

AN ORDINANCE 2007-09-13-0973L

**ESTABLISHING AND AMENDING FEES CHARGED FOR  
DEVELOPMENT SERVICES RELATED INSPECTIONS, REVIEW AND  
PERMITTING, AND AMENDING THE CORRESPONDING SECTIONS  
OF THE CITY CODE TO REFLECT SUCH CHANGES.**

\* \* \* \* \*

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Code of San Antonio, Texas is hereby amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

**SECTION 2.** Chapter 6 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 6, Article I, Section 6-3 is amended as follows:

**The proposed fee structure for residential plan review to read as follows:**

***Building permit fees total valuation:***

|                         |  |
|-------------------------|--|
| \$0 - \$24,000          | \$100.00   |
| \$24,001 - \$200,000    | \$100.00 + \$1.38/\$1,000, or fraction thereof, over \$24,000    |
| \$200,001 - \$1,000,000 | \$342.88 + \$0.72/\$1,000, or fraction thereof, over \$200,000   |
| \$1,000,001+            | \$918.88 + \$0.17/\$1,000, or fraction thereof, over \$1,000,000 |

\*Homes valued under \$100,000 will receive a 25% discount applied to the building plan review fees.

**~~The proposed fee structure for commercial plan review to read as follows:~~**

***Building permit fees total valuation:***

|                                   |  |
|-----------------------------------|--|
| Less than \$1,000.00              | \$100.00   |
| Over 1,000.00 to 200,000.00       | \$100.00 + \$1.60/\$1,000, or fraction thereof, over \$1,000       |
| Over 200,000.00 to \$1,000,000.00 | \$418.40 + \$1.50/\$1,000, or fraction thereof, over \$200,000     |
| Over 1,000,000.00 to 5,000,000.00 | \$1,618.40 + \$0.75/\$1,000, or fraction thereof, over \$1,000,000 |
| Over 5,000,000.00                 | \$4,618.40 + \$0.50/\$1,000, or fraction thereof, over \$5,000,000 |

\* \* \* \* \*

Chapter 6, Article I, Section 6-3 under that heading entitled "BUILDING INSPECTIONS DEPARTMENT FEE SCHEDULE" is amended as follows:

### **BUILDING INSPECTIONS DEPARTMENT FEE SCHEDULE**

After Hours Inspections (all disciplines) \$100.00/hour (two hour minimum)

Name change on permit                      \$50.00                      \$25.00

#### **Residential Building permit**

|   |   |
|---|---|
| Less than \$1000.00                           | \$100.00  |
| From <u>\$1,001.00</u> to <u>\$25,000.00</u>  | \$100.00 plus 7.28 per 1,000 or fraction thereof over 1,001     |
| From <u>\$25,001.00</u> to <u>\$75,000.00</u> | \$274.87 plus 5.72 per 1,000 or fraction thereof over 25,000    |
| Over <u>\$75,000.00</u>                       | \$560.00 plus 1.25 per 1,000 or fraction thereof over 75,000.00 |

\* \* \* \* \*

| <del>—Plan Check Fee Total Valuation:—</del>                    |                      | <del>Plan Check Fee—</del>   |
|---|----------------------|--|
| <del>Unknown when plans and specifications are submitted—</del> | <del>\$124.00—</del> | <del>At time of submission plus the balance of the required fee payable at such time as the valuation is determined—</del> |
| <del>—Residential Plan Check Fee Schedule:—</del>               |                      |  |
| <del>\$0 to \$24,000.00—</del>                                  | <del>\$30.00—</del>  | <del>—</del>   |
| <del>Over 24,000.00, up to 200,000.00—</del>                    | <del>1.25—</del>     | <del>Each 1,000.00 value or fraction thereof—</del>  |
| <del>Over 200,000.00, up to 1,000,000.00—</del>                 | <del>250.00—</del>   | <del>For first 2,000,000 plus .65 for each 1,000.00 of value or fraction thereof—</del>                                    |
| <del>Over 1,000,000.00, up to 5,000,000.00—</del>               | <del>770.00—</del>   | <del>For first 1,000,000.00 plus .35 per each 1,000.00 of value or fraction thereof—</del>                                 |
| <del>Over 5,000,000.00—</del>                                   | <del>2,170.00—</del> | <del>For first 5,000,000.00 plus .15 per each 1,000.00 of value or fraction thereof in excess of 5,000,000.00—</del>       |

#### **Commercial Building Permit Commercial Plan Check Fee Schedule**

|                     |          |
|---------------------|----------|
| Less than \$1000.00 | \$100.00 |
|---------------------|----------|

|                             |   |
|-----------------------------|---|
| From 1,001.00 to 25,000.00  | \$100.00 plus 7.28 per 1,000 or fraction thereof over 1,001.00  |
| From 25,001.00 to 75,000.00 | \$274.87 plus 5.72 per 1,000 or fraction thereof over 25,000    |
| Over 75,000.00              | \$560.00 plus 2.00 per 1,000 or fraction thereof over 75,000.00 |

