ORDINANCE NO. 2204

AN ORDINANCE OF THE CITY OF DORCHESTER, TEXAS, CREATING SCHEDULE OF FEES FOR DEVELOPMENT ACTIVITIES; PROVIDING FOR A PENALTY FOR ANY VIOLATION OF THIS ORDINANCE NOT TO EXCEED $500; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Dorchester, Texas ("the City") has previously adopted ordinances, rules and regulations governing Fees; and

WHEREAS, the City of Dorchester, Texas City Council has investigated and determined that it would be advantageous and beneficial to the City and its citizens to create A Schedule of Development fees;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORCHESTER, TEXAS, THAT:

Section 1. Recitals Incorporated.

The above-referenced recitals are incorporated herein as if set forth in full for all purposes.

Section 2. Adoption of Development Fees.

BUILDING AND CONSTRUCTION		
General		
	Public utility/infrastructure plan review and inspection, as percentage of construction cost	3%
Residential (includes one and two-family dwellings):		
	Residential simple trade permit fees, each (i.e. gas test, fence, accessory structure, etc.)	96.15
	Residential alteration/addition fee, per trade (Building, Mechanical, Electrical, Plumbing, Fuel Gas and similar)	125.00
	Other project types not listed above	200.00
	New Residential Construction — based on total square footage under roof	
	master plan review fee (per master plan)	202.50
	Plan review fee	100.00
	0 – 1,500 sq ft	981.25
	1,501 – 10,000 sq ft - $981.25 for the first 1,500 square feet + $0.44 for each additional square foot up to and including 10,000 square feet	
	10,001 sq ft and over - $4,700.00 for the first 10,000 square feet + $0.20 for each additional square foot over 10,000 square feet	
	New Residential Certificate of Occupancy Inspection	50.00

Commercial (includes multi-family dwellings):		
Commercial building permit fees—based on construction valuation (However, the fees listed below are provided as a general guide only. Actual permit fees may vary. Contact the permitted department for specific permit fees.)		
	Plan review fee, as percentage of building permit fee	65%
	Zero to $10,000.00	96.15
	$20,000.00	240.94
	$40,000.00	407.06
	$60,000.00	535.31
	$80,000.00	640.31
	$100,000.00	745.31
	$150,000.00	955.31
	$200,000.00	1,165.31
	$250,000.00	1,375.31
	$400,000.00	2,005.31
	$450,000.00	2,215.31
	$600,000.00	2,781.56
	$650,000.00	2,959.69
	$800,000.00	3,494.06
	$850,000.00	3,672.19
	$1,000,000.00	4,206.56
BUSINESSES		
Solicitor application processing fee		20.00
Mobile Food Vendor Permit, annual		150.00
Mobile Food Vendor Permit, seasonal (up to 6 months)		75.00
PUBLIC SAFETY		
Single Family Residential Fire Services		
	Fire Code Plan Review Services	218.75
	Fire Code Inspection Services	500.00
Fire Code Plan Review Services – Commercial and Multi-Family Construction (Fire Alarm System & Fire Sprinkler System)		
	Valuation	Each System
	Less than $6,250	250.00
	$6,250 to $250,000	375.00
	$251,000 to $500,000	531.25
	$501,000 to $1,000,000	687.50
	$1,001,000 to $3,000,000	1,000.00
	$3,001,000 to $6,000,000	1,500.00
	$6,001,000 and up (*plus $0.48 for each additional $1,000.00)	1,500.00*

