

ARTICLE 22: FEE SCHEDULE

for annexation. The following fees shall be submitted to the City of Grand Prairie, upon the passage of a resolution by the City Council calling public hearings for annexation of such area, said fee to pay for the administrative expenses of the City of Grand Prairie in reviewing said request:

Annexation request for up to one (1) acre.	\$300.00
Annexation request for up to one (1) to five (5) acres.	\$500.00
Annexation request for up to five (5) to 15 acres.	\$600.00
Annexation request for up to 15 to 99 acres.	\$1,000.00
Annexation request for up to 100 or more acres.	\$2,000.00

22.2.13 **Building Permit Fees:**

\$25.00	Fence Permit in a Residential Area
1%	Subdivision Screening Fence: Based on the Value of the Fence/Retaining Wall
1%	Commercial Fence: Based on the Value of the Fence (Minimum of \$50.00)
\$1,000.00	New Single Family or Two-Family (Duplex) Dwelling + \$100.00 for Plan Review
\$200.00	Each Living Unit for Multi-Family Dwelling
\$20.00	Each Residential Accessory Building/Structure up to and Including 100 Sq. Ft.
\$100.00	Each Residential Accessory Building/Structure Larger than 100 Sq. Ft. up to and Including 400 Sq. Ft. (Storage Building, Gazebo, Garage, etc.)
\$0.25	Residential Per Square Foot for each Garage/Accessory Building Greater than 400 Sq. Ft.
\$200.00	Commercial Accessory Building/Structure up to and including 800 Sq. Ft.
\$0.25	Commercial Per Square Foot for each Accessory Building/Structure greater than 800 Sq. Ft. [Total Cost=((Total Square Footage-800)*\$0.25)+\$200.00]
\$20.00	Residential Driveway Approach
\$100.00	Commercial Driveway Approach
\$100.00	Each Swimming Pool
\$50.00	House Moving Permit
\$50.00	Structural, Electrical, Plumbing and Mechanical Re-Inspection
\$100.00	Irrigation System
\$50.00	Demolition Permit
\$100.00	Commercial Parking Lot (New/Repair)
\$50.00	Temporary Building Permit
\$100.00	Change of Occupancy (Average)
\$30.00	Clean and Show
\$25.00	Tank Permit (Install or Remove)
\$20.00	Boiler Permits (See Plumbing Permit)
\$20.00	Fireplace Permit
\$50.00	Fire Suppression Permits
\$30.00	Foundation Repair Permit
\$50.00	Residential Roof Repair Permit
\$20.00	Spa and Hot Tub Permit

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\$20.00	Miscellaneous Work not Covered by a Building Permit (Minimum)
1% of work Min. \$150	Commercial Re-Roof Permit

22.2.14 Remodel, Additions, Rehabilitation:

Per Square Foot for Residential Dwelling, Not to Exceed the Fee for New Construction	\$0.25
Per Square Foot for Commercial, Non-Dwelling, Structures	\$0.14

22.2.15 Mobile Home Fees:

Per Lot for Mobile Homes (Initial Fee)	\$425.00
Per Mobile Home (Replacement)	\$50.00

22.2.16 Inspection Fees:

Electrical or Mechanical Inspection Fee	\$50 (Min)
Plumbing Inspection Fee	\$60 (Min)

22.2.17 Non-residential use buildings all occupancy classifications except those specifically mentioned herein:

New Commercial (Finished)	\$0.16/Sq. Ft.
New Commercial Shell	\$0.14/Sq. Ft.
Interior Finish Out	\$0.12/Sq. Ft.

Plan Review Fee is 45% of the Building Permit Fee. This fee is in addition to the Building Permit Fee.

22.2.18 REFUNDS: There will be no refunds of building permit fees except in the following instances:

- A. When it is determined that the permit was issued due to an error by the Building Inspections Division, a full refund may be authorized.
- B. When it is determined that the permit could not have been legally issued.
- C. In cases where the building permit has been issued and the fee paid and no portion of the work has been commenced.
- D. In cases where the building permit has been issued and the fee paid and no portion of the work has been commenced, a refund of not more than eighty percent (80%) of the permit fee paid shall be issued when a request is submitted no later than one-hundred-eighty (180) days after the date of payment.
- E. Due to administration costs, all application fees under fifty dollars (\$50.00) are non-refundable.

The dollar value of the proposed work is important to accurately report the total building activity in the City of Grand Prairie. It should be the present best estimate of the total market

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value (all of owner's costs, including contractor's overhead and profit) of the proposed construction work (excluding raw land costs).

22.2.19 **New Building Permit Fee:**

- A. A new building permit fee includes all fees for the building, electrical, plumbing, mechanical, fire protection systems and concrete to be done during the new construction, which is included on the plans submitted.
- B. Work done after the final inspection has been made for the permitted buildings or specific occupancy space in such building shall require additional permits for repairs, alterations, additions, or other specific permits or miscellaneous permits.
- C. Work conducted within the City rights-of-way such as drive approaches and commercial sidewalks must receive a separate permit obtained at the Building Inspection Division.
- D. Plans and specifications for proposed work shall accompany the permit application.

