ORDINANCE NO. 25-10-1753

AN ORDINANCE OF THE CITY OF ROYSE CITY, TEXAS, AMENDING PART II - BUILDING AND DEVELOPMENT AND OTHER MISCELLANEOUS FEES; ADDING PART IV - PLANNING FEES; AND ADDING PART V - ENGINEERING & INSPECTION FEES TO CHAPTER 1, ARTICLE 1.05, DIVISION 2 FEES, AND AMENDING SECTION 2-1 OF ARTICLE II OF EXHIBIT 10A SUBDIVISION ORDINANCE, OF THE CITY OF ROYSE CITY CODE OF ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Royse City, Texas is a Home Rule Municipality acting under its Home Rule Charter and authority vested by state law;

WHEREAS, City Staff has reviewed its current fee schedule and has determined a need to revise its fee schedule for building, planning, engineering and related matters and move the fee language to a centralized fee table location and recommends the adoption of the revised fee schedule;

WHEREAS, the City Council has heard testimony and finds that these fees are roughly proportional to the cost;

WHEREAS, development services staff provided testimony to the City Council about the basis need and proportionality of the proposed fee schedule; and

WHEREAS, the City Council finds that all requisites relative to consideration and adoption of this Ordinance have been complied with.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS:

SECTION 1

Division 2 of Article 1.05, Part II, is here by amended as follows:

Part II - Building ~~and Development and Other Miscellaneous~~ Fees

§ 1.05.061. Registration of contractors.

All electrical, mechanical, plumbing and sign contractors, who provide services to city residents or businesses, shall be registered by the city, satisfying all registration requirements of the city.

§ 1.05.062. Building permit fees ~~New development fees and procedures~~.

~~(a) Platting.~~

~~(1) Master plat/preliminary plat/final plat/replat: $300.00 each.~~

~~(2) Site plan: $200.00.~~

~~(3) Specific use permit (SUP): $200.00.~~

~~(4) Zoning: $200.00.~~

~~(5) Variance/ZBA*: $200.00.~~

(6) Establishment of escrow account at time of master plat submission: $5,000.00 (may be increased on a per-case basis as determined by the city manager).

(7) Plat review administrative fee: $100.00.

(8) Consultants (engineers, lawyers, planners or others as needed) used to review the plat: Actual cost incurred by the city**.

(9) At the time that a preliminary plat (where authorized) is submitted, two percent (2%) of the construction costs will be deducted from the escrow account. If no preliminary plat is authorized, this fee will be applied at the time that the final plat application is submitted. If the escrow account is insufficient to cover two percent (2%) of the construction costs, the developer will pay an amount sufficient to equal two percent (2%) of construction costs. This two percent (2%) fee will cover construction plan review and inspection of all infrastructures: two percent (2%) of construction costs.

* The two hundred dollar ($200.00) application fee is payable in full upon the submission of an application to the planning and zoning commission or the zoning board of adjustments.

** Actual costs incurred by the city will be assessed an additional five percent (5%) administrative fee, or thirty-five dollars ($35.00), whichever is less, for each separate fee assessed.

(b) Residential/commercial construction.

(1) Consultants (engineers, lawyers, planners, or others as needed) used to review residential/commercial construction plans: Actual cost incurred by the city*.

(2) Impact fees: As established by Ordinance 07-04-563.

(3) Residential building inspection fees:

(A) Single-family residential:

Square Foot	**Fees**
0-1,800	$2,000.00
1,801-2,500	$2,000.00 for first 1,800 and $.30 each additional sq. ft.
2,501-3,200	$2,000.00 for first 1,800 and $.25 each additional sq. ft.
3,201-4,000	$2,000.00 for first 1,800 and $.20 each additional sq. ft.
4,000+	$2,000.00 for first 1,800 and $.15 each additional sq. ft.

(4) Commercial construction: $7.00 per every $1,000.00 of value or $75.00 minimum.

(5) Inspectors contracted by the city to review or inspect structures: Actual cost incurred by the city*.

*Actual costs incurred by the city will be assessed an additional five percent (5%) administrative fee, or thirty-five dollars ($35.00), whichever is less, for each separate fee assessed.

