

**ORDINANCE NO. 2024 - \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, REAUTHORIZING BUILDING PERMIT FEES FOR RESIDENTIAL AND COMMERCIAL CONSTRUCTION.**

**WHEREAS**, Section 214.908 of the Texas Local Government Code requires municipalities to reauthorize building permit fees at least once every ten years following a public hearing on such fees; and

**WHEREAS**, the City Council of the City of Montgomery, wishes to reauthorize building permit fees for residential and commercial construction in the City; and

**WHEREAS**, pursuant to the requirements of Section 214.908 of the Texas Local Government Code, the City Council has provided notice of, and held, a public hearing concerning the City's building permit fees for residential and commercial construction; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to reauthorize its building permit fees by adopting a schedule of charges for the building permit fees for residential and commercial construction.

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

**SECTION 1.** The City's Building Permit Fees are hereby reauthorized and adopted as set out in Exhibit "A" attached hereto.

**SECTION 2.** All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of conflict only.

**SECTION 3.** If any word, phrase, clause, sentence, paragraph, section, or other part of this Ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this Ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section, or other part of this Ordinance to any other persons or circumstances, shall be affected thereby.

**SECTION 4.** The City Council officially finds, determines, and declares that a sufficient written notice of the date, hour, place, and subject of each meeting at which this Ordinance was discussed, considered, or acted upon was given in the manner required by the *Texas Open Meetings Act*, as amended, and that each such meeting has been open to the public as required by law at all times during such discussion, consideration, and action. The City Council ratifies, approves, and confirms such notices and the contents and posting thereof.

**SECTION 5.** This Ordinance shall be effective immediately upon its passage and adoption.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Montgomery, Texas on the 10<sup>th</sup> day of December, 2024.

**CITY OF MONTGOMERY, TEXAS**

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Sara Countryman, Mayor

**ATTEST:**

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Ruby Beaven, City Secretary

**APPROVED AS TO FORM:**

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Alan P. Petrov, City Attorney

**EXHIBIT "A"**

**CITY OF MONTGOMERY, TEXAS  
SCHEDULE OF PERMIT FEES  
BUILDINGS AND BUILDING REGULATIONS**

**BUILDING PERMITS:**

**NOTE:**

Due to the distinct characteristics of each job, additional inspection fees may be required if additional inspections are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance, or a certificate of occupancy will be issued.

**Building Valuation Table:**

**NOTE:**

1. The building valuation table shall be used for new building construction and building additions.
2. Values for permitting purposes are based on the August 2014 Building Valuation Table as published by the International Code Council, or as determined by the building official.
3. Alterations, remodels, and interior build outs will be based on project valuation or as determined by the building official.

**Square Foot Construction Costs** <sup>a, b, c, d</sup>

<b>Group (2012 International Building Code)</b>	<b>IA</b>	<b>IB</b>	<b>IIA</b>	<b>IIB</b>	<b>IIIA</b>	<b>IIIB</b>	<b>IV</b>	<b>VA</b>	<b>VB</b>
A-1 Assembly, theaters, with stage	226.76	219.31	213.96	205.01	192.75	187.20	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	186.04	173.88	168.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	176.13	171.14	166.41	159.90	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.90	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, churches	209.84	202.40	197.04	188.09	176.18	170.63	181.20	159.62	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146.48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
E Educational	193.98	187.30	181.81	173.58	161.65	153.10	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.90	102.96	96.85	93.24	83.53	79.76	89.27	68.81	64.80
F-2 Factory and industrial, low hazard	106.90	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.80
H-1 High Hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H234 High Hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.10
H-5 HPM	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	126.30	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.40	149.39	145.50	162.08	134.22	129.61
R-2 Residential, multiple family	151.70	145.39	140.35	133.21	120.92	117.03	132.89	105.75	101.14
R-3 Residential, one- and two-family	see	Attached	R-3	Schedule					
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate hazard	100.01	95.07	88.96	85.35	75.83	72.07	81.38	61.11	57.10
S-2 Storage, low hazard	99.01	94.07	88.96	84.35	75.83	71.07	80.38	61.11	56.10
U Utility, miscellaneous	76.35	71.93	67.45	64.00	57.56	53.75	61.01	45.05	42.90

**Square Foot Construction Costs a, b, c, d**

- a. Private Garages use Utility, miscellaneous.
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

**Building Permit Fees (other than R-3 Residential, one- and two-family)**

**\$300 Base Fee per Application plus a fee based on the following valuation:**

\$1,000.00 or less	\$60.
\$1,001.00 to \$50,000.00	\$15.00 for the first \$1,000.00 + \$5.00 for each additional thousand or fraction thereof.
\$50,001.00 to \$100,000.00	\$260.00 for the first \$50,000.00 + \$4.00 for each additional thousand or fraction thereof.
\$100,001.00 to \$500,000.00	\$460.00 for the first \$100,000.00 + \$3.00 for each additional thousand or fraction thereof.
\$500,001.00 and up	\$1,660.00 for the first \$500,000.00 + \$2.00 for each additional thousand or fraction thereof.

