STATE OF TEXAS	**X**	1st Reading: July 21, 2026 2nd Reading: August 4, 2026
COUNTY OF BEXAR	**X**	
CITY OF CONVERSE	**X**	**ORDINANCE NO. 620-08-2026A**

AN ORDINANCE AMENDING CHAPTER 8, BUILDINGS AND BUILDING REGULATIONS, SECTION 8-42, FINANCIAL RESPONSIBILITY FOR BOARDING/GROUP HOMES FOR PAYMENT OF INTIAL PERMIT APPLICATION/INTIAL FIRE/LINE SAFETY INSPECTION FEE, ANNUAL INSPECTION/PERMIT FEE OR REINSPECTION FEE (FAILED INSPECTION); AND TO ESTABLISH THAT OPERATING WITHOUT A PERMIT WOULD BE SUBJECT TO CITATION AND APPLICABLE PENALTIES, SUPERCEDING ORDINANCES REGULATING THE ABOVE ISSUES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Converse is a Texas home rule municipality that has codified its regulations and enforcement; and

WHEREAS, the City of Converse, as a home rule municipality, derives its powers exclusively from its home rule Charter and is limited in authority only by express provisions of the Texas Constitution and the State statutes; and

WHEREAS, the City of Converse may assess fees for services rendered provided such fees are not inconsistent with the Texas Constitution, State law, or the City's Charter; and

WHEREAS, the City of Converse has duly passed Ordinance No. 618-2026 regarding the regulation of group and/or community homes; and

WHEREAS, the City of Converse finds that in order to implement the new registration, permit and inspection processes required under Ordinance No. 618-2026 that an amendment to Ordinance No. 620-08-2026 is needed to include appropriate fees and recover administrative costs; and

WHEREAS, the City finds that the additional fees to be added in relation to group and/or community homes are not for the purposes of revenue-raising but rather the fees reasonably necessary to cover the cost of processing related registration and permit applications as well as necessary inspections; and

WHEREAS, the City Council of the City of Converse desires to amend Ordinance No. 620-08-2026 to include reasonable fees related to the regulation of group and/or community homes; and

WHEREAS, the City Council of the Converse finds and determines that the meeting at which this ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code; and

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Converse, Texas, that:

SECTION 1. AMENDMENT:

Chapter 8 – Buildings and Building Regulations, Article III, Building Code, Section 8-103, Schedule of Fees, of the Code of Ordinances, City of Converse, Texas, is hereby amended to read as set forth below with insertions indicated by underlines (e.g. underlines) and deletions indicated by strikethroughs (e.g. ~~strikethroughs~~):

(a) This section sets the amounts of the fees for permitting, review, and other regulatory activities:

Fee Description	Fee
Plan Review	
Single-Family Residential (1 and 2 family dwellings and accessory structures): New construction, additions and alterations and each amendment	50% of Building Permit Fee
Commercial and Nonresidential	50% of the building permit fee
Multiple plan reviews for Commercial and Nonresidential	Additional 25% of the plan review fee for ~~fourth~~ third or more review submittals
Minor addendums for Commercial and Nonresidential	$200.00
Major addendums for Commercial and Nonresidential	Repayment of the Plan Review Fee
Expedited Plan Review for Residential, Commercial and Nonresidential	150% of the Plan Review Fee
Building Permit	
Single-Family Residential (1 and 2 family dwellings and accessory structures): New construction, additions, and alterations	$0.75 per square foot or minimum permit fee of $50.00, whichever is greater, plus plan review fee
Flatwork	$150
Fence	$75
Pre-Fabricated Shed, Carport, or Patio Cover	$100
Original Construction Shed, Carport, or Patio Cover	$250
Temporary Storage Containers and Dumpsters (30 day permit)	$100
Commercial and Nonresidential including but not limited to: new construction, additions, alterations, flatwork, roof replacement, patio, accessory buildings, foundation repair, swimming pools, signs:	
$1,000.00 and less valuation	$100.00 base fee
$1,001.00 to $50,000.00 valuation	75% of valuation plus base fee
$50,001.00 to $100,000.00 valuation	70% of valuation plus base fee
$100,001.00 to $500,000.00 valuation	65% of valuation plus base fee
$500,001.00 and up valuation	60% of valuation plus base fee
Plumbing Permits	
Residential Repair, Replacement, System Expansion, Pool per dwelling unit	$100.00
Commercial Repair, Replacement, System Expansion, Pool per building	$150.00