\* \* \* \* \*

***Building Valuation Per Total Square Feet For Accessory Structure as Follows:***

\* \* \* \*

|                            |                     |
|----------------------------|---------------------|
| Residential re-roofs       | \$25.00 each        |
| <u>Commercial fences</u>   | <u>\$50.00 each</u> |
| <u>Commercial re-roofs</u> | <u>\$50.00 each</u> |

\* \* \* \* \*

***Residential Plan Check Fee Schedule:***

Certificate of Occupancy – Residential:

|   |                 |
|---|-----------------|
| <u>Temporary</u>                                  | <u>\$150.00</u> |
| <u>Temporary Extension</u>                        | <u>\$75.00</u>  |
| <u>Certificate of Occupancy – Residential</u>     | <u>\$300.00</u> |
| <u>Moving in with No Certificate of Occupancy</u> |                 |
| <u>(New construction)</u>                         |                 |

\* \* \* \* \*

***Commercial Plan Check Fee Schedule:***

\* \* \* \* \*

|                          |                 |                 |
|--------------------------|-----------------|-----------------|
| Certificate of Occupancy | <u>\$200.00</u> | <u>\$171.60</u> |
|--------------------------|-----------------|-----------------|

|                      |                   |                    |
|----------------------|-------------------|--------------------|
| 2 units to 50 units— | 171.60 + 24.96—   | Per unit over 2—   |
| 51 to 100 units—     | 1,369.68 + 12.48— | Per unit over 50—  |
| 101 to 200 units—    | 1,981.12 + 5.51—  | Per unit over 100— |



|                     |                  |                    |
|---------------------|------------------|--------------------|
| 201 units and over— | 2,561.61 + 1.92— | Per unit over 200— |
|---------------------|------------------|--------------------|

|   |                 |         |
|---|-----------------|---------|
| Temporary C of O Extension              | <u>\$100.00</u> | \$50.00 |
| Temporary certificate of occupancy      | <u>\$500.00</u> |         |
| Certificate of Occupancy – Name Change: | <u>\$50.00</u>  |         |

Certificate of Occupancy – Commercial  
Occupying with no certificate of occupancy

New Construction \$500.00

Existing Construction \$200.00

Expired Certificate of Occupancy Fine \$500.00

|                          |                 |         |
|--------------------------|-----------------|---------|
| <u>Mall Cart</u>         | <u>\$100.00</u> | \$80.00 |
| Garage/yard sale permits | <u>\$16.00</u>  | \$4.00  |
| When obtained by mail    | <u>\$ 4.50</u>  |         |

\* \* \* \* \*

Tents per month per tent \$100.00 \$75.00

\* \* \* \* \*

***Moving buildings:***

\* \* \* \* \*

Moving buildings or structures over 400 sq. ft.  
per section, per day on city street \$100.00 \$90.00

\* \* \* \* \*

***Demolition Permit Fees:***

Single story residential \$75.00 \$40.00

Single story commercial \$100.00 \$75.00

Multi-story commercial up  
to 3 stories \$200.00 \$150.00

Multi-story commercial over 3 stories \$650.00 \$500.00

\* \* \* \* \*

**HEATING AND AIR CONDITIONING PERMITS**

\* \* \* \* \*

|  |                |                    |
|--|----------------|--------------------|
| <u>City</u> <del>State</del> registration fee for master heating and air conditioning <u>State</u> license, per year | <u>\$85.00</u> | <del>\$75.00</del> |
|--|----------------|--------------------|

**PLUMBING, GAS, SEWER, MEDICAL GAS PERMIT FEES**

\* \* \* \* \*

|   |                |                    |
|---|----------------|--------------------|
| <u>City</u> registration fee for master plumbing <u>State</u> license, per year | <u>\$85.00</u> | <del>\$75.00</del> |
|---|----------------|--------------------|

|   |                |  |
|---|----------------|--|
| <u>City</u> registration fee for Master Plumbing with mechanical gas fee <u>State</u> license | <u>\$85.00</u> |  |
|---|----------------|--|

\* \* \* \* \*

**APPEAL BOARDS**

\* \* \* \* \*

|                                       |                 |                     |
|---------------------------------------|-----------------|---------------------|
| Board of Adjustment appeal fee        | <u>\$300.00</u> |                     |
| <u>Homestead Exemption Appeal</u>     | <u>\$400.00</u> |                     |
| <u>Non-Homestead Exemption Appeal</u> | <u>\$600.00</u> |                     |
| Board of Adjustment postponement fee  | <u>\$200.00</u> | <del>\$125.00</del> |

\* \* \* \* \*

**LICENSE FEES****Demolition contractor license**

\* \* \* \* \*

|             |                |                    |
|-------------|----------------|--------------------|
| Renewal fee | <u>\$35.00</u> | <del>\$32.50</del> |
|-------------|----------------|--------------------|

\* \* \* \* \*

**House moving contractor license**

|                |                |                    |
|----------------|----------------|--------------------|
| Annual license | <u>\$60.00</u> | <del>\$50.00</del> |
|----------------|----------------|--------------------|