**Plan Review Fee:**

When the valuation of proposed construction exceeds \$1,000.00 and construction documents are required to be submitted by the adopted Building Codes, a plan review fee shall be paid to the City at the time of submitting constructions documents for review. Said plan review fee shall equal one-half (1/2) of the building permit fee set out herein and in accordance with the adopted Building Code. Such plan review fee is in addition to the building permit fee. Said plan review fee shall cover the cost of the first and second plan review (if necessary). If, after the second submittal of plans are rejected, a plan review fee for the third and subsequent plan-check will be payable in the amount of 50% of the original plan review fee. Plan review fees are not refundable.

**ELECTRICAL PERMIT FEES:**

**NOTE:**

Due to the distinct characteristics of each job, additional inspection fees may be required if additional inspections are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance, or a certificate of occupancy will be issued.

Residential:

New construction, additions, remodels, and alterations.

Base fee plus required inspections	
Base Fee	\$50.00
Inspection Fees up to 5,000sq.ft.	Underground \$75.00
	Rough \$75.00
(Included in Building Permit)	T.C.I. \$75.00
	Final \$75.00
Inspection fees for over 5,000sq.ft.	Underground \$100.00
	Rough \$100.00
(Included in Building Permit)	T.C.I. \$100.00
	Final \$100.00
Re-inspection fee	\$75.00

Commercial:

New construction, additions, remodels, and alterations.

Base fee plus required inspections

Base Fee	\$50.00
Inspection Fees up to 5,000sq.ft.	Underground \$75.00
	Rough \$75.00
(Included in Building Permit)	T.C.I. \$75.00
	Final \$75.00
Inspection Fees up to 10,000sq.ft.	Underground \$100.00
	Rough \$100.00
(Included in Building Permit)	T.C.I. \$100.00
	Final \$100.00
Inspection fees over 10,000sq.ft.	Underground \$150.00
	Rough \$150.00
(Included in Building Permit)	T.C.I. \$150.00
	Final \$150.00
Re-inspection fee	\$75.00

**Miscellaneous Electrical Permits:**

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Meter loop or service	
Residential:	\$100.00
Commercial: 100 to 300 amp	\$115.00
301 to 400 amp	\$136.00
401 to 600 amp	\$157.00
600 to 1,000 amp	\$180.00
1,001 amp and up	\$245.00

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Temporary Power Pole (inspection included)	\$75.00
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**HVAC PERMITS:**

**NOTE:**

Due to the different characteristics of each job, additional inspection fees may be required if additional inspections are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

Base fee plus required inspections	
Permit Fee	\$50.00
Residential	
Residential: New construction, additions, remodels, and alterations.	
Base fee plus required inspections	
Base Fee	\$50.00
Inspection Fees up to 5,000sq.ft.	Rough \$75.00
	Final \$75.00
Inspection fees for over 5,000sq.ft.	Rough \$100.00
	Final \$100.00
Re-inspection fee	\$75.00
Change out duct work or change out of equipment	\$75.00
Complete change out or new system	\$150.00

Commercial

Heating and cooling (air conditioning central unit)

First 3 tons or less	\$50.00
Each ton or fraction thereof greater than 3 tons	\$12.50 per ton
Plus inspection fees	\$75.00 per inspection

Miscellaneous HVAC Permits (inspections included)

Commercial and industrial refrigeration:

Per cooler or each single system	\$100.00 each
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Boiler – per installation – new

\$100.00 each

Repair or replacement

\$100.00 each

Annual renewal fee

\$50.00

**NOTE:** Inspections to be performed by a qualified boiler service company approved by the building official.

Commercial kitchen hoods (inspections included)

\$100.00 each

Incinerator inspections

\$100.00 each

**PLUMBING PERMIT FEES:**

**NOTE:**

Due to the distinct characteristics of each job, additional inspection fees may be required if additional inspections are needed that were not originally charged when the permit was issued. All fees shall be paid before a certificate of compliance or a certificate of occupancy will be issued.

Residential

Residential: New construction, additions, remodels, and alterations.