New Single-Family or Two-Family Residential construction per dwelling unit	$175.00
New Multifamily Residential construction per dwelling unit	$250.00
New Commercial: shell, tenant, hotel-motel	($400.00/shell), ($300.00/tenant), ($200.00 + $100.00 per each dwelling unit)
Single-Family or Two-Family Lawn Irrigation	$125.00
Commercial or Multi-Family Lawn Irrigation	$250.00
Septic tank and seepage pit or drain field permit verification (each)	$25.00
Trap, interceptor or separator (each)	$100.00
Gas Permits	
Residential Repair, Replacement, System Expansion, Pool per dwelling unit	$100.00
Commercial Repair, Replacement, System Expansion, Pool per building	$150.00
New Single-Family or Two-Family Residential construction per dwelling unit	$175.00
New Multifamily Residential construction per dwelling unit	$250.00
New Commercial: shell, tenant, hotel-motel	($400.00/shell), ($300.00/tenant), ($200.00 + $100.00 per each dwelling unit)
Fuel tanks	$100.00
Fuel pumps (each)	$25.00
Medical Gas	$200.00
Mechanical Permits	
Residential Repair, Replacement, per dwelling unit	$100.00
Commercial Repair, Replacement per building	$150.00
New Single-Family or Two-Family Residential construction per dwelling unit	$175.00
New Commercial or Multi-Family:	$200 per each HVAC unit
Electrical Permits	
Residential Repair, Replacement, System Expansion, Pool per dwelling unit	$100.00
Commercial Repair, Replacement, System Expansion, Pool per building	$150.00
Commercial Sign	$150.00
New Single-Family or Two-Family Residential construction per dwelling unit	$175.00
New Multifamily Residential construction per dwelling unit	$250.00
New Commercial: shell, tenant, hotel-motel	($400.00/shell), ($300.00/tenant), ($200.00 + $100.00 per each dwelling unit)
Solar system new/Reinstall with roof repair	($200.00 + $10.00 per panel)/($100.00-Reinstall)
Temporary Power Service (each)	$100.00
Fire System Permits	
New Fire Sprinkler System	$200.00

Existing Fire System Modification	$150.00
Vent hood suppression systems	$150.00
Alternative Fire Protection System	$200.00
New Fire Alarm System	$200.00
Fire Alarm Modification	$150.00
Private Fire Hydrant (each)	$100.00
Temporary membrane and tent	$100.00 per event
Fire System Inspections	
After hours	$30.00 per hour or fraction thereof
Reinspection	$100.00
Sign Permits	
Sign permit	$200.00 per sign
Portable signs/and Temporary Signs	$50.00
Miscellaneous Permits	
Site Development	$2,000.00
Site Development First Plan Review	$0.00
Site Development Second Plan Review	$500.00
Site Development Third and beyond Plan Reviews	$750.00
First Project Meeting, per application	$0.00
Second or more Project Meetings, per application	$350.00
Residential Roof Replacement	$150.00
Residential Foundation Repair	$225.00
Swimming Pool/Spa, In-Ground	$500.00
Swimming Pool/Spa, Above-Ground	$150.00
Residential Demolition - demolition must be completed within 6 weeks of permit issuance.	$150.00
Commercial Demolition - demolition must be completed within 6 weeks of permit issuance.	$500.00
New Manufactured Home	$200.00/does not include moving fee
Special Flood Hazard Area Development:	See section 40-37(b)
Residential	$1,500.00
Commercial	$1,500.00
Miscellaneous	
Certificate of Occupancy (nonrefundable)	$250.00
Moving fee for any building or structure, including manufactured homes, temporary buildings, and containers	$100.00
Construction Appeals/Variance	$500.00
Minor Variance on setbacks per section 50-5	$100.00
Rights Determination	$500.00
Easement abandonment or encroachment per lot	$300.00

