

ORDINANCE No. 06-09-2022

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VAN, TEXAS,
AMENDING THE PERMIT FEE SCHEDULE; AND PROVIDES AN EFFECTIVE
DATE.**

WHEREAS, the City of Van has an established a permit fee schedule outlining building permit fee, other permits, sign permits, certificate of occupancy, miscellaneous fees, and production of public records which are intended to offset expenses incurred ensuring all construction meets the health and safety requirements of the State and the city; and

WHEREAS there is a need to update all fees to ensure that actual costs are offset.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Van, Texas as follows:

I. The fees found within Tables 1-3 and the document labeled "Other Permits" attached to this ordinance are hereby adopted:

Fee Table 1. Commercial and Multi-Family Construction Plan Review

Fee Table 2. Commercial and Multi-Family construction inspection

Fee Table 3. Construction of Improvement of a Residential Dwelling

Other Permits, Sign Permits, Certificate of Occupancy Fees, Miscellaneous Fees, Production of Public Records.

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Van, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.


Duly PASSED and APPROVED by the City Council for the City of Van, Texas on this 9 day of JUNE, 2022.

APPROVED:



Tammy Huff, Mayor

ATTEST:



Sereca Huff-Huggins, City Secretary

City of Van

Permit Fee Schedule

Fee Table 1 – Commercial and Multi-Family Construction Plan Review

| Valuation | Fee |
|--------------------------------|---|
| \$1.00 to \$10,000.00 | \$62.50 |
| \$10,001.00 to \$25,000.00 | \$88.37 for the first \$10,000.00 plus \$6.83 for each additional \$1000.00 |
| \$25,000.01 to \$50,000.00 | \$190.74 for the first \$25,000.00 plus \$4.93 for each additional \$1,000.00 |
| \$50,000.01 TO \$100,000.00 | \$313.86 for the first \$50,000.00 plus \$3.41 for each additional \$1000.00 |
| \$100,000.01 to \$500,000.00 | \$484.49 for the first \$100,000.00 plus \$2.74 for each additional \$1000.00 |
| \$500,000.01 to \$1,000,000.00 | \$1,579.49 for the first \$500,000.00 plus \$2.31 for each additional \$1000.00 |
| \$1,000,000.01 and up | \$2,735.74 for the first \$1,000,000.00 plus \$1.54 for each additional \$1000.00 |

Fee Table 2 – Commercial and Multi-Family construction inspection

| Valuation | Fee |
|--------------------------------|---|
| \$1.00 to \$10,000.00 | \$96.15 |
| \$10,001.00 to \$25,000.00 | \$135.94 for the first \$10,000.00 plus \$10.50 for each additional \$1000.00 |
| \$25,000.01 to \$50,000.00 | \$293.44 for the first \$25,000.00 plus \$7.58 for each additional \$1,000.00 |
| \$50,000.01 TO \$100,000.00 | \$482.81 for the first \$50,000.00 plus \$5.25 for each additional \$1000.00 |
| \$100,000.01 to \$500,000.00 | \$745.31 for the first \$100,000.00 plus \$4.20 for each additional \$1000.00 |
| \$500,000.01 to \$1,000,000.00 | \$2,425.31 for the first \$500,000.00 plus \$3.56 for each additional \$1000.00 |
| \$1,000,000.01 and up | \$4,206.56 for the first \$1,000,000.00 plus \$2.36 for each additional \$1000.00 |

City of Van

Fee Table 3 – Construction or Improvement of a Residential Dwelling

| | |
|---|---|
| Plan Review and Inspection Fee | |
| Square Footage (S.F) | Fee |
| 0 - 1,500 S.F. | \$981.25 |
| 1,500 S.F and up | \$981.25 for the first 1,500 S.F. plus \$0.45 for each additional S.F. to 10,000 S.F. |
| Plan Review Only | |
| Plan Review Fee Only Per Dwelling Unit, a new plan for previously reviewed plan | \$250.00 per Plan or Per Address |
| Plan review fee when a permit has been issued for a dwelling and the construction plans are altered such that an additional plan review is required (excludes new plan) | \$200.00 per Plan or per Address |
| Alterations / Additions / Improvements for Residential Construction | |
| Trade Permits | Fee |
| Building, Mechanical, Electrical, Plumbing, Fuel Gas and similar | \$150.00 per trade |
| Other project types not listed above | \$200.00 per trade |
| Miscellaneous residential projects such as, but not limited to, Accessory Structures, Fences, Pools, ect. | See Fee Table 2 |

The construction valuation is determined by the greater of the declared valuation of the project or the valuation calculated using \$200.26 per square foot. The square foot construction cost does not include the price of the land on which the building is built.

Example:

10,000 square feet total building area

Declared construction valuation \$2,000,000

Calculated construction valuation – 10,000 square feet X \$200.26 per square foot = \$2,002,600

The calculated construction valuation is greater than the declared construction valuation so \$2,002,600 is used to calculate the permit value.