Base fee plus required inspections

Base Fee	\$50.00	
Inspection Fees up to 5,000sq.ft.	Underground	\$75.00
	Top-Out	\$75.00
	Gas	\$75.00
	Final	\$75.00
Inspection fees for over 5,000sq.ft.	Underground	\$100.00
	Top-Out	\$100.00
	Gas	\$100.00
	Final	\$100.00
Re-inspection fee	\$75.00	

Commercial

Commercial: New construction, additions, remodels, and alterations.

Base fee plus required inspections

Base Fee	\$50.00
Inspection Fees up to 5,000sq.ft.	Underground \$75.00
	Top-Out \$75.00
	Gas \$75.00
	Final \$75.00
Inspection Fees up to 10,000sq.ft.	Underground \$100.00
	Top-Out \$100.00
	Gas \$100.00
	Final \$100.00
Inspection fees over 10,000sq.ft.	Underground \$150.00
	Top-Out \$150.00
	Gas \$150.00
	Final \$150.00
Re-inspection fee	\$75.00

Miscellaneous Plumbing Permits:(inspections included)

Water Heater Replacement	\$75
Gas test or retest and GTO	\$75.00
New construction	Included in plumbing permit
Gas yard light each	\$75.00

Rehab of water or sewer lines

Residential	\$75.00
Commercial: up to 300 feet	\$115.00
Over 300 feet	\$180.00

Replacement of gas lines

Residential	\$75.00
Commercial: up to 300 feet	\$115.00
Over 300 feet	\$180.00

Grease traps, sampling wells, interceptors and Receptors, and other types of special waste devices	\$115.00
New construction	Included in plumbing permit.

Backflow prevention device	\$75.00
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    New construction     Included in plumbing permit.

Irrigation system permit fee:

Residential	\$100.00
Commercial	\$150.00
for first 10,000 sq. ft. of coverage and \$6.00 for each 2,000 sq. ft. in excess of 10,000 sq. ft.	

**GENERATOR PERMIT FEE**

Residential	\$450.00
Commercial	\$450.00

Separate Electrical and Plumbing/Fuel Gas Permits required.

**SOLAR PANEL PERMIT FEE**

Residential	\$450.00
Commercial	\$450.00

Separate Electrical Permit required.

**SWIMMING POOL/SPA PERMIT FEE**

Residential	\$450.00
Commercial	\$450.00

Separate Electrical and Plumbing/Fuel Gas Permits required.



**Municipal Residential (R-3) Building Permit Inspection  
/Plan Review Fee Schedule based on Total Covered Area**

Sq Ft <sup>1</sup>	Permit <sup>2</sup>	Base	Review	Total
< 1,000	480	50.00	240	770
1,000 - 1,499	690	50.00	345	1,084
1,500 - 1,999	880	50.00	440	1,369
2,000 - 2,499	1050	50.00	525	1,624
2,500 - 2,999	1200	50.00	600	1,849
3,000 - 3,499	1330	50.00	665	2,044
3,500 - 3,999	1440	50.00	720	2,209
4,000 - 4,499	1530	50.00	765	2,344
4,500 - 4,999	1600	50.00	800	2,450
5,000 - 5,499	1705	50.00	852	2,607
5,500 - 5,999	1800	50.00	900	2,750
6,000 - 6,499	1885	50.00	942	2,877
6,500 - 6,999	1960	50.00	980	2,990
7,000 - 7,499	2025	50.00	1,012	3,087
7,500 - 7,999	2080	50.00	1,040	3,170
8,000 - 8,499	2125	50.00	1,062	3,237
8,500 - 8,999	2160	50.00	1,080	3,290
9,000 - 9,999	2300	50.00	1,150	3,500
> 10,000	2500	50.00	1,250	3,800

Greater than 11,000 = \$3,800 + \$0.20 per addtl 1,000 sf

<sup>1</sup> Covered Area = Foundation/Slab area for 1 story or  
Lowest Floor Foundation area + each upstairs area  
for multi-story

<sup>2</sup> Required Inspections from Permit Fee = Foundation, Eng Bracing,  
Rough Framing, Rough Energy & Building Final (5)

<b>Residential Mechanical, Electrical &amp; Plumbing Permits</b>				
<b>Base Permit Fee + \$75 per inspection up to 5,000sf</b>				
Inspections		Base	Inspect	Total
1		50	75	125
2		50	150	200
3		50	225	275
4		50	300	350
5		50	375	425
6		50	450	500
Reinspection			75	75

over 5,000 sf add \$10 per 1,000 sf