

# Fee Schedule change proposal

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# BOTTOM LINE UP FRONT

**Of the cities queried, CODS averages 23.84% less per permit.**

- Buda collects 37.89% more for a 2,000 square foot home.
- New Braunfels collects 33.67% more for a 3,000 square foot home.
- San Marcos collects 41.11% more for a 4,000 square foot home.

**Residential fees have not been updated since January, 2020.**  
**Commercial fees have not been updated since February, 2009**

Year	FY22	FY23	FY24
Lost revenue by volume at 23.84%	\$480,419	\$428,324	\$443,572

## Fee Schedule change proposal

# Objective

Propose fee increases to better align with neighboring cities and fully fund the Building Department.

Propose options to better align with neighboring cities and eliminate “guess work” for customers trying to determine fees.

# Evaluation Methodology

Determine neighboring cities’ fees for residential new construction permits using their published fee schedule (fact checked in person). Compare fees for 2,000, 3,000, and 4,000 square foot construction. Evaluate differences in fee schedules – swimming pool, signs, stand alone trades, etc.

As a prospective customer, evaluate difficulty of determining fees based on different schedules.

Identify new fee opportunities based on standard practices.



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# Residential Construction Cost Comparison #1

## Dripping Springs

Square footage of new residential project	2,000	3,000	4,000
Base Fee	N/A	N/A	N/A
Permit Fee (\$942 + \$0.35/sqft over 1,500)	1,117	1,467	1,817
Plan Review Fee	Included	Included	Included
Elec	120	120	120
Mech	120	120	120
Plumb	120	120	120
Irrigation	120	120	120
Driveway	100	100	100
CSI	Included	Included	Included
Technology	N/A	N/A	N/A
Inspection Fee	Included	Included	Included
Roof Fee	Included	Included	Included
Foundation Fee	Included	Included	Included
Fence Permit	Included	Included	Included
C/O Fee	Included	Included	Included
	1697	2047	2397

Price per square foot if all fees are included:

\$0.84

\$0.68

\$0.59

## Buda

Square footage of new residential project	2,000	3,000	4,000
Base Fee	500	500	500
Permit Fee (\$0.25/sqft)	500	750	1,000
Plan Review Fee (Flat Fee \$.25/sqft)	500	750	1,000
Elec	150	150	150
Mech	150	150	150
Plumb	150	150	150
Irrigation	150	150	150
Driveway	Included	Included	Included
CSI	Included	Included	Included
Technology (\$20 per permit)	20	20	20
Inspection Fee	Included	Included	Included
Roof Fee	Included	Included	Included
Foundation Fee	100	100	100
Fence Permit	Included	Included	Included
C/O Fee	250	250	250
	2470	2970	3470

Price per square foot if all fees are included:

\$1.24

\$0.99

\$0.86



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# Residential Construction Cost Comparison #2

## Dripping Springs

Square footage of new residential project	2,000	3,000	4,000
Base Fee	N/A	N/A	N/A
Permit Fee (\$942 + \$0.35/sqft over 1,500)	1,117	1,467	1,817
Plan Review Fee	Included	Included	Included
Elec	120	120	120
Mech	120	120	120
Plumb	120	120	120
Irrigation	120	120	120
Driveway	100	100	100
CSI	Included	Included	Included
Technology	N/A	N/A	N/A
Inspection Fee	Included	Included	Included
Roof Fee	Included	Included	Included
Foundation Fee	Included	Included	Included
Fence Permit	Included	Included	Included
C/O Fee	Included	Included	Included
	1697	2047	2397

Price per square foot if all fees are included:

\$0.84

\$0.68

\$0.59

## Kyle

Square footage of new residential project	2,000	3,000	4,000
Base Fee	500	500	500
Permit Fee (Flat Fee \$.25/sqft)	500	750	1,000
Plan Review Fee	75	75	75
Elec	Included	Included	Included
Mech	Included	Included	Included
Plumb	Included	Included	Included
Irrigation	150	150	150
Driveway	Included	Included	Included
CSI	Included	Included	Included
Technology	Included	Included	Included
Inspection Fee (\$75.25 x 10 inspections)	752.5	752.5	752.5
Roof Fee (\$.07/sqft)	Included	Included	Included
Foundation Fee (\$.15/sqft)	Included	Included	Included
Fence Permit	Included	Included	Included
C/O Fee	Included	Included	Included
	1977.5	2227.5	2477.5