Written Code Interpretation	$175.00
Zoning Verification Letter, Single-Family or Two-Family	$100.00
Zoning Verification Letter, Multifamily	$250.00
Zoning Verification Letter, Commercial	$500.00
Tree Replacement Fund Fee in lieu of planting, per caliper inch	$150.00
Tree Protection Plan Review	$100.00
Tree Affidavit Review	$50.00
Inspections	
First inspection	$0.00 (included in permit fee)
After hours inspection (per trade)	$200.00
Failure to schedule an inspection (per trade) per day that inspection has not been requested	$200.00
Reinspection per trade, including Certificate of Occupancy and New Manufactured Home	$100.00 for first failed inspection, $150.00 for second failed inspection, and $500.00 for each additional failure after the 2nd
Certificate of Occupancy Inspection	$100.00
Tree Protection Plan Inspection	$50.00 per acre
Registration	
General - residential, commercial, home improvement, sign, fence, swimming pool, house/building mover, etc.	$100.00 initial fee and $75.00 renewal fee
State master electrician	$0.00
State licensed plumber	$0.00
State licensed HVAC	$0.00
State licensed irrigator/backflow tester	$0.00
Other state trade license registration	$0.00
Work within Right-of-Way	
Excavation of less than 25 feet	$100.00
Excavation of 25 feet to 99 feet	$200.00
Excavation of 100 feet to 499 feet	$300.00
Excavation of 500 feet +	$500.00
Road bores (each bore)	$200.00
Manhole servicing (each)	$50.00
Sewer line servicing (each)	$150.00
Penalties	
Demolition permit extension if not completed in 6 weeks	$100.00 per day
Permit Extension Fee	50% of permit fee
Renewal of Expired Permit	100% of permit fee
Noncompliance fee for work started without permit	$250.00 base plus double of calculated fee
Failure to obtain Certificate of Occupancy	$500.00/day that unit is occupied
Boarding/Group Home	

Initial Permit Application /Initial Fire/Life Safety Inspection	$300.00
Annual Inspection/Permit Fee	$250.00
Reinspection Fee (Failed Inspection)	$100.00
Operating Without a Permit	Subject to Citation and Applicable Penalties
Surcharge on all Fees listed in this chapter	
Administrative surcharge (technology, automation, records)	$25.00 or 5% whichever is greater

SECTION 2. SUPERCESSION:

This Ordinance supersedes all previous versions in conflict with the purpose of this ordinance relating to Chapter 8 – Buildings and Building Regulations, Article III, Building Code, Section 8-103, Schedule of Fees; Chapter 8 – Buildings and Building Regulations, Article I. Any ordinances not in conflict or which are not addressed in this amendment remain in full force.

SECTION 3. FINDINGS OF FACT:

The foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 4. CUMULATIVE CLAUSE:

This ordinance is cumulative of all provisions of the City of Converse Code of Ordinances, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinance, in which event the conflicting provisions of such other ordinance are hereby repealed, while leaving the remainder of such other ordinance intact. To the extent of any conflict, this ordinance is controlling.

SECTION 5. SEVERABILITY:

The phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance should be declared unconstitutional or invalid by final judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of the ordinances, because the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional or invalid phrases, sentences, paragraphs, or sections.

SECTION 6. EFFECTIVE:

This ordinance shall become effective after its publication in the newspaper as provided by the Charter of the City of Converse, Texas.

DULY PASSED ON FIRST READING, on the 21st day of July, 2026 at a regular meeting of the City Council of the City of Converse, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

DULY PASSED AND APPROVED, on the 4th day of Aug, 2026 at a regular meeting of the City Council of the City of Converse, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

CITY OF CONVERSE, TEXAS

Al Suarez, *Mayor*

ATTEST:

Samantha Lee, *City Secretary*