

32676

3-27-24

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 49, "Water and Wastewater," of the Dallas City Code by amending Section 49-18.14; moving development services related fees to Section 303 of Chapter 52 of the Dallas City Code; amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51A-1.105 and 51A-8.702; moving development services related fees to Section 303 of Chapter 52 of the Dallas City Code; amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code by amending Sections 303.5, 303.6.3, 303.7, Table A-I, Table A-II, Table A-III, Table B-I, and B-II; amending fees for plan reviews, excavation, signs, sidewalk waiver, certificates of occupancy, demolition, backflow prevention, appeal to the advisory, examining, and appeals board, consultation with staff, pre-development meeting, research, determination letters, table A-I new single-family construction, table A-II new multi-family construction, table A-III new commercial construction, table B-I alternations or repairs, table B-II alterations or repairs of single-family and duplex structures, platting and replatting; adding new fees for miscellaneous plan reviews, plan revisions, post permit resubmittals, certificates of occupancy for dance halls and sexually oriented businesses, temporary residential certificate of occupancy, inspection fee for one-and-two family dwellings, residential and commercial certificate of occupancy move, phased approvals, permit extensions, inspection scheduling, technology permits, notaries, alternative materials, design and methods of construction, and equipment, special plan document handling, and special investigation fees for work without a permit; retitling overtime review fees as after hours review fees; adding a new Section 303.12, "Zoning Fees"; adding a new Section 303.13, "Subdivision Fees"; adding a new Section 303.14, "Engineering Fees"; adding a new Section

303.15, “Arborist and Landscaping Fees”; adding a new Section 303.16, “Geospatial Information Systems Fees”; adding a new Section 303.17, “Water and Wastewater Fees”; adding a new Section 303.18, “Reauthorization of Building Permit Fees”; adding a new Section 303.19, “Publication of Fees”; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 49-18.14, “Rates for Development Review Activities,” of Article II, “Rates, Charges, and Collections,” of Chapter 49, “Water and Wastewater,” of the Dallas City Code is amended to read as follows:

**“SEC. 49-18.14. RATES FOR DEVELOPMENT REVIEW ACTIVITIES.**

Design review fees. Refer to Section 303.13.3.6.2 in Chapter 52 of the Dallas City Code.  
~~[The rates for reviewing engineering plans for the construction of water and wastewater facilities for the purpose of development or redevelopment are as follows:~~

- ~~(1) \$1,050 for design review of engineering plans requiring more than 100 feet of construction of water and wastewater mains, excluding the footage of building service connections.~~
- ~~(2) \$300 for design review of engineering plans requiring 100 feet or less of construction of water and wastewater mains, excluding the footage of building service connections.~~
- ~~(3) \$300 for each additional design review of engineering plans for:
 
  - ~~(A) every design review submission in excess of three engineering design reviews, which submission was not required as a result of a review error by the city; and~~
  - ~~(B) each design revision submitted after construction has commenced, which submission was not required as a result of a review error by the city.]”~~~~

SECTION 2. That Subsection (b), “Fees for Board of Adjustment Applications,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) Fees for board of adjustment applications. Refer to Section 303.12.1 in Chapter 52 of the Dallas City Code.

~~[(1) An application will not be processed until the fee has been paid.~~

~~(2) The applicant shall pay the filing fee to the building official. The building official shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.~~

~~(3) The city controller shall refund 75 percent of the filing fee to the applicant if the applicant withdraws the application prior to the case being advertised for hearing. After the case is advertised, no refund of the filing fee may be made.~~

(4) Fee schedule.

Type of Application	Application Fee
Single-family variance	\$600.00
Single-family special exception	\$600.00
Multifamily or nonresidential variance	\$900.00 + \$25 per acre
Multifamily or nonresidential special exception	\$1,200.00 + \$25 per acre
Landscaping or tree mitigation special exception	\$1,200.00 + \$50 per acre
Variance and special exception to off-street parking requirements	\$900.00 + \$100 per parking space variance or special exception requested
Compliance request for a noneconforming use	\$1,000
All other non-sign appeals	\$900.00
Sign special exceptions	\$1,200.00
All other sign appeals	\$900.00

~~(5) The applicant shall pay a separate filing fee for each type of variance requested. The maximum fee for all variances on one building site heard at one public hearing is \$10,000.00.~~

~~(6) The board may waive the filing fee if the board finds that payment of the fee would result in substantial financial hardship to the applicant. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial~~

hardship be placed on the board’s miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial documents. Notwithstanding the above, the board may waive the fee for a request to establish a compliance date under Section 51A-4.704(a)(1) only if:

(A) the applicant is a corporeal person for whom payment of the fee would result in substantial financial hardship; or

(B) a written request for a fee waiver is signed by the owners, as evidenced by the last approved city tax roll, of 20 percent or more of real property within 200 feet, including streets and alleys, of the boundary of the lot containing the noneconforming use.]”

SECTION 3. That Subsection (g), “Fees for Inspection of Infrastructure Improvements Constructed Under Private Development Contracts,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(g) Fees for inspection of infrastructure improvements constructed under private development contracts. Refer to Section 303.14.5 in Chapter 52 of the Dallas City Code.

[(1) An inspection of infrastructure improvements constructed under a private development contract, as required under Section 51A-8.612, will not be performed until the fee has been paid.

(2) The owner of the property to be platted under a private development contract shall pay the inspection fee to the building official. The building official shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

(3) Fee schedule.

Type of Inspection	Inspection Fee
The value of the proposed improvement is \$25,000 or less	\$500.00
The value of the proposed improvement is from \$25,001 to \$100,000	\$500.00, plus \$0.02 multiplied by the value of the improvement in excess of \$25,001
The value of the proposed improvement is 100,001 or more	\$2,000.00, plus \$0.01 multiplied by the value of the improvements in excess of \$100,001.]”

SECTION 4. That Subsection (h), “Fees for Letters of Zoning Verification,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(h) Fees for letters of zoning verification. Refer to Section 303.12.2 in Chapter 52 of the Dallas City Code.

~~[(1) A letter of zoning verification will not be processed until the fee for the letter has been paid.~~

~~[(2) The applicant shall pay the fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.~~

~~[(3) No refund of a fee may be made.~~

~~[(4) The standard fee for a letter of zoning verification is \$90 per letter. A minimum processing time of seven days is required after payment of the standard fee. If expedited processing is requested, a surcharge must be paid in accordance with the following schedule:~~

<b>Processing Time</b>	<b>Surcharge</b>
1 day	\$25.00
2-3 days	\$20.00
4-5 days	\$15.00
6 days	\$10.00

~~[(5) A request for a letter of zoning verification must be made in writing. The maximum area for which a letter of zoning verification may be requested is one city block. If the area for which zoning verification is requested cannot be clearly defined by lot and block number, the applicant must furnish a plat with the request.]”~~

SECTION 5. That Subsection (i), “Fees for Development Impact Review,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Fees for development impact review. Refer to Section 303.12.3 in Chapter 52 of the Dallas City Code.

~~[(1) An application will not be processed until the fee has been paid.~~

~~(2) The applicant shall pay the filing fee to the building official. The building official shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.~~

~~(3) No refund of a fee may be made.~~

~~(4) The fee for a site plan review required under Section 51A-4.803 is \$50.00.~~

~~(5) An applicant shall pay a fee of \$300.00 for an appeal to the city plan commission of a decision of the director denying a development impact review or residential adjacency review application, as described in this chapter.]”~~

SECTION 6. That Paragraph (3) of Subsection (k), “Fees for Miscellaneous Items,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(3) Fee schedule.

Type of Application	Application Fee	Area of Notification for Hearing
Minor plan amendment	\$825.00	
Appeal of the decision of the director to city plan commission or the decision of the city plan commission to the city council for a minor plan amendment	\$300.00	
Detailed development plan when submitted after passage of an ordinance establishing a planned development district	\$600.00 for each submission	
Waiver of the two year waiting period under Section 51A-4.701(d)(3)	\$300.00	
Extension of the development schedule under Section 51A-4.702(g)(3)	\$75.00	
Waiver of the requirement of proof that taxes, fees, fines, and penalties are not delinquent under Section 51A-1.104.1	\$200.00	

Appeal to the city council of a moratorium on a zoning or nonzoning matter handled by the department	\$300.00	
Request for a letter from the department explaining the availability of water services for a development site	<u>Refer to Section 303.17.1 in Chapter 52 of the Dallas City Code</u> [ <del>\$200.00</del> ]	
Request for a letter from the department explaining the availability of wastewater services for a development site.	<u>Refer to Section 303.17.1 in Chapter 52 of the Dallas City Code</u> [ <del>\$200.00</del> ]	
Request for performance of a wastewater capacity analysis on an existing wastewater line to determine its capacity for a proposed development or land use	<u>Refer to Section 303.17.2 in Chapter 52 of the Dallas City Code</u> [ <del>\$2,500.00</del> ]	
Appeal of an apportionment determination to the city plan commission	\$600.00	
Appeal an apportionment determination decision of the city plan commission to the city council	\$600.00	
Appeal a decision of the landmark [ <del>\$300.00</del> ] commission on a predesignation certificate of appropriateness, certificate of appropriateness, or certificate for demolition or removal to the city plan commission regarding a single family use or a handicapped group dwelling unit use	\$300.00	
Appeal a decision of the landmark commission on a predesignation certificate of appropriateness, certificate of appropriateness, or certificate for demolition or removal to the city plan commission regarding any other use	\$700.00	

Request for a sidewalk width waiver under Section 51A-4.124(a)(8)(C)(v)	Refer to Section 303.5.6 in Chapter 52 of the Dallas City Code [ <del>\$300.00</del> ]	
Request for an administrative parking reduction under Section 51A-4.313	Refer to Section 303.12.5 in Chapter 52 of the Dallas City Code [ <del>\$375.00 and \$25 per space over 10 spaces</del> ]	
Note: The director shall also send notification of minor plan amendments to the city plan commission members, any known neighborhoods associations covering the property, and persons on the early notification list at least 10 days prior to the city plan commission meeting.”		