Price per square foot if all fees are included:

\$0.98

\$0.75

\$0.62



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# Residential Construction Cost Comparison #3

## Dripping Springs

Square footage of new residential project	2,000	3,000	4,000
Base Fee	N/A	N/A	N/A
Permit Fee (\$942 + \$0.35/sqft over 1,500)	1,117	1,467	1,817
Plan Review Fee	Included	Included	Included
Elec	120	120	120
Mech	120	120	120
Plumb	120	120	120
Irrigation	120	120	120
Driveway	100	100	100
CSI	Included	Included	Included
Technology	N/A	N/A	N/A
Inspection Fee	Included	Included	Included
Roof Fee	Included	Included	Included
Foundation Fee	Included	Included	Included
Fence Permit	Included	Included	Included
C/O Fee	Included	Included	Included
	1697	2047	2397

Price per square foot if all fees are included:

\$0.84

\$0.68

\$0.59

## New Braunfels

Square footage of new residential project	2,000	3,000	4,000
Base Fee	50	50	50
Permit Fee (Flat fee \$.50/sqft)	1,000	1,500	2,000
Plan Review Fee (Flat Fee 25% of Permit Fee)	250	375	500
Elec	Included	Included	Included
Mech	Included	Included	Included
Plumb	Included	Included	Included
Irrigation	50	50	50
Driveway (\$0.25/square foot)	187.5	187.5	187.5
CSI	Included	Included	Included
Technology (3% of Plan Review Fee)	7.5	11.25	15
Inspection Fee (\$35)	Included	Included	Included
Roof Fee	Included	Included	Included
Foundation Fee	Included	Included	Included
Fence Permit	Included	Included	Included
C/O Fee	Included	Included	Included
	1545	2173.75	2802.5

Price per square foot if all fees are included:

\$0.78

\$0.73

\$0.70



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# Residential Construction Cost Comparison #4

## Dripping Springs

Square footage of new residential project	2,000	3,000	4,000
Base Fee	N/A	N/A	N/A
Permit Fee (\$942 + \$0.35/sqft over 1,500)	1,117	1,467	1,817
Plan Review Fee	Included	Included	Included
Elec	120	120	120
Mech	120	120	120
Plumb	120	120	120
Irrigation	120	120	120
Driveway	100	100	100
CSI	Included	Included	Included
Technology	N/A	N/A	N/A
Inspection Fee	Included	Included	Included
Roof Fee	Included	Included	Included
Foundation Fee	Included	Included	Included
Fence Permit	Included	Included	Included
C/O Fee	Included	Included	Included
	1697	2047	2397

Price per square foot if all fees are included:

\$0.84

\$0.68

\$0.59

## San Marcos

Square footage of new residential project	2,000	3,000	4,000
Base Fee	Included	Included	Included
Permit Fee (Flat Fee \$.60/sqft)	1,200	1,800	2,400
Plan Review Fee	Included	Included	Included
Elec	60	60	60
Mech	60	60	60
Plumb	60	60	60
Irrigation	100	100	100
Driveway	Included	Included	Included
CSI	Included	Included	Included
Technology	15	15	15
Inspection Fee	Included	Included	Included
Roof Fee	Included	Included	Included
Foundation Fee (\$.15/sqft)	300	450	600
Fence Permit	Included	Included	Included
C/O Fee	100	100	100
	1895	2645	3395

Price per square foot if all fees are included:

\$0.94

\$0.82

\$0.85



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# Observed Trends

1. Fees as a percentage of square footage being adopted in favor of bracketed fees, which we currently use.
2.  $\frac{3}{4}$  of cities use a “Base Fee” model, which still requires adding all associated fees – trades, irrigation, driveway, technology, etc.
3. Plan Review Fees are incorporated into the Flat Fee or are a percentage of the Permit Fee.
4. Technology Fees are added to cover software costs.
5.  $\frac{1}{2}$  of cities charge for trade permits on new construction permits, the other half include them in the Permit Fee.
6.  $\frac{1}{2}$  of cities charge a Certificate of Occupancy Fee.
7. Modifying approved plans requires paying an additional Plan Review Fee.
8. One fee to cover all costs reduces the appearance of price stacking – proposed fee structure includes plan review, driveway, foundation, roof, technology, fence, C/O, etc. as one price based on square footage.





