

ORDNANCE #2021-6

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BEASLEY, TEXAS, REPLACING ORDINANCE #2019-12; AMENDING THE SCHEDULE OF FEES RELATED TO CONSTRUCTION OR SUBDIVISION; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, the City of Beasley is authorized to assess and collect reasonable fees for permits, application, and services sufficient to cover its actual costs in the processing of various types of paperwork; and

WHEREAS, Council last reviewed and updated fees in November, 2019 and has undertaken a review of such fees to ensure that residents are not, through the payment of taxes, obligated with subsidizing the various costs generated by projects requiring a permit, inspection or other City services; and

WHEREAS, Council has reviewed the costs and finds that such costs are reasonable and reasonably cover the actual costs of services, now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEASLEY, TEXAS:

Section 1. Permit Fees.

The fees and charges for review of plans, permits and inspections required by any construction code adopted by the City shall be as follows and shall include all fees that are applicable to the work proposed:

Type of Work	Plan Review and Permit Fee*
Residential new construction	\$2,010
Residential alteration/addition/remodel	\$942
Mechanical, Electrical or Plumbing	\$165
Commercial new construction (less than 4,000 square feet, no more than 2 stories)	\$2,010
Commercial new construction (4,000 square feet or more or buildings with more than 2 stories)	\$4,020
Commercial alteration/addition/remodel	\$1,413
Fire alarm and fire sprinkler system	\$1,250
Demolition	\$75
Reinspection (for each inspection beyond the first failed)	\$90
Civil infrastructure (water, wastewater, storm water or similar work providing service to more than one customer or constructed in City right-of-way)	City's cost of engineering review plus 20% for administrative processing; plus \$500 permit fee
Any other construction permit not listed	\$100

*The above chart is provided for quick reference only. In the event of a conflict between the depiction of the fee in this subsection (h) and any other provision of this ordinance, the text provision shall control.

- (a) *Residential New Construction.* The fee for plan review and building permit for new construction of detached single-family dwellings shall be \$2,010 per dwelling. This fee shall still apply to each address or lot when the same building plan is used for construction of multiple dwellings. Modifications or resubmittals to previously approved plans submitted for the same street address or lot shall be processed for a fee of \$200; provided, however, this fee may be waived when such modifications are minor and do not result in additional costs to the City for processing. This fee does include the permit fee for mechanical, electrical or plumbing work.
- (b) *Residential Alteration/Addition/Remodel.* The fee for plan review and building permit for construction, alteration, addition or remodel of any existing detached single-family dwelling shall be \$942 per dwelling. Modifications or expansions to previously approved plans or permits shall be processed for a fee of \$200; provided, however, this fee may be waived when such modifications are minor and do not result in additional costs to the City for processing. This fee does include the permit fee for mechanical, electrical or plumbing work.
- (c) *Mechanical/Plumbing/Electrical.* The fee for plan review and trade permit for mechanical, electrical or plumbing work (which shall include any work for which a state license is required) shall be \$165 per trade permit. A trade permit authorizes only trade work and does not include or authorize work for which a building permit is required.
- (d) *Commercial and Multi-family New Construction.* The fee for plan review and building permit for new construction of commercial or multi-family buildings shall be \$4,020 per building; provided, however, this fee shall be \$2,010 per building if the building is 2 stories or less and contains fewer than 4,000 square feet. Multiple buildings may be submitted on the same plan and the fee shall be \$4,020 regardless of the square footage of the buildings. This fee does include the permit fee for mechanical, electrical or plumbing work.
- (e) *Commercial and Multi-family Alteration/Addition/Remodel.* The fee for plan review and building permit for existing commercial or multi-family buildings shall be \$1,413 per building. This fee shall also apply to storage sheds, shops or other accessory structures located on the same lot as any commercial or multi-family building; provided, however, that multiple structures or buildings submitted on the same plan may be processed as a single plan review when the cost to the City for processing does not exceed \$1,413. This fee does include the permit fee for mechanical, electrical or plumbing work.
- (f) *Fire alarm and fire sprinkler systems.* The fee for plan review and installation permit for a fire alarm or fire sprinkler system shall be \$1,250 per system. When both a fire alarm and fire sprinkler system are installed, the fee for both systems shall be \$1,250 when the City's cost to review and inspect the two systems do not exceed \$1,250 total. This fee does include the permit fee for mechanical, electrical or plumbing work except what work is included in the fire alarm or fire sprinkler system installation. Repair or replacement of existing fire alarm or fire sprinkler systems shall be treated as a plumbing and/or electrical trade permit, as applicable.