\* \* \* \* \*

**Home improvement contractor license**

Contractor license

|             |                 |                     |
|-------------|-----------------|---------------------|
| Initial fee | <u>\$60.00</u>  | <del>\$50.00</del>  |
| Renewal fee | <u>\$110.00</u> | <del>\$100.00</del> |

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**Salesman license**

|         |                |                    |
|---------|----------------|--------------------|
| Initial | <u>\$60.00</u> | <del>\$50.00</del> |
| Renewal | <u>\$35.00</u> | <del>\$30.00</del> |

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**Electrician licenses**

Master Electrician

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|         |                 |                     |
|---------|-----------------|---------------------|
| Renewal | <u>\$150.00</u> | <del>\$125.00</del> |
|---------|-----------------|---------------------|

|   |                |                    |
|---|----------------|--------------------|
| <u>City registration fee for master electrician State license, per year</u> | <u>\$85.00</u> | <del>\$75.00</del> |
|---|----------------|--------------------|

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Journeyman

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|         |                 |                    |
|---------|-----------------|--------------------|
| Renewal | <u>\$100.00</u> | <del>\$42.50</del> |
|---------|-----------------|--------------------|

\*\*\*\*\*

**Sign operator license**

Master sign electrician license

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|         |                 |                     |
|---------|-----------------|---------------------|
| Renewal | <u>\$125.00</u> | <del>\$100.00</del> |
|---------|-----------------|---------------------|

|           |                |  |
|-----------|----------------|--|
| Duplicate | <u>\$ 5.00</u> |  |
|-----------|----------------|--|

|  |                |                    |
|--|----------------|--------------------|
| <u>City registration fee for sign contractor license, per year</u> | <u>\$85.00</u> | <del>\$75.00</del> |
|--|----------------|--------------------|

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**Heating and air conditioning licenses**

Master heating and air conditioning

\*\*\*\*\*

Renewal

\$150.00~~\$125.00~~

\*\*\*\*\*

Technician license

\*\*\*\*\*

Renewal

\$35.00~~\$25.00~~

\*\*\*\*\*

Apprentice license

\*\*\*\*\*

Renewal

\$35.00~~\$10.00~~

\*\*\*\*\*

**Street number painter's license**Annual Initial\$35.00~~\$25.00~~

Renewal

\$12.50**Sidewalk contractor license**Annual Initial\$60.00~~\$50.00~~

\*\*\*\*\*

**REGISTRATION FEES**Electrical maintenance technician registration, annual \$35.00~~\$30.00~~

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Sign technician, for seven-year period

\$35.00~~\$30.00~~

Sign trainee, for a nine-year period

\$10.00City Sign Contractor Registration fee\$85.00Electrical Maintenance Renewal fee\$60.00

Chapter 6, Article I, Section 6-3 under that heading entitled "APPLICATION FOR ELECTRICAL PERMIT" is amended as follows:

**APPLICATION FOR ELECTRICAL PERMIT**

| No. | Description of Items | Amount                             |
|-----|----------------------|------------------------------------|
| 68  | Inspection           | <u>\$50.00</u> <del>\$100.00</del> |

\* \* \* \* \*

Chapter 6, Article I, Section 6-5 under that heading entitled "Administrative fee for processing permits" is amended as follows:

- a. Should an applicant for a mechanical, electrical, and plumbing permit request processing by city staff in lieu of on-line processing, an administrative fee in the amount of ten dollars (\$10.00) ~~three dollars (\$3.00)~~.
- b. Should an applicant request City Staff to schedule an inspection in lieu of on-line inspection processing, an administrative fee in the amount of \$3.00 per inspection request shall be charged for such service.
- c. Should an applicant for a residential building permit request processing by city staff in lieu of on-line processing, an administrative fee in the amount of ten dollars (\$10.00).

**SECTION 3.** Chapter 11 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 11, Article II, Section 11-16 is amended as follows:

**Sec. 11-16. Fees for certain permits and services.**

- (a) The following fees are hereby established for obtaining certain permits from the fire prevention division of the fire department.

\* \* \* \* \*

- (6) Burning Permits \$225.00/7 days ~~\$185~~

\* \* \* \* \*

- (8) Aboveground temporary  
Flammable liquid storage tank permits:



a. Thirty (30) Ninety (90) days \$100.00

\* \* \* \* \*

(10) Fixed pipe automatic extinguishing Systems in hoods and ducts, per system \$150.00 ~~\$100.00~~

(11) *Explosive site permit:*

|  |                 |                     |
|--|-----------------|---------------------|
| a. Utilities, per 90 days                | <u>\$200.00</u> |                     |
| b. Excavation, per 30 days               | <u>\$200.00</u> | <del>\$100.00</del> |
| c. Swimming pools and septs, per 30 days | <u>\$150.00</u> | <del>\$50.00</del>  |
| d. Pyrotechnics, per day                 | <u>\$150.00</u> | <del>\$50.00</del>  |
| Maximum per event                        | <u>\$450.00</u> | <del>\$200.00</del> |