(c) Permits issued for repairs, renovations, and remodeling will expire after one hundred eighty (180) days. The permit may be extended for an additional ninety (90) days with the approval of the city manager.

§ 1.05.063. Accessory building/remodel fees.

(a) Remodel/addition/accessory structure - residential:

(1) Two hundred fifty (250) sq. ft. and under: $75.00

(2) Two hundred fifty-one (251) sq. ft. and over: $75.00 plus $0.25 each additional sq. ft.

(b) Mechanical permits - residential: $75.00.

(c) Electrical permits - residential: $75.00.

(d) Plumbing permits - residential: $75.00.

(Ordinance 20-04-1375 adopted 4/28/20)

§ 1.05.064. Other review and/or inspection fees.

(a) Alarm permit fee: $25.00/year.

(b) Certificate of occupancy - commercial: $125.00.

(1) 1st reinspection: No charge.

(2) 2nd reinspection and subsequent reinspections: $50.00.

(c) Fence permit:

(1) Residential: $50.00.

(2) Commercial: $100.00.

(d) Flatwork/concrete:

(1) Residential: $75.00.

(2) Commercial: $7.00 per every $1,000.00 of value or $75.00 minimum.

(e) Foundation repair:

(1) Residential: $75.00.

(2) Commercial: $7.00 per every $1,000.00 of value or $75.00 minimum.

(f) Irrigation system:

(1) Residential: $75.00.

(2) Commercial: $150.00.

(g) Roof:

(1) Residential: $50.00.

(2) Commercial: $7.00 per every $1,000.00 of value or $75.00 minimum.

(h) Signs: $100.00.

(i) Solar panels:

(1) Residential: $75.00.

~~(2) Commercial: $7.00 per every $1,000.00 of value or $75.00 minimum.~~

~~(j) Swimming pool:~~

~~(1) Residential: $150.00.~~

~~(2) Commercial: $7.00 per every $1,000.00 of value or $75.00 minimum.~~

~~(k) Public swimming pool:~~

~~(1) Operating permit - annual certification: $250.00.~~

~~(2) Reinspection fee: $100.00.~~

~~(l) Inspections outside of normal business hours: $75.00/hour with 2-hour minimum.~~

~~(m) Inspections for which no fee is specifically indicated: $50.00.~~

~~(Ordinance 20-04-1375 adopted 4/28/20)~~

GENERAL FEES	
Contractor's Registration fee	Plumber - Master = $0.00 Electrician - Master, Journeyman, or Residential = $0.00 Mechanical - License Holder = $0.00 Backflow Specialist - Testers = $50.00 Irrigation - License Holder = $50.00 General Contractor = $50.00 Contractors (other than listed above) = $50.00
3rd Party Review (engineers, inspectors, lawyers, planners, or others as needed)	Actual costs incurred by the city + 5% administrative fee OR $35.00, whichever is less, for each separate fee assessed.
Permits for which no fee is specifically indicated	$75.00
Work started without a Permit	2 x Permit fee cost
Inspections outside of normal business hours	$75 per hour with 2-hour min
Impact Fees	See Chapter 10, Article 10.03 - Impact Fees
RESIDENTIAL PERMIT FEES	
Residential One and two Family Building Plan Review	$50
Additional Plan Review Required by changes, additions, or revisions to plans after permit approval	$25
Residential Home	
0-1,800 SQ FT	$2,000
1,801-2,500 SQ FT	$2,000 +.30/sq ft over 1800
2,501-3,200 SQ FT	$2,000 +.25/sq ft over 1800