City of Van

Other Permits

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|---|---|
| Fire Suppression Hood System | \$100.00 |
| Flow Testing Fire Hydrant | 100.00 |
| Lawn Irrigation System | 75.00 |
| Parking Lot | \$6.25 per 1000 square foot Minimum \$50.00 |
| Fence Permit | \$20.00 |
| Driveway Permit | \$25.00 |
| Grading Permit | \$25.00 |
| Garage/ Estate Sale Permit | \$10.00 |
| Flood Plane Development Permit | \$75.00 |
| Cell Tower, Masts or Poles over 36ft. | \$250.00 |
| Mobile or Manufactured Home Permit in Park | \$250 + utility permits |
| Carnival or Fair Permit | \$50.00 |
| Pyrotechnics Display | \$100.00 |
| Contractor's Registration Fee | \$60.00 |
| Special Use Permit any service not provided | \$125.00 |
| Food Truck Permit | \$50.00 |

Sign Permits

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|--|----------|
| Wall or Pole Sign < 15 sq. ft., 3X5 | \$30.00 |
| Wall or Pole Sign 16 to 49 sq. ft. | \$80.00 |
| Wall or Pole Sign 50 to 74 sq. ft. | \$110.00 |
| Wall or Pole Sign 75 sq. ft. and Greater | \$160.00 |
| Billboards, Single Sided | \$250.00 |
| Billboards, Double Sided | \$500.00 |
| Temporary Banners | \$30.00 |
| Illuminated Sign Fee | \$250.00 |

Certificate of Occupancy Fees

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| Residential Certificate of Occupancy | \$25.00 |
| Commercial Certificate of Occupancy | \$50.00 |

City of Van

Miscellaneous Fees

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| Application of Annexation | \$200.00 | The Application of Annexation identifies the lot or tract of land, ownership and starts the process to enable a lot or a tract of land to be annexed into the city limits. (See annex application for timeline and process) |
| Application of Zoning Change | \$200.00 | Non-Refundable |
| Application of Special Use Permit | \$200.00 | To allow certain uses within a base zoning district that, under most circumstances, would not be compatible with other permitted uses but with certain conditions and development restrictions may be compatible. |
| Application of Variance | \$125.00 | |
| Amended Plat | \$150.00 | A revised plat correcting errors or making minor changes to the original final plat. |
| Re-Plat | \$200.00 | The re-subdividing of any part or all of a block or blocks of a previously platted subdivision, additional lot. |
| Plat | \$300.00 | For a new subdivision or large-scale development |
| Minor Plat | \$150.00 | A subdivision resulting in for or fewer lots, provided that the plat is for conveyance purposes only (i.e., sale of the property with no developments/construction proposed), that the plat does not create any new easements for public facilities, or the construction/development of said subdivision will not require that construction of any new street (or portion thereof) or the extension of any municipal facilities to serve any lot within the subdivision. Any property to be subdivided using a minor plat shall already be served by all required City utilities and services or in the ETJ of the City of Van with all City utilities and services. |
| Return Check Fee | \$50.00 | |

| Production of Public Records | |
|------------------------------|---|
| \$10.00 | Police Incident/Accident Report |
| \$20.00 | Fingerprint Cards (Police Department) |
| \$100.00 | Annual Emergency Alarm (Police Department) |
| \$25.00 per alarm | Alarm charge after the first (3) false alarms per calendar year (Police Department) |
| \$1.00 per page | Standard paper copy. Each side with recorded information is considered a page. |
| \$1.50 per page | Oversize paper copy. (e.g. 11"X7", greenbar, bluebar, not including maps & photographs) |
| Actual Cost | Specialty Paper (e.g. Mylar, blueprint, blue-line, map and photographic) |
| Non-Standard Copy | |
| \$10.00 | Diskette, Rewritable CD (CD-RW), Non-rewritable CD (CD-R), Audio Cassette |

City of Van

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|---------------------|---|
| Actual Cost | Magnetic Tape, Data Cartridge, Tape Cartridge, JAZ Drive, Other Electronic Media |
| \$15.00 | VHS Video Cassette |
| \$20.00 | Digital Video Disc (DVD) |
| \$20.00 per hour | Labor charge for locating, compiling, manipulating data, and reproducing public information for requests involving more than 50 pages and/or requiring retrieval from off-site storage, and/or redacting confidential information pursuant to a mandatory exception of the act which also qualifies for the labor charge pursuant to Texas Government Code, 552.261 (a)(1) or (2) |
| \$28.50 per hour | Large charge for programming if a request requires the services of a programmer in order to execute an existing program or to create a new program so that requested information may be accessed and copied. If the City does not have in-house programming capabilities, it shall comply with requests in accordance with §552.261 (b) of the Texas Government Code, |
| 20% of labor charge | Overhead charges may be included for requests over 50 pages or if the production qualifies pursuant to Texas Government Code, §552.261(a)(1) or (2) |
| Actual Cost | Postage, shipping and supplies such as labels, boxes, etc. |