(12) a. Sprinkler system permit. A sprinkler system permit fee shall be assessed for reviewing plans, inspecting, and hydrostatic testing of sprinkler systems. The fee will be assessed according to the following schedule: one hundred and fifty dollars (\$150.00) ~~one hundred and twenty five dollars (\$125.00)~~ for any system with one (1) to twenty (20) ~~ten (10)~~ heads; one hundred and fifty dollars (\$150.00) ~~one hundred and twenty five dollars (\$125.00)~~ for any system with eleven (11) to twenty five (25) heads; two hundred dollars (\$200.00) for any system with twenty-one (21) twenty-six (26) to two hundred (200) heads; two hundred dollars (\$200.00) for the first two hundred (200) heads plus seventy-five cents (\$0.75) for each additional head with a maximum fee of two thousand dollars (\$2,000.00) per floor. In addition, if the sprinkler system is located on more than one (1) floor, the fee will also include a charge of fifty dollars (\$50.00) ~~forty dollars (\$40.00)~~ for each additional floor. (Basements or underground levels are considered floors for purposes of this fee.)

\* \* \* \* \*

g. Fast Track Sprinkler System Permit \$100.00

(13) a. Fire alarm system permit. A fee shall be assessed for reviewing plans, inspecting and testing of fire alarm systems. The fee shall be assessed based on the following schedule: One hundred and fifty dollars (\$150.00) ~~One hundred and twenty five dollars (\$125.00)~~ for any system with one (1) to twenty (20) ~~ten (10)~~ initiating or signaling devices; one hundred and fifty dollars (\$150.00) ~~one hundred and twenty five dollars (\$125.00)~~ for any system with eleven (11) to twenty five (25) devices; two hundred dollars (\$200.00) for any system with twenty-one (21) twenty-six (26) to two hundred (200) devices; two hundred dollars (\$200.00) for for the first two hundred (200) devices plus seventy-five cents (\$0.75) for each additional device with a maximum fee of two thousand dollars

(\$2,000.00) per floor. In addition, if the fire alarm is located on more than one (1) floor, the fee will also include a charge of fifty dollars (\$50.00) ~~forty dollars (\$40.00)~~ for each additional floor. (Basements or underground levels are considered floors for purposes of this fee.)

The permit fee for major fire alarm system work not involving modification of initiating and/or signalling devices is one hundred dollars (\$100.00). The fire chief shall make the final determination of whether a system modification constitutes major fire alarm system related work; however, the following modifications shall always constitute major work: installations of a fire alarm panel, or any other significant modification of the system.

\* \* \* \* \*

|      |  |                 |                 |
|------|--|-----------------|-----------------|
| (14) | Float and food booth permit,                   | <u>\$30.00</u>  | <u>\$20.00</u>  |
| (15) | Bonfire permit, per event                      | <u>\$544.50</u> | <u>\$400.00</u> |
| (16) | Fireworks display permit, per event            | <u>\$544.50</u> | <u>\$450.00</u> |
| (17) | Amusement parks:                               |                 |                 |
|      | a. Annual fireworks/pyro-Technics display      | <u>\$484.00</u> | <u>\$400.00</u> |
|      | b. Pyrotechnics display                        | <u>\$242.00</u> | <u>\$200.00</u> |
| (18) | Amusement park fireworks annual storage permit | <u>\$121.00</u> | <u>\$100.00</u> |

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- (c) (1) Reinspection fee. A reinspection fee of one hundred twenty-five dollars (\$125.00) ~~one hundred dollars (\$100.00)~~ shall be assessed for each inspection or reinspection when work for which an inspection or reinspection is requested is not approved. A reinspection fee may also be assessed when the permit is not properly posted on the work site, when the approved plans are not readily available to the inspector, when access is not provided on the date for which inspection is requested or for noncompliance with approved plans, requiring reinspection and approval of the fire official. All reinspection fees shall be paid before final release of public utilities and issuance of the certificate of occupancy.

|     |                                |                |
|-----|--------------------------------|----------------|
| (2) | <u>Minor Re-Inspection Fee</u> | <u>\$35.00</u> |
| (3) | <u>General Inspection Fee</u>  | <u>\$75.00</u> |



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(g) Fees for state required annual inspections:

(1) a. State required annual inspections of any child daycare facility licensed to serve twelve (12) children or less, foster homes, half-way houses, group care homes or similar short-term placement occupancies that requires certification or approval by the Fire Marshal's fire marshal's office shall be assessed a fee of fifty dollars (\$50.00) thirty dollars (\$30.00) which shall be remitted at the fire marshal's office prior to the required inspection.

b. State required annual inspections of foster homes, half-way houses, group care homes or similar short-term placement occupancies that require certification or approval by the Fire Marshal's office shall be assessed a fee of one hundred dollars (\$100.00) which shall be remitted at the Fire Marshal's office prior to the required inspection.

c. State required annual inspections of any child daycare facility licensed to serve more than twelve (12) children that requires certification or approval by the Fire Marshal's office shall be assessed a fee of one hundred dollars (\$100.00), which shall be remitted to the Fire Marshal's office prior to the required inspection.

d. State required annual inspections of adult daycare facility or other similar occupancy that requires certification or approval by the Fire Marshal's office shall be assessed a fee of one hundred dollars (\$100.00), which shall be remitted to the Fire Marshal's office prior to the required inspection.