# Fee Schedule change proposal

## Proposal 1: All inclusive @ \$.92/sqft

Square footage of new residential project		2,000		3,000		4,000
Base Fee						
Permit Fee (\$.92 per square foot - conditioned)		1,840		2,760		3,680
Plan Review Fee		Included		Included		Included
Elec		Included		Included		Included
Mech		Included		Included		Included
Plumb		Included		Included		Included
Irrigation		Included		Included		Included
Driveway		Included		Included		Included
CSI		Included		Included		Included
Technology		Included		Included		Included
Inspection Fee (\$100)						
Certificate of Occupancy Fee		Included		Included		Included
Proposed fees		1840		2760		3680
Current fees		1697		2047		2397
Difference between current and proposed fees		143		713		1283
Cost per square foot difference		\$0.08/sq ft		\$0.24/sq ft		\$0.33/sq ft
Percentage increase over CoDS current fees:		8.43%		34.83%		53.53%
Buda		2470		2970		3470
Kyle		1978		2228		2478
New Braunfels		1545		2174		2803
San Marcos		1895		2645		3395



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# Fee Schedule change proposal

## Proposal 2: All inclusive @ \$.85/sqft

Square footage of new residential project		2,000		3,000		4,000
Base Fee						
Permit Fee (\$.85 per square foot - conditioned)		1,700		2,550		3,400
Plan Review Fee		Included		Included		Included
Elec		Included		Included		Included
Mech		Included		Included		Included
Plumb		Included		Included		Included
Irrigation		Included		Included		Included
Driveway		Included		Included		Included
CSI		Included		Included		Included
Technology		Included		Included		Included
Inspection Fee (\$100)						
Certificate of Occupancy Fee		Included		Included		Included
Proposed fees		1700		2550		3400
Current fees		1697		2047		2397
Difference between current and proposed fees		3		503		1003
Cost per square foot difference		\$0.01/sq ft		\$0.17/sq ft		\$0.26/sq ft
Percentage increase over CoDS current fees:		0.18%		24.57%		41.84%
Buda		2470		2970		3470
Kyle		1978		2228		2478
New Braunfels		1545		2174		2803
San Marcos		1895		2645		3395



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# Proposal 3: Cost plus @ \$.55/sqft

Square footage of new residential project		2,000	3,000	4,000
Base Fee				
Permit fee (\$ .55 per square foot - conditioned)		1,100	1,650	2,200
Plan Review Fee (15% of permit fee, NTE \$2,500)		165	248	330
Elec (5% of square footage)		100	150	200
Mech (5% of square footage)		100	150	200
Plumb (5% of square footage)		100	150	200
Irrigation (x1 inspection fee)		100	100	100
Driveway (x1 inspection fee)		100	100	100
CSI (x1 inspection fee)		100	100	100
Technology (\$12/permit)		12	12	12
Inspection Fee (\$100)				
Certificate of Occupancy Fee	Included		Included	Included
Proposed fees		1877	2660	3442
Current fees		1697	2047	2397
Difference between current and proposed fees		180	613	1036
Cost per square foot difference		\$0.09/sq ft	\$0.20/sq ft	\$0.26/sq ft
Percentage increase over CoDS current fees:		10.61%	29.92%	43.06%
Buda		2470	2970	3470
Kyle		1978	2228	2478
New Braunfels		1545	2174	2803
San Marcos		1895	2645	3395



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# Impacts of All inclusive fees

1. Makes forecasting permit costs easy for customers.
2. Reduces admin time required to calculate fees.
3. Reduces data entry errors.
4. Decreases customer wait times.
5. Administratively easier to manage in MGO.
6. Easier to amend annually as a percentage increase based on federal reporting of Cost of Living, ICC valuation table increases, or another metric.
7. Changes better align permit fees to costs.



# Impacts of Cost plus

1. Makes determining permit fees more difficult than all inclusive; same as current model.
2. Administratively the same to manage in MGO as current model.
3. Cost plus is not easier to amend annually.
4. Changes better align permit fees to costs.



