

**ORDINANCE NO. 20-03-05-06**

**PLANNING, ENGINEERING, & BUILDING FEE UPDATE**

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS AMENDING TITLE XVI "FEE SCHEDULE," CHAPTER 170 "PLANNING, ENGINEERING, AND BUILDING FEES" OF THE CODE OF ORDINANCES OF THE CITY OF CORINTH; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth, Texas is a home rule municipality located in Denton County, Texas created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the City is authorized to adopt regulations governing the development of land within the City and its extraterritorial jurisdiction in the interest of the public health, safety and welfare of its citizens; and

**WHEREAS**, the City incurs certain costs related to inspection services, review services, and other governmental services provided in the daily course of municipal business; and

**WHEREAS**, the City seeks to recover a portion of those costs from the beneficiaries of such services; and

**WHEREAS**, the City periodically reviews the costs of such services for the purpose of assuring its fees are fair, reasonable, and consistent with the actual costs incurred; and

**WHEREAS**, the last comprehensive update to the City's zoning, platting, and building fees was conducted in August, 2002, and inflationary impacts on the actual cost to provide these services has exceeded the revenue generated by said fees; and

**WHEREAS**, the City has determined it is in the public interest to raise its fee schedule to make said fees consistent with the City's actual costs; and

**WHEREAS**, upon review and consideration of the foregoing factors, the City Council has determined that the City's planning, engineering and building permitting fees should be amended as set forth below;

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

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing recitals are found to be true and correct and are hereby incorporated into the body of this Ordinance for all purposes.

**SECTION 2.  
AMENDMENTS**

**2.01.** That the City of Corinth, Texas Code of Ordinances, Title XVI: - “Fee Schedule”, Chapter 170: “Planning, Engineering and Building Fees” is hereby amended to be read as follows and all other provisions of Title XVI – “Fee Schedule” not expressly amended hereby shall remain in full force and effect without amendment:

**“Chapter 170: Planning, Engineering, and Building Fees**

- (A) Permit fees. Permit fees shall be collected prior to the issuance of any permit for building construction work, plumbing work, mechanical work, or electrical work in accordance with this section and fees shall be paid in accordance with the Permit Fee Schedule set forth herein.
- (B) Health Inspections. Health inspections shall include but not be limited to those inspections recommended by the Texas Department of Health for the protection of the health, safety and general welfare of the public and those inspections required by state law or City ordinance for the protection of the health, safety and general welfare of the public.

<b>(C) Zoning:</b>	
<b>1. Zoning Changes (other than PD)</b>	49.9 acres or less \$750 50 acres or more \$1,200
<b>2. Planned Development Zoning</b>	\$500.00 plus \$50.00/acre (Maximum: \$2,000.00) plus 100% of legal and engineering costs
<b>3. Zoning Verification Letter</b>	\$50
<b>4. Specific Use Permits:</b>	\$300 + \$5 per acre
<b>5. Conceptual or Detailed Site Plans (each)</b>	\$250 + \$10 per acre, plus 100% of legal and engineering costs.
<b>(D) Platting:</b>	
<b>1. Subdivision Preliminary Plat</b>	\$200.00 plus \$5/lot or \$30/acre, whichever is greater, plus 100% of engineering costs
<b>2. Subdivision Final Plat, Conveyance Plat, &amp; Plat Vacation</b>	\$300.00 plus \$5/lot or \$25.00/acre, whichever is greater, plus 100% of engineering costs and county filing fees
<b>3. Subdivision Replat</b>	\$350.00 plus \$5/lot or \$25.00/acre, whichever is greater, plus 100% of engineering costs and county filing fees

<b>4. Minor Plat &amp; Amending Plat</b>	\$400.00 plus 100% of engineering costs and county filing fees
<b><u>(E) Commercial Construction:</u></b>	
<b>1. Building Permit</b>	\$0.75 Per Square Foot
<b>2. Plan Review Fee</b>	65% of Building Permit Fee
<b>3. Certificate of Occupancy (new occupant or change of use)</b>	\$100.00
<b>4. Reinspection (red tag)</b>	\$75.00
<b>5. Reinspection tag (outside normal business hours)</b>	Minimum four hours @ \$47.00/hour
<b>6. Commercial Remodel or Tenant Finish</b>	\$0.50 per square foot
<b><u>(F) Residential Construction:</u></b>	
<b>1. Building Permit</b>	\$0.75 Per Square Foot
<b>2. Plan Review</b>	65% of Building Permit Fee
<b>3. Residential garage not constructed at the same time as the main building</b>	\$0.40 per square foot
<b>4. Residential accessory building or patio cover, barns, stables, sheds:</b>	
a. 100 sq. ft. or less	No fee
b. Over 100 sq. ft. to 200 sq. ft. (over 200 sq. ft. use residential garage fee)	\$50
<b>5. Fireplaces, woodburning stoves, ham radio antenna, retaining walls, deck and similar small permits</b>	\$75
<b>6. Any repair, alteration, or remodeling of a residence requiring inspection, to include garage conversions</b>	\$0.40 per square foot
<b>7. Reinspection (red tag) (for all construction)</b>	\$75.00
<b><u>(G) Electric, Plumbing and Mechanical:</u></b>	
<b>1. Electrical work:</b>	
a. Residential buildings	\$75.00/building
b. Commercial buildings	\$75.00 per unit or building
c. Apartment buildings	\$75.00 per unit
<b>2. Plumbing work:</b>	
a. Residential buildings	\$75.00/building