(2) a. State required annual inspection of hospitals or other similar occupancies that require certification or approval by the Fire Marshal's office shall be assessed a fee based on the number of beds in the facility. The inspection fee will consist of a charge of three dollars (\$3.00) per bed with a minimum fee of two hundred dollars (\$200.00) and a maximum fee of one thousand five hundred dollars (\$1500.00).

b. State required annual inspection of nursing homes or other similar occupancies that require certification or approval by the fire marshal's office shall be assessed a fee based on the number of beds in the facility. The inspection fee will consist of a charge of three dollars (\$3.00) per bed with a minimum fee of two hundred dollars (\$200.00) and a maximum fee of one thousand five hundred dollars (\$1500.00).

~~State required annual inspections of any child daycare facility licensed to serve more than twelve (12) children that requires certification or approval by the fire marshal's office shall be assessed a fee of seventy five dollars (\$75.00), which shall be remitted to the fire marshal's office prior to the required inspection.~~

- (3) State or private/public required annual inspections of laboratories, clinics and bonded warehouses or other similar occupancies that require certification or approval by the fire marshal's office shall be assessed a fee which shall be remitted at the fire marshal's office prior to the required inspection as follows:

Laboratories, Clinics, Rehabilitation Facilities                      \$150.00

Bonded warehouses or other similar occupancies                      \$150.00

~~State required annual inspections of adult daycare facility or other similar occupancy that requires certification or approval by the fire marshal's office shall be assessed a fee of seventy five dollars (\$75.00), which shall be remitted to the fire marshal's office prior to the required inspection.~~

\* \* \* \* \*

- (j) (1) Retest fee. If a retest of a fire protection system or portion thereof is necessary due to failure of a previous test, a retest fee of one hundred fifty dollars (\$150.00) ~~one hundred twenty five dollars (\$125.00)~~ per retest shall be paid at the fire marshal's office prior to retesting.
- (2) Rescheduling fee. If a test or a retest of any fire protection system is canceled within four (4) hours of the scheduled test, a rescheduling fee of one hundred fifty dollars (\$150.00) ~~one hundred twenty five dollars (\$125.00)~~ shall be paid prior to rescheduling of the required test.

\* \* \* \* \*

**SECTION 4.** Chapter 16 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 16, Article IV, Section 16-88 is amended as follows:

**Sec. 16-88. Fees.**

- (a) The licensing fees addressed in this section shall be paid to the building official in accordance with section 6-3 of Chapter 6 of the City Code of San Antonio, Texas. The fee for the initial contractor's license to conduct a home improvement business shall be one hundred (\$100.00), and for each annual renewal thereof



~~the fee shall be fifty dollars (\$50.00). The initial fee for a salesman's license shall be fifty dollars (\$50.00) and for each annual renewal thereof the fee shall be thirty dollars (\$30.00).~~

\* \* \* \* \*

Chapter 16, Article XV, Section 16-417 is amended as follows:

\* \* \* \* \*

|   |                                   |
|---|-----------------------------------|
| Annual irrigation contractor registration fee | <u>\$85.00</u> <del>\$75.00</del> |
|---|-----------------------------------|

\* \* \* \* \*

Chapter 16, Article XVI, Section 16-900 is amended as follows:

**Sec. 16-900. Local registration of state registered homebuilders.**

All state registered homebuilders shall register with the city before any residential building permits shall be issued. The city shall charge a fee of eighty-five dollars (\$85.00) ~~seventy-five dollars (\$75.00)~~ for such local registration.

**SECTION 5.** Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Appendix C, Fee Schedule, Section 35-C102 is amended as follows:

**Sec. 35-C102. Zoning Fees.**

(a) **Generally.** When an application is filed for a change of zoning district boundaries or for any change of the zoning ordinance or classification, such application shall be accompanied by one-half ( 1/2) of the filing fee specified in subsection (b) prior to consideration of the application by the zoning commission. A second fee in the same amount (i.e., one-half ( 1/2) of the filing fee specified in subsection (b), below) shall be required prior to consideration of an application by the city council. In addition to the filing fees specified above or to the fees required by section 35-703 for nonconforming rights, an additional fee as specified in herein shall be required by the San Antonio Water System when an application is filed which requires preparation of a report by the watershed quality planner of the San Antonio Water System.