SECTION 7. That Subsection (I), “Fees for a Street Name Change and for a Ceremonial Street Naming,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(I) Fees for a street name change and for a ceremonial street naming. Refer to Sections 303.13.1 and 303.13.2 in Chapter 52 of the Dallas City Code.

~~[(1) The following fees are required for a street name change.~~

~~(A) A street name change fee must be paid to the director before an application will be processed.~~

~~(B) A fee for new street identification signs must be paid to the director of development services within 60 days of the approval of a street name change by the city council.~~

~~(C) A fee for change of official address records must be paid to the building official within 60 days of the approval of a street name change by the city council.~~

~~(D) Fee schedule.~~

<del>(i)</del>	<del>Application Fee.</del>	<del>Amount</del>
	<del>If the street is less than one fourth mile</del>	<del>\$1,500.00</del>
	<del>If the street is less than one half mile but more than or equal to one fourth mile</del>	<del>\$2,100.00</del>
	<del>If the street is less than one mile but more than or equal to one half mile</del>	<del>\$2,700.00</del>
	<del>If the street is more than or equal to one mile</del>	<del>\$2,700.00 for first mile plus \$600.00 for each additional one fourth mile.</del>

<b>(ii)</b>	<b>Street Identification Sign Fee:</b>	<b>Amount</b>
	For each blade to be replaced	\$113.00
	For each mast arm to be replaced	\$233.00
	For Texas Department of Transportation signs to be replaced	To be determined based upon Texas Department of Transportation cost calculation at the time of installation.

<b>(iii)</b>	<b>Change of Official Address Fee</b>	<b>Amount</b>
	For each address change up to 10	\$150.00
	For more than 10 address changes	\$1,500.00 for the first ten address changes plus \$113.00 per hour of service required for additional address changes.

(E) No fee is required for street name change applications filed by the governmental entities listed in Section 51A-1.105.1.

(2) The following fee is required for a ceremonial street naming.

(A) A ceremonial street naming fee must be paid to the director before an application will be processed.

(B) Fee schedule.

<b>Application Fee</b>	<b>Amount</b>
If the street is less than one-fourth mile	\$750.00
If the street is less than one-half mile but more than or equal to one-fourth mile	\$1,050.00
If the street is less than one mile but more than or equal to one-half mile	\$1,350.00
If the street is more than or equal to one mile	\$1,350.00 for first mile plus \$300.00 for each additional one-fourth mile.

(C) Additional fees may be required for production and installation of ceremonial street name toppers.

(D) No fee is required for a ceremonial street naming application filed by the governmental entities listed in Section 51A-1.105.1.”

SECTION 8. That Subsection (m), “Fees for Special Parking and Mechanized Parking,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(m) Fees for special parking and mechanized parking. Refer to Section 303.12.4 in Chapter 52 of the Dallas City Code.

~~[(1) An application will not be processed until the fee has been paid.~~

~~(2) The applicant shall pay the filing fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.~~

~~(3) Fee schedule.~~

<b>Types of Application</b>	<b>Application Fee</b>
Application for special or mechanized parking involving 50 special or mechanized parking spaces or fewer (including fee for special or mechanized parking license, if applicable)	\$375.00
Application for special or mechanized parking involving more than 50 special or mechanized parking spaces — additional fee for each special or mechanized parking space over 50	\$12.50
Application for renewal of special or mechanized parking license	\$375.00]”

SECTION 9. That Subsection (n), “Fees for Platting, Replatting, and Other Related Fees,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(n) Fees for platting, replatting, and other related fees. Refer to Section 303.13.3 in Chapter 52 of the Dallas City Code.

(1) ~~Terms used in this subsection are defined in Articles II and VIII of this chapter.~~

(2) ~~An application will not be processed until the fee has been paid. The applicant shall pay the filing fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.~~

(3) ~~It might be necessary to submit a plat for review and approval more than once. There is a separate fee for submission of a preliminary plat and submission of a final plat (except there is no fee for a final minor plat or a final amending plat (minor)). Fees for each revised submission are indicated in the fee schedule below. The fee for submission of a final plat for a phase is calculated as if the phase was a freestanding plat. The submission fee for an amending plat (major) is calculated as for a preliminary plat. The addition of up to 10 percent of the area of a previously submitted preliminary plat is considered a revision; if more area than that is added, the revised plat is considered a new preliminary plat.~~

(4) ~~Fee schedule.~~

<del>TYPE OF APPLICATION</del>	<del>FEE</del>
<del>Preliminary plat, amending plat (major), or final plat containing 20 lots or fewer</del>	<del>\$1,548 plus: (a) \$17 per lot if no lot exceeds 3 acres; or (b) \$70 per acre if any lot exceeds 3 acres</del>
<del>Preliminary plat, amending plat (major), or final plat containing more than 20 lots</del>	<del>\$2,193 plus: (a) \$17 per lot if no lot exceeds 3 acres; or (b) \$70 per acre if any lot exceeds 3 acres; no fee for a final minor plat</del>
<del>Minor plat submitted as a final plat</del>	<del>\$2,664 plus (a) \$26 per lot if no lot exceeds 3 acres; or (b) \$140 per acre if any lot exceeds 3 acres</del>
<del>Amending plat (minor), vacation of plat, or certificate of correction</del>	<del>\$323; no fee for a final amending plat (minor)</del>
<del>Each revised submission of a preliminary plat, amending plat (major or minor), minor plat, or final plat that has not been recorded</del>	<del>one half of the original fee schedule in effect at the time revision is submitted</del>
<del>Maximum charge, not including fees charged under Subsection (6), for a preliminary plat, amending plat (major or minor), minor plat, or a final plat, and all revised submissions</del>	<del>\$19,350 each type of plat</del>

(5) ~~The subdivision administrator may waive the fee required if it is determined that a subsequent plat submission is necessary due to an error or omission by the city in the review of an earlier plat submission.~~

~~(6) An applicant who submits engineering plans shall pay to the director of development services:~~

~~(A) \$1,500 for the initial submission of engineering plans;~~

~~(B) no fee for the applicant's submission of the first modification of the initial submission of engineering plans if it includes only those modifications required in response to comments and requirements made by the department of development services after reviewing the initial submission; and~~

~~(C) \$500 for each subsequent submission.~~

~~(7) The city controller shall refund 35 percent of the filing fee to the applicant if the applicant withdraws the application prior to the case being posted for hearing. After the case is posted, the applicant may withdraw the plat but the city controller will not refund any part of the filing fee. If the applicant withdraws the application in writing prior to the hearing date, the applicant may request that the filing fee be credited to a subsequent application for the same property if it is submitted within one year of the withdrawal date.]”~~

SECTION 10. That Subsection (q), “Fees For Sign Review In Special Provision Sign Districts,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(q) Fees for sign review in special provision sign districts. Refer to Section 303.5.5.5 in Chapter 52 of the Dallas City Code.

~~(1) An application will not be processed until the fee has been paid.~~

~~(2) The applicant shall pay the fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.~~

~~(3) No refund of a fee may be made.~~

~~(4) Fee schedule.~~

TYPE OF APPLICATION	FEE
Certificate of appropriateness for a sign in a special provision sign district when review by the city plan commission is required under Section 51A-7.505.	\$345

Appeal of the decision of the director to city plan commission for a sign permit in a special provision sign district	\$300
Appeal of the decision of the city plan commission to the city council for a sign permit in a special provision sign district	\$300
Sign location permit under Section 51A-7.930.	\$5,000
Copy change fee under Section 51A-7.930.	10 cents per square foot of effective area]

SECTION 11. That Subsection (r), “Fee for an Escarpment Permit,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(r) Fee for an escarpment permit. Refer to Section 303.14.1 in Chapter 52 of the Dallas City Code.

~~[(1) An application for an escarpment permit under Section 51A-5.204 of this chapter will not be processed until the fee has been paid.~~

~~(2) The applicant shall pay the fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.~~

~~(3) No refund of a fee may be made.~~

~~(4) Fee schedule.~~

Type of Application	Application Fee
Escarpment permit	\$1,000.00]

SECTION 12. That Subsection (s), “Fee for Tree Removal Application,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(s) Fee for tree removal application. Refer to Section 303.15.1 in Chapter 52 of the Dallas City Code.

