

ORDINANCE NO. O-2022-43

AN ORDINANCE AMENDING THE CITY OF PHARR'S SCHEDULE OF FEES ORDINANCE O-2019-36 BY UPDATING FEES IMPOSED BY THE CITY FOR BUILDING PERMITS, PLAN REVIEW AND LAND USE DEVELOPMENT FEES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND NAMING AN EFFECTIVE DATE

WHEREAS, the City of Pharr is authorized to adopt regulations governing the development of land within the City in the interest of the public health, safety and welfare of its citizens; and

WHEREAS, Governor Abbot signed HB 852 on May 21, 2019 which prohibits municipalities from using valuation as a basis to determine residential permitting fees; and

WHEREAS, the City's Development Services Department has reviewed the City's permitting fees and determined that changes are necessary to comply with HB 852; and

WHEREAS, upon review and consideration of the foregoing factors, the Board of Commissioners has determined that the building permitting fees should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS:

- SECTION 1:** That the City of Pharr hereby adopts in its entirety the amended schedule of fees attached hereto as Exhibit "A" updating fees imposed by the City for building permitting, plan review fees and land use development fees.
- SECTION 2:** That this ordinance shall be cumulative of all other ordinances of the City of Pharr and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.
- SECTION 3:** It is the intention of the Board of Commissioners that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision, or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance
- SECTION 4:** The fees in this ordinance shall become effective immediately upon passage.

SECTION 5 – SAVINGS CLAUSE

Except as hereby amended, any provisions of the code of ordinances or directives of the City of Pharr, Texas, not in conflict with this Ordinance shall remain in full force and effect, unimpaired hereby.

SECTION 6 – REPEALING CLAUSE

All ordinances or portions of ordinances in conflict with this Ordinance, or inconsistent with the regulations of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 7 - SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 8 - PUBLICATION CLAUSE

The City Secretary of the City of Pharr is hereby directed to publish in the Official Newspaper of the City of Pharr the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 9 - EFFECTIVE DATE

The Ordinance shall take effect 10 days and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 19th day of September 2022.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

ATTEST:



HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 3rd day of October, 2022.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

ATTEST:



HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE THIRD READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 17th day of October, 2022.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

ATTEST:



HILDA PEDRAZA, CITY CLERK

EXHIBIT "A"
CITY OF PHARR- BUILDING AND CODE COMPLIANCE DEPARTMENT
BUILDING PERMIT FEES

1. Annual Registration for Multi-Family Dwellings

Annual Registration (Certificate of Occupancy)	\$50.00
Occupancy Inspection	\$20.00 per unit

2. Certificate of Occupancy

Types of Certificate of Occupancy	Amount
Commercial	\$75.00 (inspection included)
Residential	\$50.00 (inspection included)
Replacement CO	\$25.00

3. Carpports, Canopies, Porches and Patios

Processing Fee	\$20.00
Residential	\$0.17 per square foot
Commercial	\$0.20 per square foot

4. Commercial Building Permits (New, Additional, Alteration, Remodel, Interior Finish, Demolition, Plumbing Site Build, Access Control, Cell Tower, Commercial Generators. Fire, mechanical, electrical, plumbing, water meter and sewer tapping/connection are separate fees).

Processing fee \$50.00 plus cost of permit

Schedule of Permit Fees Total Valuation	
Valuation	Fee
\$1,000.00 and less	No Fee, unless inspection required, in which case a \$20.00 fee for each inspection shall be charged, re-inspections included.
\$1,000.00 to \$50,000.00	\$20.00 for the first \$1,000 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000
\$50,000.00 to \$100,000.00	\$260.00 for the first \$50,000 plus \$4.00 for each additional thousand or fraction thereof to and including \$100,000.00
\$100,000.00 to \$500,000.00	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof to and including \$500,000.00
\$500,000.00 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.
Note: Plan review checking fee for commercial buildings shall be equal to one-half of the building permit fee. The plan review checking fee is in addition to the building permit fee.	

The City of Pharr will determine the valuations of a building or an alteration by the use of Valuation Data as attached in "Exhibit A-1"

5. **Sidewalk, Curb cut and Driveway Permit** \$40.00

6. **Demolition Permit**

Residential • 500 sq. ft. or less + \$.10 per sq. ft. after 500 sq. ft.	\$50.00
Commercial • Up to 3000 sq. ft. • 3,001 to 6,000 sq. ft. • Over 6,000 sq. ft.	\$150.00 \$200.00 \$250.00 + \$25.00 for every additional 1,000 sq. ft.