(b) **Fees Established.** The following fees are established for zoning cases and zoning related matters. All fees shall be paid at the time an application is filed or the service is requested.

|   |                |
|---|----------------|
| (A) Permit, Development Order, Document | (B) Fee Amount |
|---|----------------|

| <i>or Action</i>  |  |
|---|--|
| Zoning commission or city council filing fees<br>(not combined) | 0 to .5 acre . <u>\$770.00</u><br><del>\$700.00</del> ea<br>0.5 to 5.0 acres <u>\$1725.00</u><br><del>\$1,430.00</del> ea<br>5.01 to 10.0 acres <u>\$3,110.00</u><br><del>\$1,780.00</del> ea<br>10.01 to 25.0 acres <u>\$5,500.00</u><br><del>\$2,140.00</del> ea.<br>25.01 acres or more <u>\$5,690.00</u><br><del>\$2,520.00</del> ea. plus \$110.00/acre<br>up to \$11,500/max |
| <u>Special Request Fee</u>                                      | <u>\$250.00</u>  |
| <u>Zoning Administrative Refund Fee</u>                         | <u>\$75.00</u>   |
| Conditional zoning district fee                                 | <u>\$300.00</u> <del>\$460.00</del>  |
| Zoning case postponement fee                                    | \$405.00   |
| Plan review fee   | \$370.00   |
| Zoning verification fees  | Property..... <u>\$150.00</u> <del>\$135.00</del><br>Site improvements <u>\$200.00</u>   |
| Notification list fee   | \$100.00   |
| Nonconforming rights registration fee.                          | <u>\$75.00</u> <del>\$50.00</del>  |
| Board of adjustment fee   | <u>Homestead Exemption Appeal</u><br><del>\$400.00</del> <del>\$300.00</del><br><u>Non-Homestead Exemption</u><br><u>Appeal \$600.00</u> <del>\$300.00</del>   |
| Board of adjustment postponement fee                            | <u>\$200.00</u> <del>\$125.00</del>  |
| Board of Adjustment Refund                                      | <u>\$75.00</u>   |
| Environmental assessment fee                                    | ERZD only.....1.5 times zoning<br>commission filing fee  |
| <del>Overpayment refund fee, per refund</del>                   | <del>\$50.00</del>   |
| Sales of aerial plots/per linear ft.                            | \$25.00  |
| Underground storage tank Edwards Aquifer<br>Transition Zone fee | Same as zoning commission fee  |
| Master plan policies document sales, per copy                   | \$35.00 per color copy<br>\$5.00 per black/white copy  |



|  |   |
|--|---|
| Reproduction (special processing requirements), based on publication   | \$15.00 per hour, plus 20% overhead   |
| <u>Zoning/Board of Adjustment Preliminary Meeting Per Hour Per Discipline (2 hrs Minimum)</u>                                | <u>\$100.00</u>   |
| Reproduction charges computer generated maps, per linear ft.   | \$25.00   |
| Sale of blueline maps, copy  | \$8.00 + tax  |
| Aerial photography, per sheet  | \$25.00   |
| Neighborhood directory fee, per directory  | \$40.00 paper, \$25.00 CD   |
| Neighborhood, community, and perimeter plans   | varies<br>\$2.00 to \$46.00 per plan<br>\$5.00 per CD   |
| Neighborhood, community and perimeter plans plan amendment fee   | 0 to 0.5 acres..... <u>\$735.00</u><br><del>\$700.00</del><br>0.501 to 5.0 acres..... <u>\$1,577.50</u><br><del>\$1,430.00</del><br>5.01 to 10.0 acres..... <u>\$ 2445.00</u><br><del>\$1,780.00</del><br>10.01 to 25 acres..... <u>\$3820.00</u><br><del>\$2,140.00</del><br>25.01 acres or more..... <u>\$3,820.00</u><br><u>plus \$110.00/acre up to</u><br><u>\$11,500/max \$2,520.00</u> |
| Sale of digital map files  | \$15.00 per hour, plus 20%  |
| Penalty for work without a certificate of appropriateness issued by the historic design and review commission (per incident) | \$75.00   |
| Facility parking/traffic zone (96038) Commercial parking lot permit  | \$150.00  |
| <u>Master Plan Community District fee</u>  | <u>\$700.00</u>   |
| <u>Specific Use Authorization</u>  | <u>\$500.00</u>   |

Chapter 35, Appendix C, Fee Schedule, Section 35-C103 is amended as follows:

**Sec. 35-C103. Subdivision and Platting Fees.**

The following fees are established for plats and subdivision related matters. Platting fees shall be paid at the time of plat application. Any adjustments to the platting

fees and other plat related fees shall be paid at the time of formal plat filing. Other fees shall be paid at the time of application.