b. Commercial buildings	\$75.00 per unit or building
c. Apartment buildings	\$75.00 per unit
<b>3. Heating, ventilating and air conditioning:</b>	
a. Residential buildings	\$75.00/building
b. Commercial buildings	\$75.00 per unit or building
c. Apartment buildings	\$75.00 per unit
<b>(H) Miscellaneous Processes:</b>	
<b>1. Swimming pools, hot tubs, spas:</b>	
a. In-ground	\$550
b. Above-ground	\$200
<b>2. Sign permit fees:</b>	\$150 plus \$1.00/each sq. ft. over 50 sq. ft.
a. Sign permit, temporary, banner	\$150.00
b. Sign removal, recovery fee, 1—50 sq. ft.	\$25.00**
c. Sign removal, recovery fee, over 50 sq. ft.	\$50.00**
d. Annual renewal of temporary signs	Same as sign permit
e. Sign plan review	65% of permit fee
f. Variance request to City Council	\$150
<b>3. House moving permit (when structure is to be located in city)</b>	\$75
<b>4. Demolition permit</b>	\$50
<b>5. Concrete pouring</b>	\$50
<b>6. Automatic lawn sprinkler:</b>	
a. Residential	\$75
b. Commercial	\$150
<b>7. Fence permits:</b>	
a. Residential	\$25
b. Commercial	\$75
<b>8. Conversion of a residential structure</b>	\$0.40 per square foot – Minimum \$30
<b>9. Change street name</b>	\$200.00 plus cost of signage
<b>10. Abandonment of public easements/R.O.W.</b>	\$100.00 plus 100% of legal and engineering costs and county filing fees
<b>11. Floodplain development permit</b>	\$500.00 plus 100% of engineering costs

<b>(I) <u>Health Inspections:</u></b>	
<b>1. Nonconventional private sewer systems</b>	Contracted 3rd party cost + \$25 processing fee
<b>2. Day care center inspection</b>	Contracted 3rd party cost + \$25 processing fee
<b>3. Nursing home cafeteria inspection</b>	Contracted 3rd party cost + \$25 processing fee
<b>4. School cafeteria inspection</b>	Contracted 3rd party cost + \$25 processing fee
<b>5. Restaurant inspection</b>	Contracted 3rd party cost + \$25 processing fee
<b>6. Convenience store inspection</b>	Contracted 3rd party cost + \$25 processing fee
<b>7. Grocery store inspection</b>	Contracted 3rd party cost + \$25 processing fee
<b>8. Swimming pool inspections</b>	Contracted 3rd party cost + \$25 processing fee
<b>9. Temporary food vendor inspections</b>	Contracted 3rd party cost + \$25 processing fee
<b>10. Mobile food vendor inspections</b>	Contracted 3rd party cost + \$25 processing fee
<b>11. Health complaints/investigation</b>	Contracted 3rd party cost + \$25 processing fee
<b>12. Reinspection fee</b>	Contracted 3rd party cost + \$25 processing fee
<b>13. Court appearances/on-site meetings (per session)</b>	Contracted 3rd party cost + \$25 processing fee
<b>(J) <u>Other inspections and fees:</u></b>	
<b>1. Inspections outside of normal business hours</b>	\$47.00/hour (Minimum charge – four hours)
<b>2. Inspections for which no fee is specifically indicated</b>	\$47.00/hour (Minimum charge – one-half hour)
<b>3. For use of outside consultants for plan checking and inspections, or both</b>	Actual costs incurred by the City**
<b>4. Alcohol permit</b>	50% of TABC Fee (Per State Law)
<b>5. Contractor Registration (When applicable per State Law)</b>	\$50 per year
<b>6. Fee in Lieu of Replacement Trees</b>	\$150 per caliper inch

<b>7. Engineering Inspections</b>	3% of the valuation of all public and private improvements
<b>8. Park land dedication</b>	\$550.00 per dwelling unit
<b><u>(K) Appeals/Variance processes:</u></b>	
<b>1. Board of Adjustment</b>	\$150.00
<b>2. Subdivision Ordinance Variance</b>	\$200.00
<b>3. Board of Construction appeals</b>	\$150.00
<b><i>** When outside services are required, such as outside plan review, demolition/sign removal services, landfill disposal, etc. the actual cost incurred by the City plus a 10% processing fee will be charged.</i></b>	

**SECTION 3.  
CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 4.  
SAVINGS**

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting fees which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 5.  
SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive,

unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

**SECTION 6.  
EFFECTIVE DATE**

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required by the City Charter and state law.

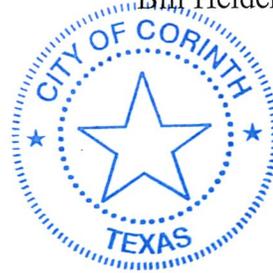
**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
CORINTH, TEXAS ON THIS 5<sup>th</sup> DAY OF MARCH 2020.**

APPROVED:



Bill Heidemann, Mayor

ATTEST:

  
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Kimberly Pence, City Secretary

APPROVED AS TO FORM:

  
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Patricia A. Adams, City Attorney