7. **Electrical**

Minimum Permit Fee	\$25.00
Temporary Pole	\$25.00
Working Clearance	\$50.00
New Service Fees:	
Circuits or Feeders	\$3.00
Change of or increase of service	\$30.00
Relocate service	\$30.00
T.V. cable transformer	\$20.00
Inspection to reset meters	\$20.00
Added circuits to panelboards	\$20.00
Mobile homes	\$20.00

8. **Garage Sale Permits** \$15.00 (limit 2 per calendar year)

9. **Lawn Irrigation Systems**

Residential \$150.00
Commercial \$250.00

10. **Mechanical** (other than gas piping systems) \$30.00 (for issuing each permit)

Tons	Fees
1 – 2	\$20.00 for the first ton plus \$20.00 for additional ton. A fraction of a ton is \$10.00
2 – 4	\$40.00 for the first 2 tons plus \$10.00 for each additional ton. A fraction of a ton is \$5.00
4 – 10	\$60.00 for the first 4 tons plus \$5.00 for each additional ton. A fraction of a ton is \$2.50

More than 10	\$90.00 for the first 10 tons plus \$2.00 for each additional ton or fraction thereof
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Note: Fee(s) listed above apply for inspecting heating, ventilating, duct work, air-conditioning, exhaust, venting, combustion air, pressure vessel, solar, fuel oil and refrigeration systems and appliance installations.

400 square feet of air-conditioned area = 0 ton air conditioning = 12,000 BTU 3412 BTU = 1 KWH

Repairs, alterations, additions to existing system or re-inspections \$10.00 + Base Fee

Inspection: Boilers \$30.00 + Base Fee

Temporary operation of heating, ventilating, refrigeration or air-conditioning system or portion thereof \$20.00 + Base Fee

11. Moving Permits

New Wood frame house (driveway included)	\$125.00
Used house older than 5 years (driveway included)	\$125.00 plus \$125.00 inspection fee
New Manufactured home (driveway included)	\$75.00
Used Manufactured home (driveway included)	\$75.00 plus \$125.00 inspection fee
Used or Relocation of Portable Buildings	\$125.00 plus \$125.00 inspection fee

Note: An additional \$.75 per mile of travel round trip from city hall, non-refundable, if outside city limits shall be applied to used homes/manufactured homes.

12. Plumbing

Schedule of Permit Fees	
Plumbing fixtures, per fixture	\$6.00
Gas line	\$25.00
Water or sewer line	\$15.00
Private sewer connection	4"-\$25.00 / 6"-\$35.00
Public sewer tap or connection (unless otherwise stated)	\$175.00
Sand/grease tap	\$25.00
Miscellaneous	\$10.00
Permit	\$30.00

13. Residential Permits

Processing Fee

\$20.00 plus cost of permit

New Single-Family Residential Construction, additions, remodels/alterations	\$0.34 per square foot
New Multi-Family (Duplex, Triplex, 4 or more units), additions, remodels/alterations	\$0.40 per square foot
Solar Panels	\$175.00
Reroof	\$110.00
Residential Swimming Pools	\$125.00
Accessory residential structure	\$0.34 per square foot

14. Registration of Contractors (Annual Registration Fee)

General Contractor	\$100.00 \$75.00 annual renewal fee
Sign Contractor	\$100.00 \$75.00 annual renewal fee
Irrigation Contractor	\$100.00 \$75.00 annual renewal fee
Demolition Contractor	\$100.00 \$75.00 annual renewal fee
Mechanical, Electrical, Plumbing Contractors	No fee applied per State Law (registration/license required)

15. Reinspection Fees:

First Reinspection	\$50.00
Second Reinspection	\$75.00
Third Reinspection	\$100.00
Additional Reinspection	\$125.00
After hours and Saturday Inspections	\$150.00
Note: Reinspection fees will be applied to final inspection requests and certificate of occupancy	

16. Sewer Tap Charge

Residential	\$1,100.00
Multi-Family (Duplex, Triplex, Four-Plex)	\$3,000.00
Commercial	\$5,000.00
Apartment House	\$6,000.00

Note: Apartment house shall mean a building or buildings containing five (5) or more dwelling units. Any new apartment house with more than five (5) dwelling units, a \$75.00 surcharge will be charged for each additional dwelling unit over five (5).

