

Town of Cross Roads, Master Fee Schedule
Fees will be doubled on work started without a permit.

(MINIMUM PERMIT FEE \$50.00 AND NONREFUNDABLE)

BUILDING FEES			
New Residential Construction Fees		Value Based Fees	Flat Rate Fees
Plan Review Fee		\$0.05 per square foot (\$200 minimum)	
Building Permit Fees			
Finished Space		\$0.35 per square foot plus	\$50.00
Unheated Space		\$0.13 per square foot plus	\$50.00
Accessory Space		\$0.07 per square foot plus	\$50.00
Building Inspection Package Fees			
Total Residential Space Permit		\$0.15 per square foot (\$600 minimum)	
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		Value Based Fees	Flat Rate Fees
Plan Review Fee		\$0.05 per square foot (\$200 minimum)	
Re-inspection per visit**			\$70.00
Building Permit Fee		\$0.13 per square foot plus	\$50.00
Building Inspections			
Price per Inspection as determined required**			\$70.00
Red Tag Fee*			\$70.00
New Commercial Construction Fees		Value Based Fees	Flat Rate Fees
Plan Review Fee		\$0.05 per square foot plus	\$300.00
Building Permit Fees - Calculated at \$350.00 per \$100,000.00 of estimated building value.			
Finished Space estimated value \$110.00 per sq foot		\$0.39 per square foot plus	\$50.00
Unheated Space estimated value \$36.00 per sq foot		\$0.13 per square foot plus	\$50.00
Accessory Space estimated value \$20.00 per sq foot		\$0.07 per square foot plus	\$50.00
Building Inspection Package Fees			
Total Commercial Space Permitted		\$0.20 per square foot (\$800 minimum)	
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 include administrative and overhead costs plus 15%.)			Actual Costs
Commercial Remodeling, White-box, or Addition to Main Building Construction Fees		Value Based Fees	Flat Rate Fees
Plan Review Fee		\$0.05 per square foot plus	\$200.00
Building Permit Fee		\$0.20 per square foot plus	\$50.00
Building Inspection Package Fees			
White-box (Shell only)		\$0.13 per square foot (\$400 minimum)	
Tenant Build-out		\$0.20 per square foot (\$600 minimum)	
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 & Health Departments		Actual Costs plus	\$50.00
Septic System Permit Fees			
	Inspector Fee	Admin Fee	Total Fee
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**	\$100.00	\$50.00	\$150.00
Red Tag Fee*		\$70.00	\$70.00

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BUILDING FEES CONTINUED			
Miscellaneous Fees	Inspector Fee	Admin Fee	Total Fee
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
Annual Contractor Registration and Identification Cards for General, Plumbing, Electrical, HVAC, and Septic Contractors		\$50.00	\$50.00
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; example Fire & Health	Actual Costs plus	\$50.00	
Fire Code Compliance Permits & Inspections Fees	Inspector Fee	Admin Fee	Total Fee
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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DEVELOPMENT FEES

PROFESSIONAL CONSULTANT REVIEW FEE DEPOSIT REQUIRED ON ALL PLATTING AND PLANNED DEVELOPMENT APPLICATIONS.

Requires \$1,000 deposit before professional services commence per Town of Cross Roads Code of Ordinances, Chapter 10, Article 9 Sec. 10.09.001 Fee structure
a) The town shall determine the base fees and charges for plat review. The town council shall adopt a fee schedule. 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.
Sec. 10.09.002 Procedure
All fees or charges shall be paid in advance and no action of the planning and zoning commission or any other board or agency shall be valid until the fee or charge has been paid to the town.

