

AN ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, AMENDING THE CITY OF FAIR OAKS RANCH CODE OF ORDINANCES APPENDIX A FEE SCHEDULE, ARTICLE A2.000 BUILDING FEES TO INCLUDE UPDATED FEES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City's Code of Ordinances Appendix A provides a schedule of fees to cover the costs associated with the efficient operation of the City; and

WHEREAS, in August 2019, the City Council passed and approved ordinance 2019-07 updating the building fees; and

WHEREAS, city staff has performed a review of the building fees and utilizing the International Code Council Building Valuation Data from August 2024 provided updated building fee recommendations for City Council consideration; and

WHEREAS, the City Council of the City of Fair Oaks Ranch finds amending the Fair Oaks Ranch Code of Ordinances, Appendix A Fee Schedule, Article A2.000 Building Fees is warranted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

- Section 1.** Appendix A Fee Schedule, Article A2.000 Building Fees is hereby amended as set forth in the attached **Exhibit A**.
- Section 2.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.
- Section 3.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.
- Section 4.** That it is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.
- Section 5.** The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.
- Section 6.** If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless

be valid, and the City hereby declares that this ordinance would have been enacted without such invalid provision.

Section 7. All ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters ordained herein.

Section 8. This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This ordinance shall take effect immediately from and after its second reading, passage and any publication requirements as may be required by governing law.

PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 5th day of June 2025.

PASSED, APPROVED, and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 19th day of June 2025.

Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Picioccio, TRMC
City Secretary

Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney

EXHIBIT A

Appendix A "Fee Schedule"; Article A2.000 "Building Fees" is hereby amended as follows:

[Deletions shown as strikethrough and additions shown as underscore]

ARTICLE A2.000 BUILDING FEES

- (a) Building permit/inspection (new homes): ~~\$0.52~~ \$0.60 per square foot
- (b) Building permit/inspection (commercial new) - ~~\$0.60~~ \$0.70 per square foot
- (c) Building permit/inspection (commercial addition) - ~~\$0.50~~ \$0.58 per square foot plus fixture fee total*
- (d) Building permit/inspection (commercial remodel) - ~~\$0.44~~ \$0.51 per square foot plus fixture fee total*
- (e) Building permit/inspection (residential remodel) - ~~\$0.36~~ \$0.42 per square foot plus fixture fee total*
- (f) Building permit/inspection (residential addition) - ~~\$0.40~~ \$0.46 per square foot plus fixture fee total*
- (g) Detached Building Permit (no living area) - ~~\$0.30~~ \$0.35 per square foot plus fixture fee total*
- (h) Miscellaneous Permits - ~~\$50.00~~ \$60.00 plus fixture fee total*
- (i) Swimming Pool Permit - ~~\$400.00~~ \$500.00
- (j) Solar Permit - \$8.00 per panel
- (k) Irrigation/Backflow permit - \$50.00
- (l) Driveway Approach - ~~\$50.00~~ \$120.00
- (m) Fence permit fee- ~~\$50.00~~ \$60.00
- (n) Moving building permit including temporary structures - \$100.00
- (o) Demolition building permit fee - \$100.00
- (p) Extension of expired permit - 50% of original permit fee (good for 60 day period)
- (q) Administrative fee for cancellation of issued permit: ~~10%~~ 20% of permit fee
- (r) Re-inspection - ~~\$50.00~~ \$60.00
- (s) Contractor registration - \$75.00
- (t) Plan review fee (commercial only) - 50% of the cost of permit fee
- (u) Floodplain development permit - \$50.00
- (v) Board of appeals (building codes) - \$75.00 (nonrefundable)
- (w) Penalty fees:
 - 1. Failure to obtain certificate of occupancy prior to occupying - ~~\$200.00~~ \$600.00
 - 2. Failure to obtain permit prior to construction - Double of original permit fee
- (x) *Fixture Fees (Add \$2.50 for each of the following):
 - 1. Receptacle
 - 2. Switch
 - 3. Light fixture

EXHIBIT A

4. Ceiling Fan
5. Smoke/Carbon Monoxide detector
6. Refrigerator/ freezer
7. Ice machine
8. Exhaust fan
9. Vent hood
10. Dishwasher
11. Clothes Washer
12. Clothes Dryer
13. Range/cooktop
14. Trash Compacter
15. Log Lighter
16. Barbeque
17. Pressure Reducing Valve
18. Expansion Tank
19. Steam Unit
20. Sink (lavatory, kitchen, laundry)
21. Tub/ Shower
22. Water Closet
23. Hose Bib
24. Fire sprinkler head

(y) *Fixture Fees (Add \$5.00 for each of the following):

1. EV Charger
2. Generator
3. Electric Panel
4. Water Heater/ Boiler
5. Water Softener
6. Sewer Line
7. Water Line
8. Grinder Pump
9. Jacuzzi
10. Fire Sprinkler Riser
11. Backflow Preventer (non-irrigation)

(z) *Fixture Fees (Miscellaneous)

1. HVAC - Add \$10.00 per ton capacity