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# City costs for permitting

Description	Costs
<b>Direct</b>	
Permitting Software	\$1,600/month
Tracers Investigative Software	\$100/month
Bluebeam Software	\$40/month
Administrative time for permit processing (2-4 hours for the life of the permit, including email and phone call support)	\$65-\$425
Plan Review (Building (3rd party), Planning, Lighting, Fire, Environmental Health)	\$170-\$700
Field Inspections (Building (3rd party and in-house), Lighting, Fire, Environmental Health, Public Works, Landscape, Exterior Architecture)	\$800-\$2,700
<b>Indirect</b>	
Facilities and Utilities	
Supporting Staff (City Administrators, Legal Department, Human Resources, Finance, City Secretary, City Engineer, IT, People and Comms, Administrative Assistant/Receptionist, Code Enforcement, Public Works)	
Vehicles (acquisition, fuel, preventive and corrective maintenance, equipment)	
Inspection Equipment (tablets, markers, flashlights, bore scopes, tool bag w/tools, ladders, etc.)	
Training and Education to maintain a certified, professional, and knowledgeable staff	
Clothing	
Salaries and Benefits	
IT Equipment and Software (laptops and peripherals, desk phones, cell phones, Microsoft Office, Adobe Pro, Ring Central, City Website host)	



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# Residential Fee schedule

Dept	Residential	FY 2025	FY 2026
<b>Building</b>	Single-family Residential Permit	Varies	\$0.92/ft2
<b>Building</b>	Mobile/Modular Home Permit	\$450	\$0.50/ft2
<b>Building</b>	Construction Trailer Permit	N/A	\$0.50/ft2
<b>Building</b>	Addition/Alteration/Remodel	\$120	\$0.50/ft2
<b>Building</b>	Accessory Building	\$192	\$0.50/ft2
<b>Building</b>	Additional Dwelling	Varies	\$0.92/ft2
<b>Building</b>	Stand Alone Trade Permit	\$120	\$200
<b>Building</b>	Inspection Fee (for inspections not covered by the Residential Permit Fee)	\$100	\$100
<b>Building</b>	After Hours Inspection Fee	N/A	\$200
<b>Building</b>	Remote Virtual Inspection Fee	N/A	\$100
<b>Building</b>	Reinspection Fee	Varies	\$150
<b>Building</b>	Expired Permit Renewal Fee (Site visit inspection and plan review)	Varies	\$250
<b>Building</b>	Pre-Construction Meeting (only upon request and limited to 1 hour max)	N/A	\$180/hour
<b>Building</b>	Swimming Pool Permit	\$450	\$450
<b>Building</b>	Swimming Pool Review (for pools not requiring building review with certain Development Agreements)	\$75	\$100
<b>Building</b>	Plan reviews requiring more than 3 rounds of comments (\$50/additional review)	N/A	\$50



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## Residential Fee schedule

Dept	Residential	FY 2025	FY 2026
Building	Plan Review \$95/hour	N/A	\$95
Building	Plan Revision for Approved Permit (\$50/additional review)	N/A	\$50
Building	Unauthorized Occupancy	\$750	\$2,000
Building	Waiver/Variance	\$500	\$500
Building	Demolition Permit	\$100	\$250
Building	On Site Sewage Facility Permit	Varies	\$600
Building	Child/Adult Care Sanitation Permit (renewed annually)	\$200	\$300
Building	Double permit fees for project started without a permit	Varies	Varies
Building	<del>On Site Sewage Facility Certification fee</del>	<del>\$200</del>	
Building	<del>On Site Sewage Facility Standard</del>	<del>\$575</del>	
Building	<del>On Site Sewage Facility Engineered</del>	<del>\$625</del>	
Building	<del>Amendment/Engineer adjustment to On Site Sewage Facility permit</del>	<del>\$250</del>	
Building	<del>Single family residential 1 – 1,500 ft2</del>	<del>\$942</del>	
Building	<del>Single family residential 1,500 – 10,000 ft2 \$942.00 for the first 1,500 ft2 plus \$0.35 for each additional ft2</del>	<del>\$942.00 +</del>	
Building	<del>Single family residential over 10,000 ft2 \$3,760 for the first 10,000 plus \$0.15 for each additional ft2</del>	<del>\$3,760.00 +</del>	
Building	Replacement permit	\$25	
Building	Trade Registration	\$100	



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# Commercial Construction Cost Comparison

City	Commercial Construction Fee
Buda (Cost Plus)	\$500.00 + \$0.35 per square foot
New Braunfels (Cost Plus)	\$0-\$50,000 - \$50 + \$6.00/\$1,000 or fraction thereof \$50,000-\$500,000 - \$350 + \$5.00/\$1,000 or fraction thereof \$500,000 and above - \$2,600 + \$4.00/\$1,000 of fraction thereof
Kyle (Cost Plus)	\$1,000 + \$.0.35 per square foot (+\$10 per unit if applicable)
San Marcos (Cost Plus)	\$0.75 per square foot