		Value Based Fees	Flat Rate Fees
Annexation Fees			\$500.00
Zone Change / Special Use Permit Fees			
	0 to 5 acres		\$500.00
	Excess of 5 acres	\$10 per acre plus	\$500.00
Zone Change Case Withdrawal			
	Before publication of a notice of Public Hearing		50% Refund
	After Publication		No Refund
Plating Fees			
Preliminary Plat Fees			
	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
Site Plan Review Fees			
	Commercial must be submitted with preliminary plat		\$500.00
Final Plat or Replat Fees			
	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
	Vacating a Plat		\$100.00
	Appeal to Board of Adjustment		\$200.00
Planned Development Fees			
	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
Other Development Fees			
	Pre-Development Conference Fee (consultants e.g. engineer, inspector, building clerk)	Per Hour	\$300.00
	Returned Check Fee		\$50.00
	Minimum Permit Fee		\$50.00
	Variance Request Application Fee		\$200.00
Temporary sidewalk waiver, re-approval of an expired plat, amending plat, or street abandonment; Comprehensive Land Use Plan or Thoroughfare Plan amendment, alternate façade in lieu of masonry, and any other miscellaneous development request.			

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BUSINESS RELATED FEES			
Business Permits Fees	Inspector Fee	Admin Fee	Permit Fee
Sexually Oriented Businesses			
Initial License <i>(Non-refundable)</i>			\$5,000.00
Annual license			\$2,000.00
Transfer Ownership Fee			\$2,000.00
Bed and Breakfast Annual Permit	\$70.00	\$50.00	\$120.00
Liquor License & Renewal Permit			
Initial License <i>(50% of State Fee (TABC Title 3 Sec. 11.38) Non-refundable)</i>			
Renewal license <i>(50% of State Fee (TABC Title Sec. 11.38) Non-refundable)</i>			
Circus/Carnival/Tent Events	\$150.00	\$50.00	\$200.00
Peddlers and Solicitors Retail Business Permit			
30 Days Permit	\$70.00	\$50.00	\$120.00
Re-Inspections**	\$50.00	\$50.00	\$100.00
Red Tag Fee*	\$50.00	\$50.00	\$100.00
Sign Permit Fees			
	Inspector Fee	Admin Fee	Permit Fee
Permanent Business Façade & Hanging Sign Permit Fees	\$35.00	\$50.00	\$85.00
Permanent Business Free Standing & Monument Sign Fees	\$105.00	\$50.00	\$155.00
Temporary Business & Residential Signs			<i>No Charge</i>
Temporary Residential Sign Permit			<i>No Charge</i>
Political Sign Permit			<i>No Charge</i>
Construction Sign Permit			<i>No Charge</i>
Special Event /Garage Sale Sign Permit			<i>No Charge</i>
Variance Sign Application			\$50.00
Sign Installed Without Permit			<i>Scheduled Fee Doubled</i>
Re-Inspections**	\$50.00	\$50.00	\$100.00
Red Tag Fee*	\$50.00	\$50.00	\$100.00
Consumer Health Permits & Inspections Fees			
	Inspector Fee	Admin Cost	Total Fee
Food Service Permits & Inspections			
Grocery <i>(Per Department - 2 Inspections a Year)</i>	\$215.00	\$50.00	\$265.00
Restaurant/Club <i>(New Application & Annual Inspections)</i>	\$225.00	\$50.00	\$275.00
Convenience Store Without Deli <i>(New Application & Annual Inspections)</i>	\$190.00	\$50.00	\$240.00
Convenience Store With Deli <i>(New Application & Annual Inspections)</i>	\$225.00	\$50.00	\$275.00
Mobile Food Vendor/Commissary <i>(New Application or Renewal)</i>	\$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

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MISCELLANEOUS FEES			
	Inspector Fee	Admin Fee	Total Fee
Document Filing Fee - (County Court House)			120% of Invoice (\$50 minimum)
Return Check Charge		\$50.00	\$50.00
Late Payment Fee (Over 30 days from invoice or notice)		\$50.00	\$50.00
Tree Preservation Permit & Inspection (No Charge at this time)			No Charge
Pre-Development Conference Fee (includes Town consultants e.g. engineer, inspector, building clerk)			\$ 300.00 per hour
Community Room Rental			
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)			
Appeal Fee for Reconsideration of a denial of an application			\$100.00
Open Records Requests - (Based on State of Texas Fee Schedule)			
Oil and Gas Drilling, Pipeline and Production Permits			
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.
<p>* 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, e.g. when number 14 wire has been used instead of number 12. All work must stop on the project until the red tag fee has been paid and the building inspector or a representative approved by the inspector has removed the red tag.</p>			
<p>** 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.</p>			