~~[(1) An application for a tree removal under Section 51A-10.132 of this chapter will not be processed until the fee has been paid.~~

(2) ~~The applicant shall pay the fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.~~

(3) ~~No refund of a fee may be made.~~

(4) ~~Fee schedule:~~

<b>Type of Application</b>	<b>Application Fee</b>
Tree removal application	Cost of tree removal x \$.0095, with a minimum charge of \$60.00 for the project
First reinspection of work not completed, not corrected, or not accessible in initial inspection	\$60.00
Second reinspection of work not completed, not corrected, or not accessible in prior inspections	\$90.00
Third or subsequent reinspection of work not completed, not corrected, or not accessible in prior inspections	\$120.00]

SECTION 13. That Subsection (y), “Fees for Property Description Review,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(y) Fees for property description review. Refer to Section 303.16.1 in Chapter 52 of the Dallas City Code.

[~~(1) An application will not be processed until the fee has been paid.~~

~~(2) The applicant shall pay the fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.~~

~~(3) A fee is required for each review.~~

~~(4) No refund of a fee may be made.~~

~~(5) Fee schedule:~~

<b>TYPE OF PROPERTY DESCRIPTION</b>	<b>APPLICATION FEE</b>
Platted	\$12.50
Metes and bounds less than four pages	\$25.00

Metes and bounds four pages and more	\$50.00]
--------------------------------------	----------

SECTION 14. That Subsection (c), “Fee,” of Section 51A-8.702, “Early Release of Building or Foundation Permit,” of Division 51A-8.700, “Administration,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(c) Fee. Refer to Section 303.13.4 of Chapter 52 of the Dallas City Code. [~~The fee for early release of a building or foundation permit is \$300.~~]

SECTION 15. That Subsection 303.5, “Other Fees,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

**“303.5 Other fees.**

**303.5.1 Plan reviews.**

**303.5.1.1 Commercial p[P]lan[s] review [check].** In addition to any plan review fees required under Sections [~~303.5.1.2, 303.5.1.3,~~] 303.5.1.4, 303.5.1.5, 303.5.1.6, [~~or~~] 303.5.1.7, 303.5.1.8, 303.5.1.9, 303.5.1.10, 303.5.1.11, or 303.5.1.12, a nonrefundable plans check fee of \$0.046 [~~0.012~~] for each square foot of building area or \$577.00 [~~150.00~~], whichever is greater, shall be paid upon application for any permit for which the building official [~~inspection division~~] performs a plans check. After plans have been reviewed and a permit issued, a plans check addendum fee of \$100.00 per [~~25.00 an~~] hour per trade shall be paid for each substitution or addition to the plans that requires a separate review.

**303.5.1.2 Residential plan review.** In addition to any plan review fees required under Sections 303.5.1.4, 303.5.1.5, 303.5.1.6, 303.5.1.7, 303.5.1.8, 303.5.1.9, 303.5.1.10, 303.5.1.11, or 303.5.1.12, a nonrefundable plans check fee of \$0.046 for each square foot of building area or \$577.00, whichever is greater, shall be paid upon application for any permit for which the building official performs a plans check. After plans have been reviewed and a permit issued, a plans check addendum fee of \$100.00 per hour per trade shall be paid for each substitution or addition to the plans that requires a separate review.

**303.5.1.3 Multi-family plan review.** In addition to any plan review fees required under Sections 303.5.1.4, 303.5.1.5, 303.5.1.6, 303.5.1.7, 303.5.1.8, 303.5.1.9, 303.5.1.10, 303.5.1.11, or 303.5.1.12, a nonrefundable plans review fee of \$0.046 for each square foot of building area or \$577.00, whichever is greater, shall be paid upon application for any permit for which the building official performs a plans check. After plans have been reviewed and a permit issued, a plans check addendum fee of \$100.00 per hour per trade shall be paid for each substitution or addition to the plans that requires a separate review.

**303.5.1.4 Fire sprinkler plans.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, [~~303.5.1.4,~~] 303.5.1.5, 303.5.1.6, [~~or~~] 303.5.1.7, 303.5.1.8, 303.5.1.9, 303.5.1.10, 303.5.1.11, or 303.5.1.12, a nonrefundable fire or sprinkler plan review fee of \$0.015 [~~0.008~~] for each square foot of sprinklered building area or \$278.00 [~~150.00~~], whichever is greater, shall be paid upon application for any permit for which the building inspection division performs a review of fire sprinkler plans that involve the installation of a new fire sprinkler system, the addition of 20 or more sprinkler heads to an existing fire sprinkler system, or the removal or relocation of 100 or more sprinkler heads in an existing fire sprinkler system.

**303.5.1.4[2].1 Resubmittal fees involving approved fire sprinkler plans.** Any resubmittal of approved plans must pay a new plan review fee based on the total number of new or changed elements or devices per building. The cause for resubmittal may be due to, but not limited to, architectural, field, construction, or contractor changes.

**303.5.1.4[2].2 Resubmittal fees involving denied fire sprinkler plans.** If the city denies a fire sprinkler permit, the first resubmittal of the denied plans is free. Each subsequent resubmittal of denied plans must pay half of the original plan review submittal fee.

**303.5.1.4[2].3 Plan review resubmittal fees for fire sprinkler systems.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, 303.5.1.5, 303.5.1.6, [~~or~~] 303.5.1.7, 303.5.1.8, 303.5.1.9, 303.5.1.10, 303.5.1.11, or 303.5.1.12, plans for fire sprinkler systems shall be accompanied by a nonrefundable resubmittal review fee based on the following:

1. \$75 for each fire sprinkler system, per building, with 10 or fewer sprinkler initiating devices or actuation devices.
2. \$100 for each fire sprinkler system, per building, with 11 to 25 sprinkler initiating devices or actuation devices.
3. \$150 for each fire sprinkler system, per building, with 26 to 150 sprinkler initiating devices or actuation devices.
4. \$300 for each fire sprinkler system, per building, with more than 150 sprinkler initiating devices or actuation devices.

**303.5.1.5[3] Site plans.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, 303.5.1.4, [~~303.5.1.5,~~] 303.5.1.6, [~~or~~] 303.5.1.7, 303.5.1.8, 303.5.1.9, 303.5.1.10, 303.5.1.11, or 303.5.1.12, a nonrefundable site plan review fee of \$0.025 [~~0.004~~] for each square foot of building area or area to be paved or graded, or \$313.00 [~~50.00~~], whichever is greater, shall be paid for each site plan reviewed by the building inspection division.

**303.5.1.6[4] Plan review fees for fire alarm systems.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, 303.5.1.4, 303.5.1.5, [~~303.5.1.6~~, ~~303.5.1.7~~, 303.5.1.8, 303.5.1.9, 303.5.1.10, 303.5.1.11, or 303.5.1.12, plans for fire alarm systems shall be accompanied by a nonrefundable review fee based on the following:

1. \$75 for each fire alarm system, per building, with 10 or fewer alarm initiating devices or signaling devices.
2. \$100 for each fire alarm system, per building, with 11 to 25 alarm initiating devices or signaling devices.
3. \$150 for each fire alarm system, per building, with 26 to 150 alarm initiating devices or signaling devices.
4. \$300 for each fire alarm system, per building, with more than 150 alarm initiating devices or signaling devices.

**303.5.1.6[4].1 Resubmittal fees involving approved fire alarm plans.** Any resubmittal of approved plans must pay a new plan review fee based on the total number of new or changed alarm initiating or signaling devices per building. The cause for resubmittal may be due to, but not limited to, architectural, field, construction, or contractor changes.

**303.5.1.6[4].2 Resubmittal fees involving denied fire alarm plans.** If the city denies a fire alarm permit, the first resubmittal of the denied plans is free. Each subsequent resubmittal of denied plans must pay ½ of the original plan review submittal fee.

**303.5.1.7[5] Irrigation permit fee.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, 303.5.1.4, 303.5.1.5, 303.5.1.6, 303.5.1.8, 303.5.1.9, 303.5.1.10, 303.5.1.11, or 303.5.1.12, [~~303.5.1.7~~] a fee of \$120.00 shall be paid for review of the irrigation system design and required inspections per Title 30, *Texas Administrative Code* Chapter 344, Rules of Landscape Irrigation.

**303.5.1.8[6] Other plan review fees.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, 303.5.1.4, 303.5.1.5, 303.5.1.6, [~~303.5.1.7~~, 303.5.1.9, 303.5.1.10, 303.5.1.11, or 303.5.1.12, a fee of \$150.00 shall be paid for review of underground firelines, dry chemical systems, gaseous systems, and the review of any other miscellaneous systems.

**303.5.1.9[7] Health plan review fees.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, 303.5.1.4, 303.5.1.5, [~~303.5.1.6~~, 303.5.1.7, 303.5.1.8, 303.5.1.10, 303.5.1.11, or 303.5.1.12, a nonrefundable plans check fee of \$200.00 shall be paid upon application for any permit for which the building inspection division performs a health plans review.

**303.5.1.10 Miscellaneous plan review fee.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, 303.5.1.4, 303.5.1.5, 303.5.1.6, 303.5.1.7, 303.5.1.8, 303.5.1.9, 303.5.1.11, or 303.5.1.12, the building official shall assess a nonrefundable miscellaneous plan review fee of \$100.00 per hour and for each trade receiving a standalone plan review.

