

TOWN OF CROSS ROADS  
MASTER FEE SCHEDULE  
August 2017

**(MINIMUM PERMIT FEE \$50.00 AND NONREFUNDABLE)**

**BUILDING FEES**

**New Residential Construction Fees**

	<u>Value Based Fees</u>	<u>Flat Rate Fees</u>
<b>Plan Review Fee</b>	<b>\$0.075 per square foot (\$200 minimum)</b>	
<b>Building Permit Fees</b>		
Finished Space	<b>\$0.4 per square foot</b>	
Unheated Space	<b>\$0.17 per square foot</b>	
Accessory Space	<b>\$0.12 per square foot</b>	
<b>Building Inspection Package Fees</b>		
Total Residential Space Permit	<b>\$0.175 per square foot (\$600 minimum)</b>	
Accessory Space (Setbacks & Square Foot verification)		\$70.00
Re-inspection per visit** (Other than non-occupied new residential space)		\$70.00
Red Tag Fee *		\$70.00

**Residential Remodeling or Addition to Main Building Construction Fees**

	<u>Value Based Fees</u>	<u>Flat Rate Fees</u>
<b>Plan Review Fee</b>	<b>\$0.075 per square foot (\$200 minimum)</b>	
Re-inspection per visit**		\$70.00
<b>Building Permit Fee</b>	<b>\$0.17 per square foot</b>	<b>\$50.00</b>
<b>Building Inspections</b>		
Price per Inspection as determined required**		\$70.00
Red Tag Fee*		\$70.00

**New Commercial Construction Fees**

	<u>Value Based Fees</u>	<u>Flat Rate Fees</u>
<b>Plan Review Fee</b>	<b>\$0.075 per square foot</b>	
<b>Building Permit Fees - Calculated at \$350.00 per \$100,000.00 of estimated building value.</b>		
Finished Space estimated value \$110.00 per sq foot	<b>\$0.43 per square foot</b>	
Unheated Space estimated value \$36.00 per sq foot	<b>\$0.18 per square foot</b>	
Accessory Space estimated value \$20.00 per sq foot	<b>\$0.12 per square foot</b>	
<b>Building Inspection Package Fees</b>		
Total Commercial Space Permitted	<b>\$0.225 per square foot (\$800 minimum)</b>	
Accessory Space (Setbacks & Square Foot verification under 1500 square foot)		\$70.00
Re-inspection per visit** (Other than non-occupied new commercial space)		\$70.00
Red Tag Fee*		\$70.00

**Other Inspections and Fees:**

Inspections for which no fee is specifically indicated (minimum charge per hour)		\$70.00
Additional plan review required by changes, additions or revisions to plans (minimum charge per hour)		\$70.00
Pre-Development Conference Fee (includes Town consultants e.g. engineer, inspector, building clerk)		\$ 300.00 per hour
For use of outside consultants for plan checking and inspections, or both e.g. Fire & Health Departments, Engineer, Legal. (Actual costs)		<b>Actual Costs</b>

**Commercial Remodeling, White-box, or Addition to Main Building Construction Fees**

	<u>Value Based Fees</u>	<u>Flat Rate Fees</u>
<b>Plan Review Fee</b>	<b>\$0.075 per square foot</b>	
<b>Building Permit Fee</b>	<b>\$0.25 per square foot</b>	
<b>Building Inspection Package Fees</b>		
White-box (Shell only)	<b>\$0.17 per square foot (\$400 minimum)</b>	
Tenant Build-out	<b>\$0.23 per square foot (\$600 minimum)</b>	
Price per Inspection as determined required.		\$70.00
Re-inspection per visit**(Other than non-occupied new commercial space)		\$70.00
Red Tag Fee*		\$70.00

**Other Inspections and Fees**

Inspections for which no fee is specifically indicated (minimum charge per hour)		\$70.00
Additional plan review required by changes, additions or revisions to plans (minimum charge per hour).		\$70.00
For use of outside consultants for plan checking and inspections, or both; ie; example Fire &	Actual Costs plus	\$50.00