3,201-4,000 SQ FT	$2,000 +.20/sq ft over 1800
4,000+ SQ FT	$2,000 +.15/sq ft over 1800
Additions, Remodels	250 sq. ft. and under = $100 251 sq. ft. and over = $100 plus $0.25 each additional sq. ft.
Re-inspection Fee	1st = no charge 2nd and subsequent = $75
Manufactured Home	
$100 + $100 for each trade permit required	
Swimming Pool - Residential	
In ground	$400
Above ground	$125
Spa/Hot tub	$150
COMMERCIAL PERMIT FEES (to include Multi-Family)	
Commercial Plan Review	$100
Additional Plan Review required by changes, additions, or revisions to plans after permit approval	$65
New Commercial (including remodels/additions)	$7/every $1,000 of valuation or $100 minimum
Commercial Reinspection Fee	1st = no charge 2nd and subsequent = $75
Swimming Pool - Commercial	
New Swimming Pool	$7/every $1,000 of valuation or $100 minimum
Annual Pool Operating Permit	$250
Commercial Certificate of Occupancy (CO)	
New CO	$125
Temporary CO	$250 every 30 days with 6 Month maximum
Change of Occupancy/ New Business/New Owner	$125
MISCELLANEOUS PERMIT FEES	
On Site Sewer facility fee	
New install	$475
Repair/Relocate/Modification	$200
Mechanical	
Residential	$100
Commercial	$7/every $1,000 of valuation or $100 minimum
Electrical	
Residential	$100
Commercial	$7/every $1,000 of valuation or $100 minimum
Plumbing	
Residential	$100
Commercial	$7/every $1,000 of valuation or $100 minimum
Solar Panels	
Residential	$100 - in-house

	$35 - 3rd party provided by permitee
Commercial	$7/every $1,000 of valuation or $100 minimum $35 - 3rd party provided by permitee
Windows Replacement	
Residential	$100
Commercial	$7/every $1,000 of valuation or $100 minimum
Roof	
Residential	$100
Commercial	$7/every $1,000 of valuation or $100 minimum
Flatwork/Concrete	
Residential	$100
Commercial	$7/every $1,000 of valuation or $100 minimum
Foundation Repair	
Residential	$75
Commercial	$7/every $1,000 of valuation or $100 minimum
Retaining Walls	
Residential	$75
Commercial	$7/every $1,000 of valuation or $100 minimum
Fence Permit (to include Screen walls)	
Residential	$75
Commercial	$7/every $1,000 of valuation or $100 minimum
Irrigation System	
Residential	$100
Commercial	$200
SIGN PERMIT FEES	
Banner & Inflatable sign	$50
Sign without electrical	$100
Sign with electrical	$175
Builder, developer, or model home sign	$100
OTHER PERMIT FEES	
Accessory Structure	250 sq.ft. and under = $75 251 sq. ft. and over = $100 + .25/sq ft over 251 sq.ft.
Storm Shelter	$75.00
Outdoor fireplace/ firepit	$75.00
Temporary Building/ Construction Trailer/ Sales Office	$100.00
Temporary Batch Plant	$300.00
House Demolition/Moving	$100.00
Annual Single Family Home Rental Registration	$50.00
Heritage Certificate of Appropriateness (COA)	Residential (New or Remodel) = $250 Residential (other) = No fee Commercial = $250

§ 1.05.06~~5~~3. Water fees.

~~(a) Water meter:~~

~~(1) Five-eighths (5/8) inch: $150.00.~~

~~(2) One (1) inch: $250.00.~~

~~(3) Greater than one and one-half (1-1/2) inch: Actual cost incurred by the city.*~~

~~(b) Meter sensor: $150.00.~~

~~(c) Water/sewer tap fees (when repair, replacement or installation required): Actual cost incurred by the city.*~~

~~* Actual costs incurred by the city will be assessed an additional five percent (5%) administrative fee, or thirty-five dollars ($35.00), whichever is less, for each separate fee assessed.~~

~~(Ordinance 14-01-1011 adopted 1/14/14)~~

WATER SERVICE FEES	
Water Meter	
Five-eights(5/8)inch	$150
One (1) Inch	$400
Two (2) inch	$1,400
Three (3) inch	$3,000
Four (4) inch	$3,800
Six (6) inch	$5,800
Other Fees	
In Line Connector	$75
Meter Sensor (ERT)	$150
Water/sewer tap fees (when repair, replacement or installation required):	Actual cost incurred by the city. + five percent (5%) administrative fee, or thirty-five dollars ($35.00), whichever is less, for each separate fee assessed.
Curb Stop Replacement	$300

§ 1.05.0~~5~~4. Government entity reduction.

All permit fees for any government entity may be reduced by up to fifty percent (50%) as determined by the city manager or their designated representative.

§ 1.05.06~~5~~6. Abatement lien administrative fee.

(a) A fee of one hundred twenty-five dollars ($125.00) shall be added on any abatement lien filed by the city in abating violations of the law.