**303.5.1.11 Plan review revisions.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, 303.5.1.4, 303.5.1.5, 303.5.1.6, 303.5.1.7, 303.5.1.8, 303.5.1.9, 303.5.1.10, or 303.5.1.12, upon the third and any additional subsequent resubmittal of plan review denial corrections, the building official shall assess a nonrefundable plan review revision fee of \$100.00 per hour and for each trade receiving a third review.

**303.5.1.12 Post permit resubmittal fee.** In addition to any plan review fees required under Sections 303.5.1.1, 303.5.1.2, 303.5.1.3, 303.5.1.4, 303.5.1.5, 303.5.1.6, 303.5.1.7, 303.5.1.8, 303.5.1.9, 303.5.1.10, or 303.5.1.11, the building official shall assess a nonrefundable post permit submittal (addendum) of \$100.00 per hour and for each trade review required after plans have been reviewed and permit issued.

**303.5.2 Surcharge for planned development, specific-use permit, and deed-restricted areas.** A nonrefundable surcharge of 10 percent of the total permit fee required by Tables A-I, A-II, A-III, B-I, and B-II of this section shall be paid for a master permit that authorizes building work to be performed for new construction or remodeling in a planned development district, an area subject to a specific-use permit ordinance, or a deed-restricted area.

**303.5.3 Barricade fees.** If construction necessitates the closure of public property or public right-of-way, a barricade application must be submitted to the director of public works on a form provided by the department of public works. A barricade application fee of \$40.00 must be paid upon submission of the barricade application. In addition to the barricade application fee, barricade permit fees must be paid in accordance with the chart below. Barricade permit fees are calculated by multiplying the area of useable public property or public right-of-way enclosed within and occupied by any barricade, fence, covered walkway, or tunnel or otherwise used by the contractor by the number of days the useable public property or public right-of-way is barricaded, with a minimum fee of \$200.00 for each permit.

	<b>Number of Days Closed</b>	<b>Fees Per Square Foot Per Day</b>
*Sidewalk and up to one lane closure	0-60	\$0.012
	61-120	\$0.024
	121-180	\$0.048
	180 or more	\$0.096
*Two or more lane closures	0-60	\$0.036
	61-120	\$0.072
	121-180	\$0.144
	181 or more	\$0.288

*\*Barricade permit fees are based on the entire project length. Permit extensions that cause the rate per day to increase will retroactively apply to the entire project.*

The director of public works shall charge a double fee for each day of occupancy of useable public property or public right-of-way without a permit, with a minimum charge for two days. Fees are charged by the day, and any fraction of a day is charged as a full day.

**303.5.4 Excavation fees.** The fee for a permit to perform excavation work is ~~\$2,825~~ [100.00] plus \$25.00 for each week or portion of a week until construction is brought to grade and the excavation is backfilled.

**303.5.5 Sign fees.**

**303.5.5.1 General.**

**303.5.5.1.1 Premise signs.** The fee for a permit to erect, construct, alter, rebuild, enlarge, extend, convert, replace, or relocate a premise sign is \$281.00.

**303.5.5.1.2 Non-premise signs.** The fee for a permit to erect, construct, alter, rebuild, enlarge, extend, convert, replace, or relocate a non-premise sign is \$456.00. [shall be based on the area of the sign in the following manner:]

SIGN FEES		
Effective Area	Premise Signs	Non-premise Signs
Up to 20 sq. ft.	\$ 45.00	\$ 48.00
21 sq. ft. to 50 sq. ft.	\$ 81.00	\$ 84.00
51 sq. ft. to 100 sq. ft.	\$ 110.00	\$ 216.00
101 sq. ft. to 200 sq. ft.	\$ 136.00	\$ 242.00
201 sq. ft. to 300 sq. ft.	\$ 188.00	\$ 294.00
301 sq. ft. to 400 sq. ft.	\$ 216.00	\$ 324.00
401 sq. ft. to 500 sq. ft.	\$ 242.00	\$ 350.00
501 sq. ft. to 700 sq. ft.	\$ 268.00	\$ 376.00
701 sq. ft. to 900 sq. ft.	\$ 322.00	Not permitted
901 sq. ft. or above	\$ 374.00	Not permitted]

**303.5.5.2 Special-purpose signs.** Notwithstanding Section 303.5.5.1, the fee for a permit to erect, construct, alter, rebuild, enlarge, extend, convert, replace, or relocate any special-purpose sign, as defined in the *Dallas Development Code*, as amended, is \$40.00. The building official shall waive this fee when the applicant for the special-purpose sign permit is a neighborhood association or crime watch group. The building inspection enterprise fund shall be reimbursed from the city of Dallas general fund for any fees not collected by the building official because of the fee waiver contained in this subparagraph.

**303.5.5.3 Removal, demolition.** The fee for a permit to remove or demolish a sign is \$78.00.

**303.5.5.4 Annual registration fee for a detached non-premise digital display sign.** The annual registration fee for a permit for a detached non-premise digital display sign under Dallas Development Code Section 51A-7.308 is \$2,817 [2,000] per digital sign face.

**303.5.5.5 Fees for sign review in special provision sign districts.**

**303.5.5.5.1 General.** An application will not be processed until the fee has been paid.

**303.5.5.5.2 Payment.** The applicant shall pay the fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

**303.5.5.5.3 Refund.** No refund of a fee may be made.

**303.5.5.5.4 Fee schedule.**

<b><u>TYPE OF APPLICATION</u></b>	<b><u>FEE</u></b>
<u>Certificate of appropriateness for a sign in a special provision sign district when review by the city plan commission is required under Section 51A-7.505.</u>	<u>\$397</u>
<u>Appeal of the decision of the director to city plan commission for a sign permit in a special provision sign district</u>	<u>\$300</u>
<u>Appeal of the decision of the city plan commission to the city council for a sign permit in a special provision sign district</u>	<u>\$300</u>
<u>Sign location permit under Section 51A-7.930.</u>	<u>\$6,879</u>
<u>Copy change fee under Section 51A-7.930.</u>	<u>10 cents per square foot of effective area</u>

**303.5.6 Sidewalk waiver fees.** The fee for processing a waiver of a required sidewalk is \$208.00.

**303.5.7 Reinspection fee.** A reinspection fee will be assessed for each failed inspection. [~~or reinspection when the portion for which inspection is called is not complete, when corrections called for are not made, or when access to perform the inspection is not provided. The fee is \$75.00 for each reinspection. No fee is required for reinspection of work that is rejected the first time for failure to comply with the code~~] A fee of \$75.00 shall [~~may~~] be charged for, but not limited to, the following reasons:

1. the inspection called for is not ready when the inspector arrives;
2. no building address or permit card is clearly posted;

3. city approved plans are not on the job site available to the inspector;
4. the building is locked or work otherwise not available for inspection when called; or
5. ~~[the job site is red-tagged twice for the same item;~~
6. ~~the original red tag has been removed from the job site; or~~
- 7.] failure to maintain erosion control, trash control, or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

### **303.5.8 Fees for pre-move inspections and permits to move structures.**

**303.5.8.1 Inspection fee.** A person moving a structure to a lot located within the city shall, within five business days before the move is scheduled, pay a nonrefundable inspection fee.

**Exception:** Industrialized building or housing unit(s) that maintain a current certification as an industrialized structure by the State of Texas shall not be assessed a pre-move inspection fee.

The fee is:

1. ~~\$150.00~~~~[104.00]~~ if the structure is being moved from a location inside the city of Dallas;
2. ~~\$150.00~~~~[208.00]~~ if the structure is being moved from a location outside the city but within the following counties: Dallas, Tarrant, Ellis, Kaufman, Rockwall, Collin, Denton, Johnson, or Hunt; and
3. ~~\$150.00~~~~[208.00]~~ plus the time and travel expenses of an inspector if the structure is being moved from a location outside the counties listed in Section 303.5.8.1(2).

**303.5.8.2 Temporary classroom structures.** Section 303.5.8.1 does not apply to a temporary classroom structure moved from one school property to another school property when both locations are within the city of Dallas and are owned and operated by the same independent school district.

**303.5.8.3 Permit fee.** The fee for a permit to move a structure is \$156.00 for each structure or part of a structure, including accessory structures, to be moved.

**303.5.8.4 Fee for mover's license.** The annual fee for a building mover's license is \$260 for each moving company. The fee for issuing a duplicate license for one that has been

lost, destroyed, or mutilated is \$25. Fees are payable to the building official upon issuance of a license. No refund of a fee will be made.

### **303.5.9 Fee for a certificate of occupancy.**

#### **303.5.9.1 Certificate of occupancy.**

**303.5.9.1.1 General.** The fee for a certificate of occupancy is \$375.00 [~~215.00~~].

**303.5.9.1.2 Dance hall.** In addition to the general fees associated with a certificate of occupancy application, the building official shall assess a nonrefundable review fee of \$1,000.00 for each dance hall certificate of occupancy application.