**Septic System Permit Fees**

	<u>Inspector Fee</u>	<u>Admin Fee</u>	<u>Total Fee</u>
Residential Aerobic System New or Replacement	\$375.00	\$50.00	\$425.00
Residential Conventional System New or Replacement	\$275.00	\$50.00	\$325.00
Commercial Aerobic System New or Replacement	\$425.00	\$50.00	\$475.00
Commercial Conventional System New or Replacement	\$325.00	\$50.00	\$375.00
Repair or Modification Permit & Inspection Fee	\$100.00	\$50.00	\$150.00
Re-Inspections**/Red Tag Fee*	\$100.00	50 / 70	\$150.00 / 70

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<b>BUILDING FEES CONTINUED</b>			
<b>Miscellaneous Fees</b>	<b>Inspector Fee</b>	<b>Admin Fee</b>	<b>Total Fee</b>
Certificate of Occupancy Inspection ( <i>Residential</i> )	\$35.00	\$50.00	\$85.00
Certificate of Occupancy Inspection (Commercial <2000 square foot)	\$70.00	\$50.00	\$120.00
Certificate of Occupancy Inspection (Commercial >2000 square foot)	\$150.00	\$50.00	\$200.00
Temporary Utility Pole ( <i>Without Building Permit</i> )	\$70.00	\$50.00	\$120.00
Retaining Wall (requiring engineering review and inspection)	\$250.00	\$50.00	\$300.00
Subdivision Culvert (pre-determined engineering)	\$200.00	\$50.00	\$250.00
Non-Subdivision Culvert (requiring engineering)	\$350.00	\$50.00	\$400.00
Culvert Reinspection			\$100.00
Pool / Spa ( <i>above ground</i> ) plus fence, review & inspections	\$200.00	\$50.00	\$250.00
Pool / Spa ( <i>in ground</i> ) plus fence, review & inspections	\$260.00	\$50.00	\$310.00
Propane/natural gas ( <i>No Inspection if certified certificate filed</i> )	\$70.00	\$50.00	\$120.00
Commercial Irrigation System Permit & Inspection	\$100.00	\$50.00	\$150.00
Roof Permit & Inspection	\$70.00	\$50.00	\$120.00
Demolition Permit & Inspection	\$140.00	\$50.00	\$190.00
Tree Preservation Permit & Inspection ( <i>No Charge at this time</i> )	\$0.00	\$0.00	<i>No Charge</i>
Returned Check Fee		\$50.00	\$50.00
For use of outside consultants for plan checking and inspections, or both; ie;	Actual Costs plus	\$50.00	
<b>Fire Code Compliance Permits &amp; Inspections Fees</b>	<b>Inspector Fee</b>	<b>Admin Fee</b>	<b>Total Fee</b>
Construction Plan Review for Building Permits	\$50 per hour, two hour minimum	\$50.00	<i>Actual Cost + Administrative Fee</i>
Fire Sprinkler System - Above ground	\$200.00	\$50.00	\$250.00
Fire Alarm System	\$300.00	\$50.00	\$350.00
Alternative Fixed Fire Suppression System (Non-Sprinkler Systems)	\$200.00	\$50.00	\$250.00
Other Fire Code Permits	\$200.00	\$50.00	\$250.00
Witness Annual Fire Protection System Inspection	\$35 per hour, two hour minimum	\$50.00	<i>Actual Cost + Administrative Fee</i>
Construction and Misc. Fire Inspections	\$35 per hour, two hour minimum	\$50.00	<i>Actual Cost + Administrative Fee</i>
Re-Inspection Fee	\$35 per hour, two hour minimum	\$50.00	<i>Actual Cost + Administrative Fee</i>

