

ORDINANCE NO. O-2022-_____

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.

DULY PASSED AND APPROVED this, the _____ day of September, 2022.

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED BY:

PATRICIA RIGNEY, CITY ATTORNEY

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 | \$10.00 \$25.00 |

3. Carports, 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 \$15.00 \$20.00 fee for each inspection shall be charged, re-inspections included. |
| \$1,000.00 to \$50,000.00 | \$15.00 \$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 <ul style="list-style-type: none"> • 500 sq. ft. or less + \$.10 per sq. ft. after 500 sq. ft. | \$50.00 |
| Commercial <ul style="list-style-type: none"> • 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 | \$10.00 \$25.00 |
| Temporary Pole | \$10.00 \$25.00 |
| Reinspection | \$10.00 |
| Working Clearance | \$20.00 \$50.00 |
| New Service Fees: | |
| 100 amps or less | \$40.00 |
| 125 amps | \$50.00 |
| 150 amps | \$60.00 |
| 200 amps | \$70.00 |
| 250 amps | \$80.00 |
| More than 250 amps | \$100.00 |
| Circuits or Feeders | \$3.00 |
| Change of or increase of service | \$20.00 \$30.00 |
| Relocate service | \$20.00 \$30.00 |
| T.V. cable transformer | \$20.00 |
| Inspection to reset meters | \$10.00 \$20.00 |
| Added circuits to panelboards | \$20.00 |
| Mobile homes | \$20.00 |

8. **Garage Sale Permits** ~~\$10.00~~ \$15.00 (limit 2 per calendar year)

9. **Lawn Irrigation Systems**

| | |
|-------------|----------|
| Residential | \$150.00 |
| Commercial | \$250.00 |

10. **Mechanical** (other than gas piping systems) ~~\$10.00~~ \$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 |
| <p>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.</p> <p>400 square feet of air-conditioned area = 0 ton air conditioning = 12,000 BTU 3412 BTU = 1 KWH</p> | |

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) | \$100.00 \$125.00 |
| Used house older than 5 years (driveway included) | \$100.00 \$125.00 plus \$100.00 \$125.00 inspection fee |
| New Manufactured home (driveway included) | \$50.00 \$75.00 |
| Used Manufactured home (driveway included) | \$50.00 \$75.00 plus \$100.00 \$125.00 inspection fee |
| Used or Relocation of Portable Buildings | \$100.00 \$125.00 plus \$100.00 \$125.00 inspection fee |
| <p>Note: An additional \$.50 \$.75 per mile of travel round trip from city hall, non-refundable, if outside limits shall be applied to used homes/manufactured homes.</p> | |

12. Plumbing

| Schedule of Permit Fees | |
|--|--|
| Plumbing fixtures, per fixture | \$6.00 |
| Gas line | \$10.00 \$25.00 |
| Water or sewer line | \$10.00 \$15.00 |
| Private sewer connection | \$10.00 4"- \$25.00 / 6"- \$35.00 |
| Public sewer tap or connection (unless otherwise stated) | \$175.00 |
| Sand/grease tap | \$20.00 \$25.00 |
| Miscellaneous | \$10.00 |
| Permit | \$20.00 \$30.00 |

13. Residential Permits

Processing Fee ~~\$10.00~~ \$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 \$50.00 \$75.00 annual renewal fee |
| Sign Contractor | \$75.00 \$100.00 \$25.00 \$75.00 annual renewal fee |
| Irrigation Contractor | \$75.00 \$100.00 \$25.00 \$75.00 annual renewal fee |
| Demolition Contractor | \$75.00 \$100.00 \$25.00 \$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 | \$15.00 \$20.00 | \$50.00 |
| \$101.00 - \$500.00 | \$30.00 \$40.00 | \$60.00 |
| \$501.00 - \$1,000.00 | \$50.00 \$60.00 | \$90.00 |

| | | |
|-----------------|---|--|
| Over \$1,000.00 | \$50.00 \$80.00 plus \$5.00 for each additional \$1,000.00 valuation or portion thereof | Add \$70.00 \$100.00 |
|-----------------|---|--|

18. Water Tap Charge

| Meter Size | Water Tap Charge |
|-------------|------------------|
| 3/4" | \$900.00 |
| 1" | \$1,400.00 |
| 1 1/2" | \$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 |
|---|---------|

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 | \$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.