**303.5.9.1.3 Sexually oriented business.** In addition to the general fees associated with a certificate of occupancy application, the building official shall assess a nonrefundable review fee of \$1,000.00 for each sexually oriented business certificate of occupancy application.

**303.5.9.2 Examination or analysis.** If the structure must be examined or a structural analysis made to determine the suitability of the existing structure for the proposed occupancy, the examination or analysis must be done by a registered architect or engineer selected and paid for by the applicant. This service will not be covered by the certificate of occupancy fee.

#### **303.5.9.3 Temporary certificate of occupancy.**

**303.5.9.3.1 General.** Except as provided in this subparagraph, a~~A~~n additional nonrefundable inspection fee of \$500.00 [~~104.00~~] shall be paid upon application for a temporary certificate of occupancy. An additional non~~-~~refundable fee of \$250.00 [~~30~~] shall be paid for each 30-day extension.

**303.5.9.3.2 Residential.** The building official shall assess a nonrefundable inspection fee of \$250.00 for each one-and-two family dwelling temporary residential certificate of occupancy request. An additional nonrefundable fee of \$125.00 shall be paid for each 30-day extension.

**303.5.9.4 Partial certificate of occupancy.** An additional nonrefundable inspection fee of \$104.00 shall be paid upon application for a partial certificate of occupancy.

**303.5.9.5 Certificate of ~~o~~ccupancy ~~v~~alidation ~~i~~nspection ~~f~~ee.** The director of code compliance shall perform a certificate of occupancy validation inspection within 12 months after issuance of a new certificate of occupancy. An additional \$113.00 [~~65.00~~] fee for a certificate of occupancy validation inspection must be paid with an application for a certificate of occupancy.

**303.5.9.6 Duplicate, temporary, or partial certificate of occupancy.** A nonrefundable fee of \$30 shall be paid for each duplicate copy of a certificate of occupancy, a temporary certificate of occupancy, or a partial certificate of occupancy.

**303.5.9.7 Residential certificate of occupancy early move in fee.** The building official shall assess a nonrefundable early move in penalty of \$500.00 for each one-and-two family dwelling occupied prior to a certificate of occupancy or temporary certificate of occupancy being issued.

**303.5.10 Demolition fees.** The fee for a permit to demolish a structure or part of a structure is \$205.00 [~~42.00~~] plus \$0.021 for each square foot of floor area in the structure. No fee is required for demolition of a structure or part of a structure the title of which is vested in the United States Government or the State of Texas.

**303.5.11 Postage and handling fees.** A \$2.00 postage and handling fee shall be paid for each permit issued by mail or by electronic data transmission.

**303.5.12 Special service fees.**

**303.5.12.1 Same day inspection.** A special service fee shall be paid for each expedited priority inspection requested between 7:00 a.m. and 2:00 p.m. that is required to be performed the same day as the request. The fee is \$250.00 and shall be paid before the inspection is performed.

**303.5.12.2 After hours inspection.** A special service fee shall be paid for each inspection made after business hours, on weekends, or outside Dallas city limits. The fee is \$125.00 per hour with a minimum charge of \$300.00 and shall be paid before the inspection is performed. This paragraph does not apply to the moving of structures, the fees for which are established in Section 303.5.8.

**303.5.12.3 After hours utility release.** A special service fee shall be paid for each utility release requested after business hours or on weekends. The fee is \$50.00 for each request.

**303.5.13 Returned check fees.** A service charge fee in an amount allowable under Article 9022 of Vernon's Texas Civil Statutes shall be paid for processing each check returned to the building inspection division because of insufficient funds. The building official shall suspend all applications, permits, certificates of occupancy, or other services for which fees are not paid and shall deny additional permits, inspections, or other services to the person whose check has been returned until all fees, including the returned check service charge, are paid in full.

**303.5.14 Record change fee.**

**303.5.14.1 General.** A fee of \$30.00 shall be paid for each change to an official city record made by the building official at a customer's request; except that:

1. No fee is required for a change to a permit application requested before the permit is finally approved by the building inspection division; and
2. Only one fee will be paid for multiple record changes if the changes:
  - 2.1. Affect a single address; and
  - 2.2. Are requested at the same time.

**303.5.14.2 Items included in record change.** A record change includes, but is not limited to, the following:

1. Construction type change;
2. Address change;
3. Name change; [or]
4. Revisions to certificates of registration;
5. Contractor change; or
6. Valuation change.

**303.5.15 Fee for filing certified test results.**

**303.5.15.1 Backflow prevention device.** The fee for filing the certified test results for a backflow prevention device with the building inspection division, as required by Section 310.3 of this chapter, is \$~~81~~[15] for each device.

**303.5.15.2 Lead-free confirmation.** The fee for filing the certified test results for lead-free confirmation with the building inspection division is \$36 for each structure.

**303.5.16 Fee for reinstatement of permit privileges.** An additional nonrefundable fee of \$550 must be paid before a person whose permit privileges were suspended by the building inspection advisory, examining, and appeals board may apply for any new permits after the period of suspension has expired.

**303.5.17 Fee for unity agreement applications.** A nonrefundable fee of \$375 must be paid when submitting a unity agreement in accordance with Chapter 42 of the *Dallas Building Code*.

**303.5.18 Fee for appeal to the advisory, examining, and appeals board.** A nonrefundable fee of \$~~714.00~~ [600.00] must be paid when filing an appeal to or requesting any other decision by the advisory, examining, and appeals board.

**303.5.19. Unauthorized concealment fee.** Any work concealed without first obtaining the required inspection in violation of Section 304.1.3 shall be assessed a fee of \$200.00 for every trade concealed.

**303.5.20 Fees for consultations with technical staff.** A fee for consultations with technical staff members must be paid before the consultation in accordance with the fee schedule~~[d]~~ below. A fee is not required to discuss a plan for which a permit application has been accepted by building inspection and the permit fee has been paid.

TIME	FEE
0-20 minutes	\$0
<del>Over 20 [21-80] minutes</del>	<del>\$100 per hour with a one hour minimum [50]</del>
<del>[Over 80 minutes</del>	<del>\$50 per hour or fraction thereof]</del>

**303.5.21 Fees for pre-development meeting.** A \$1,316 fee for a pre-development meeting must be paid before the meeting. ~~[in accordance with the following fee schedule:~~

PROJECT SIZE	FEE
<del>Less than 25,000 square feet</del>	<del>\$250</del>
<del>25,000 to 50,000 square feet</del>	<del>\$500</del>
<del>Greater than 50,000 square feet</del>	<del>\$750</del>

~~This fee may be applied toward a fee for a building permit for the same project that was the subject of the pre-development meeting if the date on the application for the permit is within 12 months after the pre-development meeting.]~~

**303.5.22 Sign plan review fee.** A fee of \$281 ~~[75]~~ must be paid at the time of application for a sign permit requiring a pre-inspection.

**303.5.23 Research fee.**

**303.5.23.1 In general.** ~~Except as provided in this paragraph, a~~[A] fee of \$100 ~~[50]~~ per hour with a one hour minimum must be paid for research done by staff members to respond to a specific inquiry concerning the codes. An additional fee must be paid in accordance with Section 303.5.24 if a determination letter is requested.

**303.5.23.2 Other departments.** A fee of \$50 per hour with a one hour minimum must be paid for research done by staff members to respond to specific inquiries from other city departments.

**303.5.24 Fee for determination letter.** A fee of \$435.00 ~~[400]~~ must be paid for a letter confirming the findings of the building official on a specific inquiry.

**303.5.25 Fee for existing office building sprinkler retrofit agreement applications.** A nonrefundable fee of \$375 must be paid when submitting an existing office building sprinkler retrofit agreement or the termination of an existing office building sprinkler retrofit agreement in accordance with Section 104.17.

**303.5.26 Phased approval fee.** The building official shall assess a nonrefundable partial or conditional approval fee for the construction of foundations or any other part of a building or structure as outlined in Section 302.2.4 in the amount of \$250.00 for each permit application and each request.

**303.5.27 Permit extension fee.** The building official shall assess a nonrefundable permit extension fee as outlined in Section 302.2 in the amount of \$200.00 for each permit and each request.

**303.5.28 Inspection scheduling fee.** The building official shall assess a nonrefundable inspection scheduling fee of \$5.00 with each inspection request. The building official shall not assess an inspection fee when the applicant, owner, or authorized agent utilizes the online portal or if the online portal is non-operational.

**303.5.29 Technology permit fee.** The building official shall assess a nonrefundable technology fee of \$15.00 for each application, permit, plan, or other related construction document submitted to the building official.

**303.5.30 Notary fee.** The building official shall assess a nonrefundable \$5.00 notary service fee for each notarial act request.

**303.5.31 Alternative materials, design and methods of construction, and equipment.** The building official shall assess a \$300.00 application fee for the review and consideration of a request for the use of alternative materials, construction design and materials, and equipment.

**303.5.32 Special plan document handling fees.**

**303.5.32.1 General.** The building official shall assess a scanning fee for all hardcopy plan review application documents based on permit type and square footage. The building official shall not assess a scanning fee when the applicant, owner, or authorized agent utilizes the online permitting portal.