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# Commercial Fee proposed increase

## Current Fee Schedule

Commercial and Multi-Family	FY 2025
\$1.00 - \$10,000 valuation	\$160
\$10,000.01 - \$25,000.00 valuation (\$200+ \$16.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00)	Varies
\$25,000.01 - \$50,000.00 valuation (\$450+ \$12.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00)	Varies
\$50,000.01 - \$100,000 valuation (\$725+ \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00)	Varies
\$100,000.01 - \$500,000.00 valuation (\$1,100+ \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00)	Varies
\$500,000.01 - \$1,000,000.00 valuation (\$3,525+ \$6.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00)	Varies
Valuation more than \$1,000,000.00 (\$6,125+ \$4.00 for each additional \$1,000.00, or fraction thereof \$1,000,000.00)	Varies

## Proposed Fee Schedule

Commercial and Multi-Family	FY 2025	FY 2026
\$1.00 - \$10,000 valuation	\$160	<b>\$200</b>
\$10,000.01 - \$25,000.00 valuation (\$200+ <b>\$17.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00)	Varies	Varies
\$25,000.01 - \$50,000.00 valuation ( <b>\$455+ \$13.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00)	Varies	Varies
\$50,000.01 - \$100,000 valuation ( <b>\$780+ \$9.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00)	Varies	Varies
\$100,000.01 - \$500,000.00 valuation ( <b>\$1,230+ \$8.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00)	Varies	Varies
\$500,000.01 - \$1,000,000.00 valuation ( <b>\$4,430+ \$7.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00)	Varies	Varies
Valuation more than \$1,000,000.01 ( <b>\$7,930+ \$5.00</b> for each additional \$1,000.00, or fraction thereof )	Varies	Varies



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# Fee Schedule change proposal

## Building Valuation Data Table

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N.P.
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N.P.	426.30	385.65	N.P.
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N.P.	280.80	243.65	N.P.
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family <sup>d</sup>	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20



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# Valuation vs. Square Footage

1. Bracketed fees based on the valuation determined by the International Code Council Building Valuation Data (current model) assesses construction costs based on different Occupancy Groups and Construction Types.
2. Construction types are used to distinguish the complexity of construction and materials used.
3. Occupancy Groups Rates vary based on complexity and design -
  - An Unprotected Wood Frame Storage Building is \$84 per square foot
  - A Fire Resistant Non-combustible Theater is \$337 per square foot
4. Permit Techs use the reported square footage to determine the valuation of the project. The Permit Fee is set using that value and the Commercial and Multi-Family Construction Building Permit Fees Table in the Ordinance.
5. Cost per square foot can result in significantly over or under charging for a permit.
6. Over charging will deter new construction.
7. Under charging doesn't cover City costs.

# Commercial Fee comparison

## Storage Unit

## Multi-Family

Project Cost	Project Square Footage	Permit Fee
\$21,623,000	145,654	\$88,621

Buda - \$51,478  
New Braunfels - \$89,092  
Kyle - \$51,978  
San Marcos - \$109,240

CoDS proposed - \$111,045  
CoDS fee as price per square foot:  
Current - \$0.61/ft<sup>2</sup>  
Proposed - \$0.76/ft<sup>2</sup>

Project Cost	Project Square Footage	Permit Fee
\$44,500,000	260,000	\$180,325

Buda - \$91,500  
New Braunfels - \$180,600  
Kyle - \$93,610  
San Marcos - \$195,000

CoDS proposed - \$225,430  
CoDS fee as price per square foot:  
Current - \$0.69/ft<sup>2</sup>  
Proposed - \$0.87/ft<sup>2</sup>