17. Sign Permit Fee

Value	Fee	Fee if Electrified
\$0.00 - \$100.00	\$20.00	\$50.00
\$101.00 - \$500.00	\$40.00	\$60.00
\$501.00 - \$1,000.00	\$60.00	\$90.00
Over \$1,000.00	\$80.00 plus \$5.00 for each additional \$1,000.00 valuation or portion thereof	Add \$100.00

18. Water Tap Charge

Meter Size	Water Tap Charge
¾"	\$900.00
1"	\$1,400.00
1 ½"	\$2,100.00
2"	\$4,000.00
3"	\$7,500.00
4"	\$10,600.00
6" and over	\$12,200.00

19. Other

Refunds	Request to refund permit, shall be refunded less 10% of permit fee, if no plan review nor legal notice was done.
Extensions	Extension fee shall be 25% of the original permit fee for up to 6 months (permit must be requested prior to lapsing of original permit, limit two total).
After the Fact (ATF)	Double the permit fee.

EXHIBIT A-1

TYPE OF CONSTRUCTION	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V
APARTMENT (R)	37.00	35.00	33.00	33.00	32.00
AUTOMOBILE PARKING STRUCTURE (S)	26.00	24.00	21.00	21.00	21.00
CHURCH (A)	43.00	40.00	36.00	35.00	35.00
CONVALESCENT (I)	51.00	48.00	43.00	43.00	41.00
DWELLING (R)	41.00	40.00	37.00	36.00	34.00
EDUCATIONAL (E)	42.00	40.00	36.00	36.00	36.00
FACTORY – INDUSTRIAL	26.00	24.00	20.00	20.00	20.00
HAZARDOUS (H)	22.00	20.0	18.00	18.00	18.00
HOSPITAL (I)	73.00	70.00	68.00	68.00	64.00
HOTEL (R)	41.00	39.00	35.00	34.00	33.00
OFFICE	44.00	41.00	37.00	33.00	32.00
PRIVATE GARAGE AND /OR SHED (S)	20.00	18.00	16.00	16.00	16.00
PUBLIC GARAGE (S)	26.00	24.00	21.00	19.00	19.00

RESTAURANT (A OR B)	44.00	43.00	39.00	37.00	37.00
RETAIL STORE (M)	35.00	32.00	28.00	27.00	26.00
SERVICE STATION (B)	41.00	39.00	35.00	35.00	34.00
THEATER (A)	48.00	46.00	37.00	36.00	36.00
WAREHOUSE (S)	21.00	19.00	17.00	17.00	17.00
CARPORT	NP	NP	NP	07.00	06.00
PATIO	NP	NP	NP	08.00	08.00
SCREENED PATIO	NP	NP	NP	19.00	19.00

A deduction of \$1,400 shall be made to structure that are not air conditioned with the exception of storage and factory occupancies.

EXHIBIT "B"
CITY OF PHARR- DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING FEES

1. Administrative Fees

Type of Administrative Fees	Amount
Easement Vacation	\$300.00 processing fee
Right-of-way abandonment or closure	\$300.00 processing fee + \$100.00 (nominal value of land, unless increased by City Commission or justified by appraisal)
Zoning Verification Letters	\$75.00 processing fee
Governmental Related Agreements	\$500.00 processing fee
Use of City Easement Property by Private Parties	\$500.00 administrative fees
Fiber Optic Licenses	\$3,500.00 each fiber optic
Petrochemical Pipelines on City Property	\$5,000.00 processing fee
Wireless Communication Towers on City-Owned Property	\$3,500.00 per wireless communication tower
Sale of Surplus Real Property	\$815.00 processing fee
Granting and releasing of easements	\$150.00 processing fee
Right of Entry	Up to \$300.00

2. Board of Adjustment Request

Board of Adjustment Request	Amount
Variance	\$750.00 per case
Special Exception	\$750.00 per case
Appeal of an Administrative Determination	\$750.00 per case