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<b>DEVELOPMENT FEES</b>		
<b>PROFESSIONAL CONSULTANT REVIEW FEE DEPOSIT REQUIRED ON ALL PLATTING AND PLANNED DEVELOPMENT APPLICATIONS.</b>		
Requires \$1,000 deposit before professional services commence per Town of Cross Roads Code of Ordinances Article 10 Filing Fees, Section 10.901(c) Fee Structures. "may also assess against the applicant, developer, or subdivider, additional costs incurred by the town for engineering , legal and or inspection fees associated with the review and consideration of a plat in the amount incurred by the town. The payment of these additional fees shall be a condition of plat approval or a prerequisite to the acceptance of any improvements or the issuance of any building permits. SECTION. 10.09.001 FEE STRUCTURE (b) Fees shall be charged on all plats, regardless of action taken by the planning and zoning commission and whether the plat is approved or denied by the town council. (c) If the amount deposited is less than the actual cost of reviewing and processing the plat, the balance shall be collected before final consideration of the plat. An administrative fee equal to fifteen percent (15%) of the total of the application fee and processing costs in excess of the original fee will be charged. (d) The town may also assess against the applicant, developer or subdivider additional costs incurred by the town for engineering fees and legal fees associated with the review and consideration of a plat in the amount incurred by the town. The payment of these additional fees shall be a condition of plat approval or a prerequisite to the acceptance of any improvements or the issuance of any building permits.		
	<b>Value Based Fees</b>	<b>Flat Rate Fees</b>
<b>Annexation Fees</b>		\$500.00
<b>Zone Change / Special Use Permit Fees</b>		
0 to 5 acres		\$500.00
Excess of 5 acres	\$10 per acre plus	\$500.00
<b>Zone Change Case Withdrawal</b>		
Before publication of a notice of Public Hearing		50% Refund
After Publication		No Refund
<b>Plating Fees</b>		
<b>Preliminary Plat Fees</b>		
Property zoned to a (SF) Single Family District	\$10 per lot plus	\$200.00
Commercial Property or (MF) Multi-Family	\$20 per acre plus	\$200.00
<b>Site Plan Review Fees</b>		
Commercial must be submitted with preliminary plat		\$500.00
<b>Final Plat or Replat Fees</b>		
Property zoned to any residential district, except a (MF) Multi-Family District	\$20 per lot plus	\$100.00
Commercial Property District	\$30 per lot plus	\$100.00
Property zoned to any (MF) Multi-Family District or any non-residential district.	\$30 per acre plus	\$100.00
<b>Vacating a Plat</b>		\$100.00
<b>Appeal to Board of Adjustment</b>		\$200.00
<b>Planned Development Fees</b>		
Zoning Change (Including Concept Plan)	\$50 per acre plus	\$500.00
Pre-Plat	\$50 per acre plus	\$500.00
Final Plat	\$50 per acre plus	\$100.00
<b>Other Development Fees</b>		
<b>Pre-Development Conference Fee</b> (consultants e.g. engineer, inspector, building clerk)	Per Hour	\$300.00
<b>Returned Check Fee</b>		\$50.00
<b>Minimum Permit Fee</b>		\$50.00
<b>Variance Request Application Fee</b>		\$200.00
Temporary sidewalk waiver, re-approval of an expired plat, amending plat, or street abandonment; Comprehensive Land Use Plan or Thoroughfare Plan amendment,		

<b>BUSINESS RELATED FEES</b>			
<b>Business Permits Fees</b>	<b>Inspector Fee</b>	<b>Admin Fee</b>	<b>Permit Fee</b>
<b>Sexually Oriented Businesses</b>			
Initial License (Non-refundable)			\$5,000.00
Annual license			\$2,000.00
Transfer Ownership Fee			\$2,000.00
<b>Bed and Breakfast Annual Permit</b>	\$70.00	\$50.00	\$120.00
<b>Liquor License &amp; Renewal Permit</b>			
Initial License (50% of State Fee (TABC Title 3 Sec. 11.38) Non-refundable)			
Renewal license (50% of State Fee (TABC Title Sec. 11.38) Non-refundable)			
<b>Circus/Carnival/Tent Events</b>	\$150.00	\$50.00	\$200.00
<b>Peddlers and Solicitors Retail Business Permit</b>			
30 Days Permit	\$70.00	\$50.00	\$120.00
<b>Re-Inspections**</b>	\$50.00	\$50.00	\$100.00
<b>Red Tag Fee*</b>	\$50.00	\$50.00	\$100.00
<b>Sign Permit Fees</b>	<b>Inspector Fee</b>	<b>Admin Fee</b>	<b>Permit Fee</b>
Permanent Business Façade & Hanging Sign Permit Fees	\$35.00	\$50.00	\$85.00