**Fee  
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# Commercial Fee schedule

Dept	Commercial and Multi-Family	FY 2025	FY 2026
<b>Building</b>	Building Permit Fee - per ICC Building Valuation Data Table and fees below		
<b>Building</b>	\$1.00 - \$10,000 valuation	\$160	\$200
<b>Building</b>	\$10,000.01 - \$25,000.00 valuation (\$200+ \$17.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00)	Varies	Varies
<b>Building</b>	\$25,000.01 - \$50,000.00 valuation (\$455+ \$13.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00)	Varies	Varies
<b>Building</b>	\$50,000.01 - \$100,000 valuation (\$780+ \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00)	Varies	Varies
<b>Building</b>	\$100,000.01 - \$500,000.00 valuation (\$1,230+ \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00)	Varies	Varies
<b>Building</b>	\$500,000.01 - \$1,000,000.00 valuation (\$4,430+ \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00)	Varies	Varies
<b>Building</b>	Valuation more than \$1,000,000.00 (\$7,930+ \$5.00 for each additional \$1,000.00, or fraction thereof)	Varies	Varies
<b>Building</b>	Construction Trailer/Modular Building Permit	Varies	\$0.50/ft2
<b>Building</b>	Stand Alone Trade Permit	\$120	\$250
<b>Building</b>	Inspection Fee (for inspections not covered by the Commercial Permit Fee)	N/A	\$200
<b>Building</b>	After Hours Inspection Fee	N/A	\$300
<b>Building</b>	Remote Virtual Inspection Fee	N/A	\$150



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# Fee Schedule change proposal

## Commercial Fee schedule

Dept	Commercial and Multi-Family	FY 2025	FY 2026
<b>Building</b>	Reinspection Fee	Varies	\$250
<b>Building</b>	Expired Permit Renewal (Site visit inspection and plan review)	Varies	\$500
<b>Building</b>	Pre-Construction Meeting (only upon request and limited to 1 hour max)	\$180/hour	\$180/hour
<b>Building</b>	Swimming Pool Annual Inspection	\$240	\$240
<b>Building</b>	Plan Review requiring more than 3 rounds of comments (\$100/additional review)	N/A	\$100
<b>Building</b>	Plan Revisions (\$100/additional review)	N/A	\$100
<b>Building</b>	Unauthorized Occupancy	\$750	\$2,000
<b>Building</b>	Outdoor Lighting Review	N/A	\$110/hour
<b>Building</b>	Outdoor Lighting Inspection	N/A	\$110/hour
<b>Building</b>	Waiver/Variance	\$500	\$500
<b>Building</b>	Demolition Permit	\$200	\$400
<b>Building</b>	On Site Sewage Facility Permit	\$800	\$1,250
<b>Building</b>	Food Establishment Permit (renewed annually)	Varies	\$450
<b>Building</b>	Food Establishment Compliance Inspection Fee	\$200	\$200
<b>Building</b>	Mobile Food Unit Permit (restricted and unrestricted)	\$200	\$200
<b>Building</b>	Change of Name/Ownership	\$100	\$100
<b>Building</b>	Temp Food Event (fee per day)	\$30	\$30
<b>Building</b>	Child/Adult Care, Church, School Establishment Permit (renewed annually)	Varies	\$300



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# Commercial Fee schedule

Dept	Commercial and Multi-Family	FY 2025	FY 2026
Building	Double permit fees for project started without a permit	Varies	Varies
Building	Establishment Permit and Inspection late fee (every 30 days past due)	\$50	
Building	Replacement permit	\$25	
Building	Swimming Pool annual inspection (more than one reinspection)	\$120/hour	
Building	Swimming Pool design and consultation services	\$120/hour	
Building	Swimming Pool annual inspection (complaint or investigation)	\$60	
Building	On Site Sewage Facility Standard	\$575	
Building	On Site Sewage Facility Engineered	\$625	
Building	On Site Sewage Facility reinspection fee	\$200	
Building	On Site Sewage Facility Certification fee	\$200	
Building	Amendment/Engineer adjustment to On Site Sewage Facility permit	\$450	
Building	Food Establishment permit 1-15 employees	\$350	
Building	Food Establishment permit 16-30 employees	\$350	
Building	Food Establishment permit 31 or more employees	\$435	
Building	Child/Adult Care, Church, School Establishment Inspection 13-40 Children	\$200	
Building	Child/Adult Care, Church, School Establishment Inspection 41-100 Children	\$300	
Building	Child/Adult Care, Church, School Establishment Inspection 101 or more Children	\$350	