3. Building and Standards Commission Appeals

Type of Building and Standards Commission Appeal	Amount
Per Appeal	\$150.00

4. BYOB (Bring Your Own Bottle) Fee

Type of BYOB Permit Fee(s)	Amount
Event	\$250.00
Venue	\$750.00

5. Change of Zoning Request

Commercial or Industrial Zones – (O-P), (N-C), (C), (C-2), (H-C), (L-I), (H-I)	Amount Per Acre
Less than one (1) acre	\$200.00
1.0 acre to 4.99 acres	\$300.00
5.0 acres and over	\$400.00 plus \$50.00 per acre over the first 5 acres
Planned Unit Development (PUD)	
5.0 acres and over	\$650.00 + \$75.00 per acre over 5 acres
Residential Zones – (R-1), (R-MF), (R-MFHD), (R-HCMH)	
Less than one (1) acre	\$150.00
1.0 acre to 4.99 acres	\$250.00
5.0 acres and over	\$250.00 plus \$25.00 per acre over the first 5 acres

6. Conditional Use Permit Application(s)

Type of Conditional Use Permit	Amount
Alcohol Beverage Permit	Alcohol as a principle use: \$350.00 application fee + \$200.00 per year renewal fee Food as a principle use: \$1,000.00 application fee + \$200.00 per year renewal fee
Life of the Use Permits (all other)	\$250.00
All other Conditional Use Permits	\$150.00 + \$50.00 per year renewal fee
Special Use Permit	\$150.00 + \$50.00 per renewal fee
New Cell Towers	\$1,000.00 application fee
New Owner Existing Tower	\$1,000.00 application fee
Co-Location	\$1,000.00 application fee
Section 6409 (a)	\$1,000.00

7. Copies of City Ordinance(s)

Types of City Ordinance(s)	Amount
Zoning Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Subdivision Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Sign Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Landscaping Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Standards Manual (Const. and Development Guide)	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)

8. Credit Access Businesses

Credit Access Business Registration Certificate	\$50.00
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9. Existing Off-Premise Billboard Sign Fee

Size of Sign	Amount
Small (0 to 72 sq. ft.)	\$100.00 per year
Medium (73 to 300 sq. ft.)	\$150.00 per year
Large (301 to 672 sq. ft.)	\$200.00 per year
Small Digital (0 to 382 sq. ft.)	\$300.00 per year
Large Digital (383 to 672 sq. ft.)	\$500.00 per year

10. Maps and GIS Document Fee(s)

Description	Sq. Ft.	B & W	Color
Letter	.6	\$2.00	\$2.00
Legal	.8	\$2.00	\$3.00
Tabloid	1.3	\$4.00	\$5.00
Wall Maps	Price per sq. ft.	\$2.80 sq. ft.	\$4.00 sq. ft.

11. Street Name or City Park/Building Name Change Fee

Type of Administrative Fees	Amount
Street Name	\$500.00 processing fee
City Park/Building	\$500.00 processing fee

12. Subdivision Fees

Type of Subdivision Fee(s)	Amount
Commercial Subdivision Plat Application	\$325.00 + \$15.00 per acre

Industrial Subdivision Plat Application	\$325.00 + \$15.00 per acre
Residential Subdivision Plat Application: <ul style="list-style-type: none"> • Up to 1 acre • 1 acre to 4.99 acres • 5 or more acres 	<ul style="list-style-type: none"> \$275.00 \$300.00 \$60.00 per acre
Subdivision Inspection Fees	Three (3%) percent of the total of public improvements cost or \$300.00 minimum
Water System Subdivision Fee	\$100.00 per acre
Sewer System Subdivision Fee	\$75.00 per acre
Right-of-way Testing Fee	Three (3%) percent of the total public improvements cost. Excess to be refunded to payee.
Street Sign Materials Fee	\$175.00 per street or stop sign
Fire Hydrant and Fire Ring Fee	\$50.00 for both
Parkland Dedication Fee: <ul style="list-style-type: none"> • Single-Family Residential • All other residential zones 	<ul style="list-style-type: none"> • \$1,250.00 per acre • \$250.00 per dwelling unit
Re-Inspections	1 st request: \$300.00 2 nd request: \$350.00 3 rd or more: \$400.00
Multiple Pre-Construction/Development Subdivision Meetings	\$ 150.00 for every additional request, after the first scheduled meeting
Request for extension after 6 months	½ of subdivision filing fee

For any item not specifically included in the preceding schedule, the Development Services Department shall establish a fee consistent with the level of work and necessary inspections established by the schedule and the applicant shall be advised accordingly.