**303.5.32.2 Fee schedule.**

<b><u>PERMIT TYPE</u></b>	<b><u>SCANNING FEE</u></b>
<u>All minor commercial plan review less than 10,000 square feet</u>	<u>\$25.00</u>
<u>Complex commercial plan review over 10,000 square feet</u>	<u>\$50.00</u>
<u>Complex commercial school plan review over 10,000 square feet</u>	<u>\$100.00</u>

Stand alone trade review plans	\$25.00
Site plan reviews	\$25.00
Residential one-and-two family dwellings	\$15.00

**303.5.33 Additional inspection service fee.** The building official shall assess a \$125.00 per trade inspection fee for any inspection required in addition to those normally associated with any building permit or certificate of occupancy application.”

SECTION 16. That Paragraph 303.6.3, “Overtime Review Per Specialty,” of Subsection 303.6, “Alternative Plan Review,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“**303.6.3 After hours~~Overtime~~ review per specialty.** An after hours ~~[overtime]~~ plan review is a review that is not a QTeam review, but gets a higher priority for review in the normal review process by staff who are able to work after hours. An after hours ~~[overtime]~~ review will be allowed at the discretion of the building official based upon availability of staff. The fee for overtime plan review per specialty is \$250 an hour for in-person meetings unless the applicant and the building official agree otherwise, with a nonrefundable minimum charge of \$500, to be paid with the application for the permits. Specialists from each of the development disciplines are listed in Section 303.6.1.2. This fee is in addition to all other fees required under this chapter.”

SECTION 17. That Subsection 303.7, “Work Without a Permit,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

**“303.7 Work without a permit.**

**303.7.1 Investigation.** Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

**303.7.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code plus a fee of \$100.00 per hour per trade review with a one hour minimum. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this chapter or the codes nor from penalty prescribed by law.

**303.7.3 Stop work order.** Whenever any work is being done contrary to the provisions of the codes, the building official may order the work stopped by written notice served on any persons engaged in the doing or causing such work to be done. No work may proceed until:

1. the building official authorizes the work to proceed; or
2. an appeal is perfected before the Building Inspection Advisory, Examining, and Appeals Board resolving the stop work order, or a finding that there is no cause for the continuation of the stop work order.”

SECTION 18. That Subsection 303.10, “Fees for Registration of Non-Premise Signs,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

**“303.10 Fees for registration of non-premise signs.** The following fees must be paid for registration of a non-premise sign under Subchapter 7 of this chapter:

TYPE OF APPLICATION	FEE
Annual registration or renewal of registration for each sign	\$116 [ <del>65</del> ]
Replacement of a registration sticker	\$[-]5”

SECTION 19. That Table A-I, “New Single-Family and Duplex Construction,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“TABLE A-I

NEW SINGLE-FAMILY AND DUPLEX CONSTRUCTION	
Square Footage	Multiplier
	(also see minimum fee schedule)
0-700 square feet	X <u>1.07</u> [ <del>0.817</del> ] = Permit Fee
701 to 2,350 square feet	X <u>0.34569</u> [ <del>0.215</del> ] + \$ <u>300</u> [422] (If greater than or
2,351 to 10,500 square feet	X <u>0.077</u> [ <del>0.175</del> ] + \$ <u>800</u> [516] equal to minimum fee)
10,501 square feet or greater	X <u>0.0272</u> [ <del>0.071</del> ] + \$ <u>1,000</u> [1,608]
<b>MINIMUM INSPECTION FEE SCHEDULE (based on # of trades [<del>or valuation</del>— whichever is greater])</b>	

Number of Trades	Minimum Permit Fee
1	\$ 125.00 [ <del>100.00</del> ]
2	\$ 250.00 [ <del>200.00</del> ]
3	\$ 375.00 [ <del>300.00</del> ]
4	\$ 500.00 [ <del>400.00</del> ]
5	\$ 625.00 [ <del>500.00</del> ]
6	\$ 750.00 [ <del>600.00</del> ]
7	\$ 875.00 [ <del>700.00</del> ]
8	\$ 1,000.00 [ <del>800.00</del> ]
9 or more	\$ 1,125.00

SECTION 20. That Table A-II, “New Multi-Family Construction,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“TABLE A-II

<b>NEW MULTI-FAMILY CONSTRUCTION</b>
\$652 [ <del>225</del> ] per dwelling unit

Table A-II does not apply to accessory structures. See Table A-III for valuation of fees as applied to accessory structures.”

SECTION 21. That Table A-III, “New Commercial Construction,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“TABLE A-III

NEW COMMERCIAL CONSTRUCTION	
Value of Proposed Work	Multiplier
	(also see minimum fee schedule)
\$0 – <u>2,000</u> [ <del>60,000</del> ]	X 0 + \$75 [ <del>0.009525</del> ] = Permit Fee
\$2,001 – 25,000	X 0.0095 + \$100 (If greater than or
\$25,001 – 60,000	X 0.0075 + \$100 equal to minimum fee)
\$60,001 – 200,000	X <u>0.027665</u> [ <del>0.004964</del> ] + \$350 [ <del>274</del> ]
\$200,001 – 900,000	X <u>0.006325</u> [ <del>0.003914</del> ] + \$400 [ <del>484</del> ]
\$900,001 – 1,500,000	X <u>0.003895</u> [ <del>0.002862</del> ] + \$500 [ <del>1,431</del> ]
\$1,500,001 – 2,500,000	X <u>0.003862</u> [ <del>0.002197</del> ] + \$700 [ <del>2,429</del> ]
\$2,500,001 – 5,000,000	X <u>0.003630</u> [ <del>0.001417</del> ] + \$850 [ <del>4,379</del> ]

32676

240456

\$5,000,001 – 10,000,000	X 0.005095 [0.001036] + \$1,100 [6,285]
\$10,000,001 or more	X 0.002527 [0.000767] + \$1,300 [8,977]
<b>MINIMUM INSPECTION FEE SCHEDULE (based on # of trades [or valuation— whichever is greater])</b>	
Number of Trades	Minimum Permit Fee
1	\$ 125.00 [100.00]
2	\$ 250.00 [200.00]
3	\$ 375.00 [300.00]
4	\$ 500.00 [400.00]
5	\$ 625.00 [500.00]
6	\$ 750.00 [600.00]
7	\$ 875.00 [700.00]
8	\$ 1,000.00 [800.00]
9 or more	\$ 1,125.00"

SECTION 22. That Table B-I, “Alterations or Repairs,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“TABLE B-I

ALTERATIONS OR REPAIRS	
Value of Proposed Work	Multiplier
	(also see minimum fee schedule)
\$0 – 2,000 [100,000]	X 0 + \$132 [0.009652] Permit Fee
\$2,001 – 25,000	X 0.0057394 + \$143 (if greater than or
\$25,001 – 60,000	X 0.004312869 + \$259 equal to minimum
\$60,001 – 100,000	X 0.003997634 + \$400 fee)
\$100,001 – 300,000	X 0.002464894 [0.009525] + \$739 [13]
\$300,001 – 500,000	X 0.002764076 [0.009410] + \$1,382 [47]
\$500,001 – 700,000	X 0.002456814 [0.009285] + \$2,336 [110]
\$700,001 – 900,000	X 0.002596076 [0.009155] + \$1,720 [201]
\$900,001 – 1,100,000	X 0.002793145 [0.009045] + \$3,072 [300]
\$1,100,001 – 2,500,000	X 0.00151757 [0.008894] + \$3,794 [465]
\$2,500,001 – 5,000,000	X 0.001209584 [0.008768] + \$6,048 [780]
\$5,000,001 – 10,000,000	X 0.001073154 [0.008641] + \$10,732 [1,416]
\$10,000,001 or more	X 0.002153246 [0.007940] + \$21,532 [8,426]
<b>MINIMUM FEE SCHEDULE (based on # of trades or valuation – whichever is greater)</b>	
Number of Trades	Minimum Permit Fee
1	\$ 125.00 [100.00]
2	\$ 250.00 [200.00]

3	\$	375.00 [300.00]
4	\$	500.00 [400.00]
5	\$	625.00 [500.00]
6	\$	750.00 [600.00]
7	\$	875.00 [700.00]
8	\$	1,000.00 [800.00]
9 or more	\$	1,125.00"

SECTION 23. That Table B-II, "Alterations or Repairs of Single-Family and Duplex Structures," of Section 303, "Fees," of Subchapter 3, "Permits and Inspections," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended to read as follows:

**"TABLE B-II**

<b>ALTERATIONS OR REPAIRS OF SINGLE-FAMILY AND DUPLEX STRUCTURES</b>	
<b>Base permit fee</b>	<b>Additional trades</b>
\$181[125] per dwelling unit	+\$100 for each additional trade

SECTION 24. That Section 303, "Fees," of Subchapter 3, "Permits and Inspections," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended by adding a new Subsection 303.12, "Zoning Fees," to read as follows:

**"303.12 Zoning fees.**

**303.12.1 Fees for board of adjustment applications.**

**303.12.1.1 General.** An application will not be processed until the fee has been paid.

**303.12.1.2 Payment.** The applicant shall pay the filing fee to the building official. The building official shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

**303.12.1.3 Refund.** The city controller shall refund 75 percent of the filing fee to the applicant if the applicant withdraws the application prior to the case being advertised for hearing. After the case is advertised, no refund of the filing fee may be made.