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# Commercial Fee schedule

Dept	Commercial and Multi-Family	FY 2025	FY 2026
<b>Building</b>	<del>Child/Adult Care, Church, School Establishment Inspection 41-100 Children with food prep</del>	\$500	
<b>Building</b>	<del>Child/Adult Care, Church, School Establishment Inspection 101 or more Children with food prep</del>	\$550	
<b>Building</b>	<del>Child/Adult Care Sanitation Inspection (fewer than 13 children/adults)</del>	\$200	
<b>Building</b>	<del>Establishment Plan Review (includes 2 inspections)</del>	\$400	
<b>Building</b>	<del>Establishment Plan Review (each reinspection)</del>	\$200	
<b>Building</b>	<del>Permit reinstatement after suspension</del>	\$200	
<b>Building</b>	<del>Trade Registration</del>	\$100	



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**Fee  
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# Sign Fee schedule

Dept	Signs	FY 2025	FY 2026
<b>Building</b>	Real Estate Sign (12-month permit; requires annual renewal)	\$50	\$150
<b>Building</b>	Real Estate - Individual Lease Units (12-month permit; requires annual renewal)	\$0	\$100
<b>Building</b>	Monument Sign (\$7.50/ft2)	Varies	Varies
<b>Building</b>	Building Sign (Wall, Fence, Awning, Hanging) (\$2.50/ft2)	Varies	Varies
<b>Building</b>	Banner and Temporary Sign	\$25	\$25
<b>Building</b>	Construction Development Sign (12-month permit; requires annual renewal)	\$50	\$150
<b>Building</b>	Restaurant Menu (\$7.50/ft2)	\$225	Varies
<b>Building</b>	Tenant Panel on Multi-unit monument (\$7.50/ft2)	\$50	Varies
<b>Building</b>	Master Sign Plan and Ordinance Review (does not include sign or variance fees)	\$300	\$500
<b>Building</b>	Impounded Sign Recovery Fee	\$25	\$25
<b>Building</b>	Waiver/Variance	\$150	\$500
<b>Building</b>	Plan Review requiring more than 3 rounds of comments (\$50/additional review)	N/A	\$50
<b>Building</b>	Plan Revisions (\$50/additional review)	N/A	\$50
<b>Building</b>	Double permit fees for project started without a permit	Varies	Varies
<b>Building</b>	<del>Real Estate</del>	<del>\$50</del>	
<b>Building</b>	<del>Real Estate - Individual Lease Units</del>	<del>\$0</del>	
<b>Building</b>	<del>Residential Development - Large Monument Identification Sign</del>	<del>\$225</del>	
<b>Building</b>	<del>Residential Development - Small Monument Identification Sign</del>	<del>\$200</del>	



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# Sign Fee schedule

Dept	Signs	FY 2025	FY 2026
Building	Construction Development Sign	\$50	
Building	Home Occupation	\$0	
Building	Residential non-commercial sign	\$0	
Building	Multi-family Residential Complex—Large Monument Sign	\$250	
Building	Multi-family Residential Complex—Small Monument Sign	\$200	
Building	Multi-family Identification Wall Sign	\$150	
Building	Multi-family Identification Hanging Sign	\$50	
Building	Manufactured Home Park Identification Monument Sign	\$250	
Building	Commercial Wall Sign	\$275	
Building	Commercial Hanging Sign	\$50	
Building	Commercial Construction Development Sign	\$50	
Building	Commercial Monument Sign—Individual Business	\$225	
Building	Commercial Awning Sign (as part of a wall sign)	\$50	
Building	Restaurant Menu	\$225	
Building	Wall Sign	\$275	
Building	Monument Identification Sign	\$250	
Building	Single Sign in a Multiunit Project	\$50	
Building	Master Sign Fee	\$100	
Building	Master Sign Plan Ordinance Fee	\$200	



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## Staff Recommendation and Next Steps

- Staff recommends adopting the fee schedule as proposed with Residential Permits being assessed at \$0.92/sq ft all inclusive (Proposal #1).
- Staff recommends increasing the commercial new fee by \$1 for each valuation bracket and adjusting base fees to scale properly.
- Staff recommends adopting the new fee schedule format and all other fees as proposed.
- All Departments will present new fees to City Council of July 15, 2025.

*If approved,*

- Proposed changes will be implemented October 1, 2025. Notification will be via:
  - Newspaper announcement
  - Podcast episode
  - Notification on Dripping Springs Website
  - Notification on Building Department Website
  - Notification on MGO generated documents
  - Notifications posted in the lobby at City Hall and Development Services
  - Notification on Building Department Staff email signatures
  - Mass email to all builders and trades

**QUESTIONS?**