile Food Unit Permit	\$150
13.	Building Re-inspection Fees (at the discretion of the Building Official)	1 st re-inspection - \$100 2 nd re-inspection - \$200 3 rd re-inspection - \$800

	Type Permit	Fee
14.	After Hours Inspections	\$175 per hour (2-hour minimum)
15.	Unpermitted Work	\$125 plus triple normal permit fees for work performed without permits or by unregistered or unlicensed trades
16.	License Registration Fees (all trades)	\$100 per year from registration date
17.	Downtown District and Central Business District (as set forth in the Zoning Ordinance)	All fees - \$1
18.	Development Review Committee Application	First meeting / request: FREE Subsequent Meetings: \$250 – amount may be deducted from P&Z or ZBA Application Fee
19.	Temporary Construction Trailer	\$250

C. Work Exempt from Permits:

1. The repair or replacement of an existing fence in a residential district in which approved materials are used and all other requirements are met (permit required but at no charge for fence replacement).
2. Roof repairs in which less than 10% of the roof area is involved.
3. Cosmetic improvements such as painting, cabinets, counter-tops, tile, non-structural repairs, replacement of wall materials involving less than 10% of any wall, or floor covering installation such as carpet, etc.
4. Appliance installation which does not require the device to have additional electrical, gas, or plumbing services installed.
5. prefabricated above ground swimming pools which are less than 24-inches deep and do not exceed 5,000 gallons.
6. Retaining walls less than 4-feet tall.
7. Playground equipment in residential districts.
8. Exemptions from permit requirements shall not be deemed to grant authority to perform any work that is in any manner in violation of City or State Codes.

D. Fire Prevention Fees

	Type Permit	Fee
1.	Fire Sprinkler System Permit (Plan Review & Inspection)	\$0.02 per square foot \$200 minimum
2.	Fire Alarm Permit (Plan Review & Inspection)	\$0.02 per square foot \$200 minimum
3.	Special Fire Department Permits or Inspections (fire pump test, smoke control systems, chemical fire extinguishing systems, flammable liquid or gas storage, refueling facilities, burn permits, fireworks, or pyrotechnics displays, etc.)	\$325
4.	Fire Prevention Re-inspection Fees (At the discretion of the Fire Chief or Fire Marshal)	\$625

E. Zoning Application Fees

	Type Permit	Fee
1.	Zone Change Request	Residential - \$250 Residential Development - \$750 Commercial - \$750
2.	Specific Use Permit	\$1,000
3.	Appeal to Zoning Board of Adjustments	\$500

F. Plat Application Fees

1.	Construction Plat – Residential	\$250 per residential unit
2.	Construction Plat – Commercial	\$375 per acre \$375 minimum
3.	Final Plat – Single-Family Residential	\$250 per single-family residential lot
4.	Final Plat – Multi-Family Residential	\$25 per unit \$375 minimum (plus County fees)
5.	Final Plat – Commercial	\$375 per acre \$375 minimum (plus County fees)
6.	Other Plats – replat, minor, amended, etc.	\$250 (plus County fees)

ARTICLE II

All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

ARTICLE III

It is hereby declared to be the intention of the City Council of the City of Terrell, Texas that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such as unconstitutionality shall not effect any of the remaining phrases, clauses, sentences, paragraphs and sections.

ARTICLE IV

All other provisions of Appendix 1, not expressly modified by this Ordinance shall remain in full force and effect.

ARTICLE V

This Ordinance shall take effect immediately after its passage and the publication of the caption as the law in such cases provides.

PASSED AND APPROVED on this the 17th day of September, 2024.

PASSED AND ADOPTED on this the 24th day of September, 2024.

E. Rick Carmona, Mayor

ATTEST:

Dawn Steil, City Secretary

Approved as to Form:

Mary Gayle Ramsey, City Attorney