**303.12.1.4. Fee schedule.**

<b>Type of Application</b>	<b>Application Fee</b>
Single family variance	\$600.00
Single family special exception	\$600.00
Multifamily or nonresidential variance	\$900.00 + \$25 per acre
Multifamily or nonresidential special exception	\$1,200.00 + \$25 per acre
Landscaping or tree mitigation special exception	\$1,200.00 + \$50 per acre
Variance and special exception to off-street parking requirements	\$900.00 + \$100 per parking space variance or special exception requested
Compliance request for a nonconforming use	\$1,000
All other non-sign appeals	\$900.00
Sign special exceptions	\$1,200.00
All other sign appeals	\$900.00

**303.12.1.5. Separate filing fee.** The applicant shall pay a separate filing fee for each type of variance requested. The maximum fee for all variances on one building site heard at one public hearing is \$10,000.00.

**303.12.1.6. Fee waiver.** The board may waive the filing fee if the board finds that payment of the fee would result in substantial financial hardship to the applicant. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial documents. Notwithstanding the above, the board may waive the fee for a request to establish a compliance date under Section 51A-4.704(a)(1) only if:

1. the applicant is a corporeal person for whom payment of the fee would result in substantial financial hardship; or,
2. a written request for a fee waiver is signed by the owners, as evidenced by the last approved city tax roll, of 20 percent or more of real property within 200 feet, including streets and alleys, of the boundary of the lot containing the nonconforming use.

**303.12.1.7 Notification sign fee.** The fee for a notification sign required under Section 51A-1.106 is \$10 for each sign.

**303.12.2 Fee for zoning verification letter.**

**303.12.2.1 General.** A letter of zoning verification will not be processed until the fee for the letter has been paid.

**303.12.2.2 Payment.** The applicant shall pay the filing fee to the building official. The building official shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

**303.12.2.3 Refund.** No refund of a fee may be made.

**303.12.2.4 Letter fee.** The standard fee for a letter of zoning verification is \$282 per letter. A minimum processing time of seven days is required after payment of the standard fee. If expedited processing is requested, a surcharge must be paid in accordance with the following schedule:

Processing Time	Surcharge
1 day	\$25.00
2-3 days	\$20.00
4-5 days	\$15.00
6 days	\$10.00

**303.12.2.5 Request.** A request for a letter of zoning verification must be made in writing. The maximum area for which a letter of zoning verification may be requested is one city block. If the area for which zoning verification is requested cannot be clearly defined by lot and block number, the applicant must furnish a plat with the request.

**303.12.3 Fee for development impact review.**

**303.12.3.1 General.** An application will not be processed until the fee has been paid.

**303.12.3.2 Payment.** The applicant shall pay the filing fee to the building official. The building official shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

**303.12.3.3 Refund.** No refund of a fee may be made.

**303.12.3.4 Site plan review.** The fee for a site plan review required under Section 51A-4.803 is \$1,000.00.

**303.12.3.5 Appeal.** An applicant shall pay a fee of \$300.00 for an appeal to the city plan commission of a decision of the director denying a development impact review or residential adjacency review application, as described in Chapter 51A.

**303.12.4 Special parking and mechanized parking.**

**303.12.4.1 General.** An application will not be processed until the fee has been paid.

**303.12.4.2 Payment.** The applicant shall pay the filing fee to the building official. The building official shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

**303.12.4.3 Fee schedule.**

<b>Types of Application</b>	<b>Application Fee</b>
Application for special or mechanized parking involving 50 special or mechanized parking spaces or fewer (including fee for special or mechanized parking license, if applicable)	\$375.00
Application for special or mechanized parking involving more than 50 special or mechanized parking spaces – additional fee for each special or mechanized parking space over 50	\$12.50
Application for renewal of special or mechanized parking license	\$375.00

**303.12.4.4 Special parking amendment or termination fee.** The building official shall assess a nonrefundable special parking agreement review fee of \$100 per hour with a one hour minimum charge for each special parking agreement amendment or termination request.

**303.12.5 Administrative parking reduction fee.** The fee for an administrative parking reduction under Section 51A-4.313 is \$375.00 and \$25.00 per space over 10 spaces.

**303.12.6 Access easement review fee.** The building official shall assess a nonrefundable access easement review fee of \$100 per hour with a one hour minimum charge for each request.

**303.12.7 Legal build site determination.** The fee for a legal build site determination is \$100 per hour with a one hour minimum.

**303.12.8 Code interpretation fee.** The building official shall assess a \$500.00 interpretation fee.”

SECTION 25. That Section 303, "Fees," of Subchapter 3, "Permits and Inspections," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended by adding a new Subsection 303.13, "Subdivision Fees," to read as follows:

**"303.13 Subdivision fees.**

**303.13.1 Fees for a street name change.**

**303.13.1.1 General.** A street name change fee must be paid to the director before an application will be processed.

**303.13.1.2 Payment.** A fee for new street identification signs must be paid to the director of development services within 60 days of the approval of a street name change by the city council.

**303.13.1.3 Change of records.** A fee for change of official address records must be paid to the building official within 60 days of the approval of a street name change by the city council.

**303.13.1.4. Application fee.**

<b>TYPE OF APPLICATION</b>	<b>FEE</b>
If the street is less than one-fourth mile	\$1,950.00
If the street is less than one-half mile but more than or equal to one-fourth mile	\$2,282.00
If the street is less than one mile but more than or equal to one-half mile	\$2,700.00
If the street is more than or equal to one mile	\$2,700.00 for first mile plus \$600.00 for each additional one-fourth mile.

**303.13.1.5 Street identification sign fee.**

<b>TYPE OF APPLICATION</b>	<b>FEE</b>
For each blade to be replaced	\$113.00
For each mast arm to be replaced	\$233.00
For Texas Department of Transportation signs to be replaced	To be determined based upon Texas Department of Transportation cost calculation at the time of installation.

**303.13.1.6 Change of official address fee.**

<b>TYPE OF APPLICATION</b>	<b>FEE</b>
For each address change up to 10	\$150.00

For more than 10 address changes	\$1,500.00 for the first 10 address changes plus \$113.00 per hour of service required for additional address changes.
----------------------------------	--

**303.13.1.7 Governmental entities.** No fee is required for street name change applications filed by the governmental entities listed in Section 51A-1.105.1.

**303.13.2 Fees for a ceremonial street naming.**

**303.13.2.1 Payment.** A ceremonial street naming fee must be paid to the director before an application will be processed.

**303.13.2.2 Application fees.**

TYPE OF APPLICATION	FEE
If the street is less than one-fourth mile	\$1,950
If the street is less than one-half mile but more than or equal to one-fourth mile	\$1,950
If the street is less than one mile but more than or equal to one-half mile	\$1,950
If the street is more than or equal to one mile	\$1,950 for first mile plus \$300.00 for each additional one-fourth mile.

**303.13.2.3 Additional fees.** Additional fees may be required for production and installation of ceremonial street name toppers.

**303.13.2.4 Governmental entities.** No fee is required for a ceremonial street naming application filed by the governmental entities listed in Section 51A-1.105.1.

**303.13.3 Fees for platting, replatting, and other related fees.**

**303.13.3.1. General.** Terms used in this subsection are defined in Articles II and VIII of Chapter 51A of the Dallas City Code.

**303.13.3.2 Payment.** An application will not be processed until the fee has been paid. The applicant shall pay the filing fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

**303.13.3.3 Related fees.** It might be necessary to submit a plat for review and approval more than once. There is a separate fee for submission of a preliminary plat and submission of a final plat (except there is no fee for a final minor plat or a final amending plat (minor)). Fees for each revised submission are indicated in the fee schedule below. The fee for submission of a final plat for a phase is calculated as if the phase was a freestanding plat. The submission fee for an amending plat (major) is calculated as for a preliminary plat.

The addition of up to 10 percent of the area of a previously submitted preliminary plat is considered a revision; if more area than that is added, the revised plat is considered a new preliminary plat.

### 303.13.3.4 Fee schedule.

TYPE OF APPLICATION	FEE
Major plat: preliminary plat containing less than 20 lots, if no lot exceeds 3 acres	\$3,963
Major plat: final plat containing less than 20 lots, if no lot exceeds 3 acres	\$6,238
Major plat: preliminary plat containing less than 20 lots, if any lot exceeds 3 acres	\$2,871
Major plat: final plat containing less than 20 lots, if any lot exceeds 3 acres	\$5,178
Major plat: Preliminary plat containing more than 20 lots, if no lot exceeds 3 acres	\$3,342
Major plat: final plat containing more than 20 lots, if no lot exceeds 3 acres	\$4,180
Major plat: preliminary plat containing more than 20 lots, if any lot exceeds 3 acres	\$4,736
Major plat: final plat containing more than 20 lots, if any lot exceeds 3 acres	\$5,623
Minor plat: lot does not exceed 3 acres for single family, duplex, townhouse districts	\$2,895
Minor plat: lot exceeds 3 acres for single family, duplex, or townhouse districts	\$3,364
Minor plat: final fee	\$840
Minor amending plat, certificate of correction, vacation of plat, removal or relocation of building lines	\$850

**303.13.3.5 Waiver.** The subdivision administrator may waive the fee required if it is determined that a subsequent plat submission is necessary due to an error or omission by the city in the review of an earlier plat submission.