(b) For such lien amounts filed by the city, including any fees and interest, the city attorney may settle such liens with the property owner or institute suit to foreclose said lien, and a statement of expenses aforesaid, or certified copy thereof, shall be prima facie proof of the amount expended in such work in abatement and the reasonableness thereof.

§ 1.05.065~~5~~7. Code of Ordinances book.

(a) The cost of the official Code of Ordinances Book with tabs and the stamped binder is one hundred eighty-five dollars ($185.00).

(b) A copy of the Code of Ordinances is available for public reference free of charge in the office of the city secretary. An online version of the Code of Ordinances will be available free of charge on the city's website.

§ 1.05.0~~70~~68 through § 1.05.080. (Reserved).

SECTION 2

Division 2 of Article 1.05, is here by amended to add **Part IV – Development Fees** as follows:

Part IV – Development Services

§ 1.05.083 – Planning & Zoning Fees

General Fees	
Escrow account Establishment of an escrow account at time of master plat submission (may be modified on a per-case basis as determined by the City M anager)	$5,000
3rd Party Review (engineers, inspectors, lawyers, planners, or others as needed) used to review residential/commercial construction plans	Actual costs incurred by the city + 5% administrative fee OR $35.00, whichever is less, for each separate fee assessed.
Plat Fees	
Plat Application Fee	$100
Master Plat	$500
Preliminary Plat	$500 + $10/LOT
Final Plat	$500 + $10/LOT
Minor Plat	$500
Development Plat	$500

Zoning & Site Plan Fees	
Zoning Change Application	$750
Detailed Site Plan Review	$500 - less than 5 acres $500 + $25/acre 5 - acres or more
Planned Development (PD) – (Conceptual Plan) Document Review	$2,500 for each base zone included in the PD
Specific Use Permit (SUP)	$750
Zoning Board of Adjustment Variance & Special Exception	$500
Overlay Matrix Conformance	$500
Residential Subdivision Landscape Plan Review	$250.00
Zoning and ETJ Verification Letter	$50

SECTION 3

Division 2 of Article 1.05, is here by amended to add **Part V – Engineering and Inspection** as follows:

Part V – Engineering and Inspection

§ 1.05.084 – Engineering and Inspection Fees

Engineering and Inspection Fees	
Engineering/Civil Plan Review	$3,000 + $25/acre of disturbed area up to 3 reviews + $1,000 Each additional review
Earthwork/Grading Plan Review	$300 + $10/acre of disturbed area
Drainage Study (FLOOD/LOMR/CLOMR)	$4,000 $2,000 for each additional review
Traffic "TIA Review" In House	Flat Fee $500 for Simple TIA, $1,000 for Complex Complex = 4 or more intersections
Construction Inspection Fee	$200/Day of contract time of 1 year or more $240/Day of contract time of less than 1 year
2 year subdivision maintenance bond	100% of costs
Inspections outside of normal business hours	$75 per hour with 2-hour min

- **§ 1.05.085 through § 1.05.090. - (Reserved).**

SECTION 4

Section § 2-1. - Complete Application Required of Article II – Platting Procedures of EXHIBIT 10A – SUBDIVISION ORDINANCE, is here by amended to add **i. Schedule of Fees; Charges and Expenses** as follows:

EXHIBIT 10A - SUBDIVISION ORDINANCE

Article II - Platting Procedures

§ 2-1. - Complete Application Required.

i. Schedule of Fees; Charges, and expenses.
   a. The City Council shall establish a schedule of fees, charges, and expenses, and a collection procedure for the review and processing of platting, site plans, construction plans, construction inspections and other matters pertaining to this ordinance. The schedule shall be posted in the office of the administration official and can be found in Part IV of Division 2 of Article 1.05.
   b. No plats or review submittals shall be processed for approval unless and until such costs, charges, fees, or expenses have been paid in full.

SECTION 5

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 judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6

This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are specifically repealed or those in direct conflict with the provisions of this ordinance.

SECTION 7

This Ordinance shall be effective upon its passage and publication as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS ON THIS 6TH DAY OF OCTOBER 2025.

_____
Janet Nichol, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

APPROVED AS TO FORM:

_____
Jason Day, City Attorney