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Permanent Business Free Standing & Monument Sign Fees	\$105.00	\$50.00	\$155.00
Temporary Business & Residential Signs			No Charge
Temporary Residential Sign Permit			No Charge
Political Sign Permit			No Charge
Construction Sign Permit			No Charge
Special Event /Garage Sale Sign Permit			No Charge
Variance Sign Application			\$50.00
Sign Installed Without Permit			Scheduled Fee Doubled
Re-Inspections**	\$50.00	\$50.00	\$100.00
Red Tag Fee*	\$50.00	\$50.00	\$100.00

**Consumer Health Permits & Inspections Fees**

**Food Service Permits & Inspections**

	<u>Inspector Fee</u>	<u>Admin Cost</u>	<u>Total Fee</u>
Grocery (Per Department - 2 Inspections a Year)	\$215.00	\$50.00	\$265.00
Restaurant/Club (New Application & Annual Inspections)	\$225.00	\$50.00	\$275.00
Convenience Store Without Deli (New Application & Annual Inspections)	\$190.00	\$50.00	\$240.00
Convenience Store With Deli (New Application & Annual Inspections)	\$225.00	\$50.00	\$275.00
Mobile Food Vendor/Commissary (New Application or Renewal)	\$165.00	\$50.00	\$215.00
Day Care License & Inspection	\$165.00	\$50.00	\$215.00
Food Sales at Temporary Event	\$150.00	\$50.00	\$200.00
Red Tag*	\$35.00	\$50.00	\$85.00
Re-inspections**	\$100.00	\$50.00	\$150.00

**MISCELLANEOUS FEES**

	<u>Inspector Fee</u>	<u>Admin Fee</u>	<u>Total Fee</u>
<b>Document Filing Fee - (County Court House)</b>	120% of Invoice (\$50 minimum)		
<b>Return Check Charge</b>		\$50.00	\$50.00
<b>Late Payment Fee (Over 30 days from invoice or notice)</b>		\$50.00	\$50.00
<b>Tree Preservation Permit &amp; Inspection (No Charge at this time)</b>			No Charge
<b>Pre-Development Conference Fee</b> (includes Town consultants e.g. engineer, inspector, building clerk)			\$ 300.00 per hour
<b>Community Room Rental</b>			
Commercial Ventures 3 hrs or less (\$100 refundable cleaning deposit)			\$60.00
Commercial Ventures 3 hrs or more (\$100 refundable cleaning deposit)			\$100.00
Non-profit Organization (\$100 refundable cleaning deposit)			
<b>Appeal Fee for Reconsideration of a denial of an application</b>			\$100.00
<b>Open Records Requests - (Based on State of Texas Fee Schedule)</b>			
<b>Oil and Gas Drilling, Pipeline and Production Permits</b>			
Oil / Gas Well Drilling and Pipeline Permit Application Fee	\$9000.00 plus Professional Fees		
Oil / Gas Board of Review Application	\$300.00 plus Professional Fees		
Oil / Gas Well Appeal	\$300.00 plus Professional Fees		
Reimbursement for Public Notices	To Be Determined By Town		
Administrative Fee (Annual)	\$100.00 plus Professional Fees		
Use of Public Roads, Street Crossings	Basic Rate: \$1.00 per linear foot of pipe up to and including 6" in diameter. Oversize Rate: Additional \$0.50 per inch of nominal diameter per linear foot over and above 6" in diameter.		
Use of the Right-of-Way for Monitoring Wells (Oil & Gas Pipeline Only)	Basic Rate: \$250.00 for a well 12" or less in diameter and 20' or less in depth. Good for two years: rate increased by \$100.00 for each additional year authorized in the permit agreement.		

\* The red tag is issued when a project is started without a permit or where there is a violation of the Town of Cross Roads' Building Code or other town ordinances,

\*\* The re-inspection fees listed above shall be assessed for each re-inspection where an inspection has been called for and upon arrival of the inspector the portion of such work for which the inspection was called for is found not to be complete and ready for inspection, or where it is found that the corrections called for have not been made.