- (g) *Demolition.* A demolition permit shall be \$75. This permit does not authorize any other work besides demolition.
- (h) *Reinspection.* Each inspection that is failed may be reinspected once without the permit holder incurring an additional fee. If a permit holder fails two or more inspections, the permit holder shall pay \$90 per reinspection.
- (i) *Civil Infrastructure.* The fee for plan review of any civil infrastructure, including but not limited to pump stations, lift stations, detention ponds, retention ponds, water lines, wastewater lines, stormwater system or similar work designed to provide service to more than one customer or constructed in City right-of-way, shall be the City's cost of engineering review plus 20% for administrative processing. The permit fee shall be \$500 per phase; provided, the fee for additional phases beyond the first phase may be waived when the City's cost for engineering inspections do not exceed \$500 for all phases.
- (j) *All Other Permits.* Any other permit required under any construction code adopted by the City for which a fee has not been otherwise listed in this ordinance shall be \$100.
- (k) *Refunds.* The applicant shall not be entitled to a refund of any portion of the plan review and permit fee once plans have been reviewed, regardless of whether such plans are approved, denied or approved with conditions. All requests for refunds of plan review and permit fees must be submitted to the City Secretary in writing.
- (l) *Work commencing before permit issuance.* Construction permits shall be issued only after plans have been approved by the City and all contractor information has been submitted, including but not limited to proof of state license and insurance when required. Plan approval does not constitute a construction permit and no work may be performed prior to receipt of a City-issued construction permit. The permit fee for work performed prior to permit issuance shall be double the original fee.
- (m) *Abandoned Permits.* Permits for projects that have not had an inspection within the last 180 days shall be considered abandoned. A new permit must be taken out before any work may be continued or started. Where a completion bond has been required for work, a new completion bond will be required for work to be re-permitted.

Section 2. Plat and General Plan Fees.

Fees for the following submittals to the City for review and action shall be as follows:

Type of Submittal	Fee Required
Preliminary and/or Final Plats*	\$400.00 per plat, plus \$10.00 per lot, plus \$50.00 per acre for reserves, plus any additional fees required for plat review (i.e. engineering, legal)
Re-Check Fee (Beginning with 2nd recheck)*	\$350.00
Administrative Plats	\$150.00 per plat
General Plans	\$300.00 per plan
Variance Request	\$150.00

*An applicant may be required by the City to deposit or place in escrow, an amount for such notice, hearing processes and professional services where an initial review of the application indicates that the complexity of the project will require significant time by the engineer, inspector, legal counsel, or other professional. Such determination may be made by the Mayor of the City, after consultation with staff or consulting professionals with experience in the type of application or permit. Such funds will be accounted for separately and the applicant periodically advised of the costs deducted from such deposit. The actual costs will be billed to the applicant and payment of any balance will be due and owing the City in thirty (30) days.

Section 3. Tap and Meter Fees.

- (a) *Meter Fees.* The fee for installation of any new water meter shall be the City's cost of purchasing the meter plus 20% for administrative processing. Water meters may not be installed, repaired or removed without the City's approval. Submetering shall not be allowed except in accordance with TCEQ requirements.
- (b) *Tap Fees.* The fee to tap into the City's water or wastewater line shall be \$500 per tap, plus the City's costs for any required line extension plus 20% for administrative processing. These fees shall apply whether such tap occurs before or after acceptance by the City of any civil infrastructure.

Section 4. Repeal. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 5. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances 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 Beasley, 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.

Section 6. Publication and effective date. This ordinance shall be effective immediately upon adoption and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in every issue of the official newspaper for two days, or one issue of the newspaper if the official newspaper is a weekly paper, in accordance with Section 52.011 of the Local Government Code.

PASSED, APPROVED AND ADOPTED this the 16th day of November 2021.



Kenneth Reid, Mayor

ATTEST:



Misty Tiemann, City Secretary