22.2.20 **Penalties for Work Commencing Before Building Permit Issuance (twice the normal fee):**

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an increased permit fee equal to the established fee(s) normally assessed for the respective work being done multiplied by two.

22.2.21 **Fees Related to Signs:**

The following fees shall accompany and be required for Sign permits:

A. *Initial Permit:*

0 – 50 Sq. Ft.	\$75.00
> 50 Sq. Ft.	\$100.00+\$0.10/Sq. Ft.
Additional Fee if Lighted	\$50.00

B. *Annual Renewal Fee*

For Grandfathered Off-Premise Signs	\$105.00
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C. *Balloon Signs*

Balloon Signs	\$50.00
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D. *Penalties*

1. ***All signs excluding portable signs:*** Any person who violates any provision of this UDC shall be guilty of a misdemeanor and shall be punished by a fine not exceeding \$200.00 upon conviction.

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2. **Portable Signs:** Any person who violates any provision of this UDC regarding portable signs, shall be guilty of a misdemeanor and shall be punished by a fine of not less than \$500.00 and not more than \$1,000.00 upon conviction and shall be prohibited from displaying a portable sign on the property for a period of one year from date of conviction. However, if a lessor is found to be in violation, not only will the fine apply, but the lessor shall be prohibited from operating within the City for one year from date of conviction.

E. *Unified Signage Plan (See Article 9.16.1)*

City Initiated	No Fee
Non-City Initiated	\$300.00*

** Due with Application*

22.2.22 **Floodplain Permit Fee:**

A floodplain permit shall expire after a period of one (1) year from the date of release of the permit. There shall be a fee charged for all permits issued under **Article 15, "Floodplain Management,"** of the Unified Development Code. The fee shall be as follows:

3 – 20 Acres	\$300.00
> 20 Acres	\$500.00

(Note: The Clearing and Grubbing permit and fees are separate from the Floodplain Permit Fee)

22.2.23 **Clearing and Grubbing, or Earthwork Fee:**

A Clearing and Grubbing (CG), or Earthwork, permit shall expire after a period of three (3) years from the date of the release of the permit. Any work to be performed after expiration of the permit shall require a new permit at the standard fee. A new permit shall be required in the case of a significant change in the original design, operation or procedures that were not authorized by the original permit as determined by the City Engineer or designee, or if regulatory requirements have changed significantly. An earthwork permit shall be required for any property with a commercial building of 10,000 s.f. or greater. An earthwork permit for residential lots shall be required:

- 1.) when dictated by plat
- 2.) if the residential lot is greater than 0.5 acres
- 3.) if the grade of the lot is to be altered from the original grading and drainage plan for the subdivision, or, when no such plan exists, the intended grade or drainage pattern is to be altered.

A CG permit is required as directed, and defined in Article 12.16.1. Fees for a CG permit are based on the current zoning of the subject property.

A. *Residential/Agriculture (AG, SF-All) Earthwork:*

0 – 0.49 Acres	\$50.00
0.5 Acres or Greater	\$100.00

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B. *Commercial, Industrial or Multi-Family Earthwork(MF-All, MR, MU, O, NS, GR-All, C-1, C, CBD, HC, LI HI, HD):*

Earthwork for lots 0.99 acres or less	\$50.00
Earthwork 1+ acres	\$25.00 Per Disturbed Acre with a \$100.00 Minimum

Residentially zoned land owned by a developer is considered to be inventory, making the use commercial until such a time that it is sold to a single owner or perspective resident. Fees for Clearing, Grubbing and Earthwork Permits and Drainage Plan Review shall not be required for new single-family residential building permits with the following exceptions:

- ✓ In the case where directed by plat that a grading and/or drainage plan submittal is required by the home builder, as a portion of the building permit process. The fee for the Drainage Plan Review shall be as indicated above.
- ✓ In the case where the substantial drainage improvements are desired by the owner/builder, requiring grading and/or drainage plan submittal, or where an engineered erosion control plan is deemed necessary by the City Engineer or his agent.

Fees for these exceptions noted shall comply with the Residential Fee schedule above.

C. *CG for Residential/Agriculture (AG, SF-All) :*

0 – 0.49 Acres	\$50.00
0.5 Acres or Greater	\$100.00

D. *CG for MF-All, MR, MU, O, NS, GR-All, C-1, C, CBD, HC, LI HI, HD:*

0 – 0.99 Acres	\$100.00
1.0 – 4.99 Acres	\$200.00
5.0 – Unlimited	\$250.00 + \$10 for each acre over 5, rounded up. Maximum of \$500.00

Fees for CG or Earthwork permit issued prior to Building Permit or release of engineered drawings (i.e. early grading) shall not be waived and shall remain in full force.

22.2.24 **Engineering Construction Materials Testing Fee:**

Fees shall be paid for by the owner/developer in advance of release of the construction permit and placed in an escrow account administered by the Engineering Department. Said fees shall be based upon an estimate prepared by the third party consultant to perform these services. Fees are for purposes of paying for geotechnical testing of public infrastructure (water, wastewater, storm drain, paving, etc.) as dictated by Ordinance 7951 originally passed May 19th, 2009. Ordinance may be updated for compliance with consulting fees and/or, revisions deemed necessary to the City Engineer or his designee. A formal request for refund of any remaining amount of the funds is required from the owner/developer.