| <i>(A) Permit,<br/>Development Order,<br/>Document or Action</i>              | <i>(B) Fee Amount</i>   |
|---|---|
| Major subdivision plat fees   | Base fee.....\$625.00 Single-family development (per lot*).....\$75.00<br>Non-single-family development (per acre*).....\$595.00  |
| Minor plats   | 0 to 3 acres.....\$595.00 3.1 to 10 acres.....\$805.00<br>10.01 to 20 acres.....\$1,075.00 20.1 or greater.....\$1,610.00 Per lot.....\$75.70 Per acre over 20.1.....\$110.00 |
| <u>Replat – Public Hearing</u>  | <u>\$250.00</u>   |
| Planning commission application fee   | \$200.00  |
| Certificate of platting determination   | <u>\$150.00</u> <del>\$400.00</del>   |
| <u>Subdivision filing fee</u>   | <u>\$250.00</u>   |
| <u>Subdivision Refund fee</u>   | <u>\$75.00 --</u>   |
| <u>Subdivision Special Request fee</u>  | <u>\$250.00</u>   |
| <u>Custom Map Request fee</u>   | <u>\$100.00</u>   |
| <u>Subdivision Preliminary Meeting Per Hour Per Discipline (2 hr minimum)</u> | <u>\$100</u>  |
| Tree save areas   | Platting fees shall be waived for designated tree save areas meeting the provisions for tree save areas in article V of this chapter.   |
| BSL replat (excludes notification fee)  | \$200.00  |
| Development plat, per plat  | \$563.00  |
| Amending plat fee   | <u>\$600.00</u> <del>525.00</del>   |
| <u>Amendment Address Plat fee</u>   | <u>\$50.00</u>  |



|   |   |
|---|---|
| <u>Amending Plat Fees (To Eliminate a Lot Line)</u>                         | <u>\$250.00</u>   |
| <u>Administrative Exception Code Variance request UDC</u>                   | <u>\$350.00</u>   |
| Plat deferral fee, per request  | <u>\$500.00</u> <del>\$410.00</del>                                     |
| Time extension fee  | <u>\$300.00</u> <del>\$263.00</del>                                     |
| Vacating declaration fee  | <u>\$350.00</u> <del>\$295.00</del>                                     |
| <u>Replat – Public Hearing</u>  | <u>\$250.00</u>   |
| Replat fee, with notification fee   | <u>\$600.00</u> <del>\$460.00</del>                                     |
| <u>Recordation Handling fee</u>   | <u>\$30.00</u>  |
| Emergency add-on fee  | <u>\$500.00</u> <del>\$442.90</del>                                     |
| Plan amendment fee, per amendment   | \$525.00  |
| <del>Notification list fee:</del>   | Inside city limits _____ \$104.00<br>Outside city limits _____ \$104.00 |
| Street name change application fee  | <u>\$500.00 plus postage</u> <del>\$250.00</del>                        |
| Street name change installation fee (per sign)                              | Estimate  |
| <u>Subdivision Street Light Request fee</u>                                 | <u>\$125.00</u>   |
| Postponement of planning commission hearing fee, per processed postponement | <u>\$400.00</u> <del>\$309.00</del>                                     |
| Design criteria manual  | \$45.00   |

\*This does not include lots or acres reserved for parks or open space pursuant to section 35-503 of this chapter.

The following fees are established for master development plans, planned unit developments, vested rights determination and consent agreements. All fees shall be paid at the time an application is filed or the service is requested.

|  |  |
|--|--|
| Plan (completeness) review fee, per review   | <del>\$700.00</del> 500.00   |
| Plan amendment fee, per amendment  | \$500.00   |
| <u>Notification fee</u>  | <u>\$250.00</u>  |
| <u>MDP/POAD PUD Validity Verification fee</u>                                      | <u>\$500.00</u>  |
| <del>Vested Rights determination</del>   | <del>\$200.00</del> 460.00 for homestead property (1 to 3 acres) and <del>\$1,000.00</del> 500.00 for single-family residential (over 1 lot or 3 acres) and commercial properties. |
| <u>Rights Determination Validation</u>   | <u>\$250</u>   |
| PUD mailing list   | \$100.00   |
| <u>Fair Notice Form (without Rights Determination)</u>                             | <del>\$500.00</del> To be determined—  |
| <del>Consent agreement —Vested Rights Determination</del>                          | \$500.00   |
| <u>Special Requests</u>  | <u>\$250.00</u>  |
| <u>Postponement of Planning Commission hearing fee per, processed postponement</u> | <u>\$400.00</u>  |
| <u>Preliminary Meeting Per Hour Per Decipline (2 hr minimum)</u>                   | <u>\$100.00</u>  |
| <u>Refund fee</u>  | <u>\$75.00</u>   |

Chapter 35, Appendix C, Fee Schedule, Section 35-C105 is amended as follows:

**Sec. 35-C105. Traffic Impact Analysis (TIA) Review Fees.**

The following fees are established for TIA review. All fees must be paid at the time the TIA is submitted for review.

| (A) Permit, Development Order, Document or Action | (B) Fee Amount             |
|---|----------------------------|
| Level 1   | <del>\$400.00</del> 300.00 |



|  |                                       |
|--|---------------------------------------|
| Level 2  | <u>\$1,6000.00</u> <del>800.00</del>  |
| Level 3  | <u>\$1,800.00</u> <del>1,000.00</del> |
| <u>Special Requests</u>  | <u>\$250.00</u>                       |
| <u>Postponement of Planning Commission hearing fee, per processed postponement</u> | <u>\$400.00</u>                       |
| <u>Preliminary Meeting Per Hour Per Discipline (2 hr minimum)</u>                  | <u>\$100.00</u>                       |
| <u>Refund fee</u>  | <u>\$75.00</u>                        |

Chapter 35, Appendix C, Fee Schedule, Section 35-C108a is amended as follows:

**Sec. 35-C108a. Local Government Code, Chapter 245 Vested Rights Determination.**

For a homestead (one (1) lot or less than three (3) acres) a fee of two hundred dollars (\$200.00) ~~one hundred sixty dollars (\$160.00)~~ and for residential over one (1) lot or three (3) acres or more a fee of one-thousand dollars (\$1,000.00) ~~six hundred dollars (\$600.00)~~ shall be paid for the processing of any vested rights determination pursuant to section 35-711 of this chapter.

Chapter 35, Appendix C, Fee Schedule, Section 35-C110 is amended as follows:

**Sec. 35-C110. Tree Preservation Fees.**

The following fees are established for purposes of issuing permits or taking related actions for purposes of the tree preservation standards. All fees shall be paid prior to issuance or certification of the action taken, and shall be earmarked as provided in section 35-C101, above.

**Basic Fees**

|   | <i>Residential</i>                   | <i>Commercial</i>                     |
|---|--------------------------------------|---------------------------------------|
| Tree Permit                               | \$35.00/Lot<br>\$2,000.00<br>Maximum | \$75.00/Acre                          |
| Affidavit Option 1<br>No Protected Trees  | \$35.00/Lot<br>\$1,000.00<br>Maximum | \$75.00/Acre<br>\$2,000.00<br>Maximum |
| Plan Review Fee                           | \$100.00                             | \$75.00                               |
| Tree Preservation Preliminary Plan Review | \$100.00                             | Per hour (One (1) hour minimum)       |

### Miscellaneous Fees

|  |   |
|--|---|
| Tree Certification Credit  | \$100.00/project & \$1.00/inch (Tree Mitigation Fund)   |
| Tree Mitigation  | \$100.00/inch Significant Trees (Tree Mitigation Fund)<br>\$300.00/inch Heritage Trees (Tree Mitigation Fund)   |
| Tree Maintenance License   | <del>\$165.00</del> <del>150.00</del> /Three Years- <u>Regular License</u><br>(Four Hours Continuing Education)<br><del>\$60.00</del> <del>50.00</del> <u>Temporary License</u> |
| Commencing Development without a Tree Permit--Residential                        | \$70.00/Lot<br><del>\$2,000.00</del> <u>Minimum</u> <del>Maximum</del> per Development  |
| Commencing Development without a Tree Permit--Commercial                         | \$150.00/Acre <del>\$2,000.00</del> <u>Minimum</u> per Development  |
| <del>Commencing Development without a Tree Permit--Small Scale Development</del> | <del>\$3,000.00 for Commercial Development of Two (2) Acres or Less and Residential Development of Ten (10) Lots or Less</del>  |

**SECTION 6.** Wherever a fee amended or established for a specific code section by this Ordinance is reflected in the Fee Schedule for the Development Services Department, the Fee Schedule shall be amended to reflect the new or amended fee.

**SECTION 7.** To the extent there is a conflict with another Ordinance or provision of the City Code, this Ordinance shall supersede.

**SECTION 8.** Notice of these changes to the Unified Development Code shall not require the publication in an official newspaper of general circulation in accordance with Chapter 25, Article IV, Division 1, Table 403-1.

**SECTION 9.** All other provisions of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

**SECTION 10.** Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.



**SECTION 11.** The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to format and number paragraphs to conform to the existing code.

**SECTION 12.** The City Clerk is directed to publish notice of these amendments to the City Code of the City of San Antonio, Texas. Publication shall be in an official newspaper of general circulation in accordance with Section 17 of the City Charter.

**SECTION 13.** This Ordinance shall take effect September 24, 2007.

**PASSED AND APPROVED** this 13<sup>th</sup> day of September, 2007.

*Drane Cibrán*

*for*

M A Y O R  
PHIL HARDBERGER

**ATTEST:**

*Leticia M. Vaca*  
City Clerk

**APPROVED AS TO FORM:**

*Susan R. [Signature]*  
City Attorney  
*For*

Affidavit of Publisher

STATE OF TEXAS

COUNTY OF BEXAR

S.A. - CITY CLERK

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2007-09-13-0973L here to attached has been published in every issue of said newspaper on the following days, to wit:

09/27/2007.

Helen I. Lutz

Sworn to and subscribed before me this 27th day of of September, 2007.

Martha L. Machuca



**PUBLIC NOTICE**

**AN ORDINANCE  
2007-09-13-0973L**

ESTABLISHING AND AMENDING FEES CHARGED FOR DEVELOPMENT SERVICES RELATED INSPECTIONS, REVIEW AND PERMITTING, AND AMENDING THE CORRESPONDING SECTIONS OF THE CITY CODE TO REFLECT SUCH CHANGES.

PASSED AND APPROVED this 13th day of September, 2007.

/S/ PHIL HARDBERGER  
MAYOR

ATTEST: LETICIA VACEK  
CITY CLERK  
9/27