Fire Code Inspection Services – Commercial and Multi-Family Construction (Fire Alarm System & Fire Sprinkler System)		
	Valuation	Each System
	Less than $6,250	375.00
	$6,250 to $250,000	531.25
	$251,000 to $500,000	656.25
	$501,000 to $1,000,000	843.75
	$1,001,000 to $3,000,000	1,187.50
	$3,001,000 to $6,000,000	1,781.25
	$6,001,000 and up (*plus $0.48 for each additional $1,000.00)	1,781.25*
Fire Underground		
	Fire Code Plan Review (1-hour minimum)	125.00 per hour
	Fire Code Plan Inspection (1-hour minimum)	125.00 per hour
Fire Extinguisher Suppression System		
	Per permit, one inspection	437.50
	Each re-inspection	125.00
Fire Certificate of Occupancy Inspections		
	Fire Certificate of Occupancy inspections (1-hour minimum)	187.50
Annual Fire Safety Inspections		
	Day Care, Foster Home, Commercial Business (each inspection & re-inspection per location)	125.00
	Nursing Home/ Assisted Living/ School (each inspection & re-inspection per location)	312.50
Underground/ Aboveground Fuel Storage Tanks		
	Fire Code Plan Review	437.50
	Fire Code Inspection	562.50
Site Plan		
	Fire Code Plan Review (2-hour minimum)	156.25 per hour
	Fire Code Plan Inspection (2-hour minimum)	156.25 per hour
Tent Membrane Structure(s) (1-hour minimum)		187.50 per hour
SIGNS AND OTHER ADVERTISING		
Plan review—as percentage of permit fee		65%
Sign permit, as percentage of project valuation, plus actual cost		25%
SUBDIVISIONS AND LAND DEVELOPMENT		
Residential plats:		
	Preliminary plat:	
	Base fee	250.00
	Plus additional per each lot	15.00

Final plat:			
	Base fee		300.00
	Plus additional per each lot		20.00
Non-residential plats:			
Preliminary plat:			
	Base fee		300.00
	Plus additional per each lot		25.00
Final plat:			
	Base fee		350.00
	Plus additional per each lot		25.00
Modular and manufactured home development plats:			
Modular home subdivision			
	Base fee		300.00
	Plus additional per each lot		12.00
Manufactured home park			
	Base fee		300.00
	Plus additional per each unit		12.00
Other charges:			
Replats—all			
	Base fee		300.00
	Plus additional per each lot		20.00
Amended plats--all			
	Base fee		200.00
	Plus additional per each lot		20.00
Conveyance plats—all			
	Base fee		200.00
	Plus additional per each lot		20.00
Development plats—all			
	Base fee		200.00
	Plus additional per each lot		20.00
Civil engineering plans:			
Single and two family			
	Per each acre		100.00
	Minimum regardless of acreage		500.00
	Site plan:		
		Per each acre	50.00
		Minimum regardless of acreage	250.00
All others			

			Per each acre	100.00
			Minimum regardless of acreage	250.00
	Plan amendments—all			
		Per each acre		100.00
		Minimum regardless of acreage		250.00
	Development application—all			
		Per each acre		100.00
		Minimum regardless of acreage		250.00
	Planned developments—all			
		Base fee		500.00
		Plus additional per each acre		30.00
Annexation application, each				100.00
ZONING				
	Zoning petition			300.00
	Zoning change petition, general:			
		Base fee—each		300.00
		Additional per acre		15.00
	Zoning compliance inspection—each			100.00
	Zoning verification letter			100.00
	Specific Use Permit			
		Base fee—each		300.00
		Additional per acre		10.00
	Board of adjustments appeal--each			200.00

In addition to any other application fees, a $2,500 deposit will be paid at the time of submission of a concept/site plan, planned development, preliminary plat, final plat or combination-preliminary and final plat for review by City Consultants of any facilities agreement and/or civil construction plans. At the time of final approval of any given document provided for review the deposit will be adjusted up or down based on actual costs of review(s) by City Consultants. An invoice for costs over $2,500 will be provided to applicant or a refund to the extent actual costs are less than $2,500.

Section 3. Penalty.

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed $500 for each incidence of violation. Each violation is considered a separate offense and will be punished separately.

Section 4. Savings, Severability and Repealing Clauses.

All ordinances of the City in conflict with the provisions of this ordinance are repealed to

the extent of that conflict. If any provision of this ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof. The City declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

Section 5. Publication of the Caption Hereof and Effective Date.

This ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED by the City Council of the City of Dorchester, Texas, this 7th day of February 2022.

ATTESTED:

Becky Vincent
City Secretary, Becky Vincent

APPROVED:

Mayor, David Smith