### 303.13.3.6 Engineering plans.

**303.13.3.6.1 Drainage and paving engineering.** An applicant who submits engineering plans shall pay to the director of development services:

1. \$1,848 for the initial submission of engineering plans;
2. no fee for the applicant's submission of the first modification of the initial submission of engineering plans if it includes only those modifications required in response to comments and requirements made by the department of development services after reviewing the initial submission; and

3. \$2,252 for each subsequent submission.

**303.13.3.6.2 Water and wastewater engineering.** An applicant who submits engineering plans shall pay to the director of development services:

1. \$1,848 for design review of engineering plans requiring more than 100 feet of construction of water and wastewater mains, excluding the footage of building service connections. For each additional design review of engineering plans, the following applies:
  - 1.1. no fee for the applicant's submission of the first modification of the initial submission of engineering plans if it includes only those modifications required in response to comments and requirements made by the department of development services after reviewing the initial submission; and
  - 1.2. \$2,252 for each subsequent submission.
2. \$500 for design review of engineering plans requiring 100 feet or less of construction of water and wastewater mains, excluding the footage of building service connections. For each additional design review of engineering plans, the following applies:
  - 2.1. no fee for the applicant's submission of the first modification of the initial submission of engineering plans if it includes only those modifications required in response to comments and requirements made by the department of development services after reviewing the initial submission; and
  - 2.2. \$500 for each subsequent submission.

**303.13.3.7 Refund.** The city controller shall refund 35 percent of the filing fee to the applicant if the applicant withdraws the application prior to the case being posted for hearing. After the case is posted, the applicant may withdraw the plat but the city controller will not refund any part of the filing fee. If the applicant withdraws the application in writing prior to the hearing date, the applicant may request that the filing fee be credited to a subsequent application for the same property if it is submitted within one year of the withdrawal date.

**303.13.4 Early release of a building or foundation permit.** The fee for an early release of a building or foundation permit is \$269.”

SECTION 26. That Section 303, "Fees," of Subchapter 3, "Permits and Inspections," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended by adding a new Subsection 303.14, "Engineering Fees," to read as follows:

**"303.14 Engineering fees.**

**303.14.1 Escarpment permit fee.**

**303.14.1.1 General.** An application for an escarpment permit under Section 51A-5.204 of the Dallas City Code will not be processed until the fee has been paid.

**303.14.1.2 Payment.** The applicant shall pay the fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

**303.14.1.3 Refund.** No refund of a fee may be made.

**303.14.1.4 Fee.** The fee for a escarpment permit is \$2,709.

**303.14.2 Floodplain review fee.** The building official shall assess a nonrefundable floodplain miscellaneous review fee of \$100 per hour with a one hour minimum charge for each request.

**303.14.3 Plat and field notes review fee.** The building official shall assess a nonrefundable review fee of \$100 per hour with a one hour minimum for a surveyor's review of subdivision plats and field notes for separate instrument easement dedications, agreements, and abandonments.

**303.14.4 Traffic impact analysis fee.** The building official shall assess a nonrefundable traffic impact analysis review fee of \$1,000 for each initial submittal and \$100 per hour for each subsequent submittal associated with post permit revisions or denial comment corrections.

**303.14.5 Infrastructure improvements constructed under private development contracts fee.**

**303.14.5.1 Preconstruction meeting and review of materials testing report fee.** The building official shall assess a nonrefundable fee of \$100.00 per hour with a one hour minimum to conduct a preconstruction meeting and to review the final materials testing report of infrastructure improvements constructed under private development contracts.

**303.14.5.2 Inspection fee.** The building official shall assess a nonrefundable inspection fee of \$125.00 per hour with a one hour minimum for the inspection of infrastructure improvements constructed under private development contracts."

SECTION 27. That Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended by adding a new Subsection 303.15, “Arborist and Landscaping Fees,” to read as follows:

**“303.15 Arborist and landscaping fees.**

**303.15.1 Fee for tree removal application.**

**303.15.1.1 General.** An application for a tree removal under Section 51A-10.132 of the Dallas City Code will not be processed until the fee has been paid.

**303.15.1.2 Payment.** The applicant shall pay the fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

**303.15.1.3 Refund.** No refund of a fee may be made.

**303.15.1.4 Fee schedule.**

TYPE OF APPLICATION	FEE
Tree removal application	Cost of tree removal x \$.0095, with a minimum charge of \$60.00 for the project
First reinspection of work not completed, not corrected, or not accessible in initial inspection	\$60.00
Second reinspection of work not completed, not corrected, or not accessible in prior inspections	\$90.00
Third or subsequent reinspection of work not completed, not corrected, or not accessible in prior inspections	\$120.00

**303.15.2 Tree survey review fee.** When deemed necessary, the building official shall assess a nonrefundable tree survey review fee of \$100.00 per hour with a one hour minimum charge for each building permit, site application, or any other construction document submitted.

**303.15.3 Tree inspection service fee.** When deemed necessary, the building official shall assess a \$75.00 per hour tree inspection fee for each building permit, site application, or other construction document submitted.

**303.15.4 Tree removal investigation fee.** When deemed necessary, the building official shall assess a \$550.00 work without permit tree removal investigation fee for each building permit, site application, or other construction document submitted. Investigation fees will be assessed

once the violation has been documented and confirmed, and prior to the issuance of a permit application.

**303.15.5 Conservation easement review.** The building official shall assess a \$150.00 per hour with a one hour minimum conservation easement review or field inspection fee. In addition to this fee, the applicant shall pay the appropriate fees associated with the review of legal descriptions as outlined in Section 303.16.”

SECTION 28. That Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended by adding a new Subsection 303.16, “Geospatial Information Systems Fees,” to read as follows:

**“303.16 Geospatial information systems fees.**

**303.16.1 Fees for property description review.**

**303.16.1.1 General.** An application will not be processed until the fee has been paid.

**303.16.1.2 Payment.** The applicant shall pay the fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

**303.16.1.3 Applicability.** A fee is required for each review.

**303.16.1.4 Refund.** No refund of a fee may be made.

**303.16.1.5 Fee Schedule.**

TYPE OF PROPERTY DESCRIPTION	FEE
Platted	\$100.00
Metes and bounds	\$100.00 for the first page plus \$50.00 for each additional page

**303.16.2 Address or suite assignment fees.**

**303.16.2.1 General.** The building official shall assess an address or suite assignment fee for each application, permit, plan, or other related construction documents submitted to the building official.

**303.16.2.2 Fee schedule.**

<b>TYPE OF ADDRESS ASSIGNMENT OR REASSIGNMENT</b>	<b>FEE</b>
Individual address or suite	\$50.00 per building or structure
One-and-two family dwellings	\$50.00 per building or structure
0-5 buildings and structures on one site	\$100.00 per building or structure
6-10 buildings and structures on one site	\$75.00 per building or structure
11 or more buildings and structures on one site	\$50.00 per building or structure”

SECTION 29. That Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended by adding a new Subsection 303.17, “Miscellaneous Fees,” to read as follows:

**“303.17 Water and wastewater fees.**

**303.17.1 Water and wastewater explanation letter fee.** The fee to request a letter from the department explaining the availability of water for connections, water for size on size, water flow and pressure test, and wastewater services for a development site is \$200.00

**303.17.2 Wastewater capacity analysis fee.** The fee to request a performance of a wastewater capacity analysis on an existing wastewater line to determine its capacity for a proposed development or land use is \$2,500.00.”

SECTION 30. That Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended by adding a new Subsection 303.18, “Reauthorization of Building Permit Fees,” to read as follows:

**“303.18 Reauthorization of building permit fees.** A building permit fee expires on the 10th anniversary after the date the fee is adopted unless it is reviewed and renewed by city council following a public hearing in accordance with Section 214.908 of the *Texas Local Government Code*. The building official shall conduct a fee study and evaluate fees every three years.”

SECTION 31. That Section 303, "Fees," of Subchapter 3, "Permits and Inspections," of Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code is amended by adding a new Subsection 303.19, "Publication of Fees," to read as follows:

**"303.19 Publication of fees.** The building official shall annually publish on the city's website the fee, the hour rate, and estimated direct time incurred by city employees for a fee imposed for reviewing or processing an engineering or construction plan or inspecting a public improvement based on the methodology detailed in Section 212.906 of the *Texas Local Government Code*."

SECTION 32. That, unless specifically provided otherwise by this ordinance or by state law, a person violating a provision of this ordinance is, upon conviction, punishable by a fine not to exceed \$2,000.

SECTION 33. That Chapters 49, 51A, and 52 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 34. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 35. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

32676

240456

SECTION 36. That this ordinance shall take effect May 1, 2024, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By  \_\_\_\_\_  
Assistant City Attorney

Passed           **MAR 27 2024**



## PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL MAR 27 2024

ORDINANCE NUMBER 32676

DATE PUBLISHED MAR 30 2024

ATTESTED BY: