

**CITY OF SANGER, TEXAS**

**RESOLUTION NO. 2025-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, AMENDING THE MASTER FEE SCHEDULE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has determined that it is necessary to establish a Master Fee Schedule for Services that are provided to our citizens; and

**WHEREAS**, the City Council shall adopt revisions and amendments from time to time as needed; and

**WHEREAS**, the City Council finds that passage of this Resolution is in the best interest of the citizens of Sanger.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:**

**SECTION 1.** The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

**SECTION 2.** The City Council of Sanger, Texas, adopts the attached hereto and incorporated herein as **Exhibit A**.

**SECTION 3.** This Resolution shall become effective on October 1, 2025.

**PASSED AND APPROVED THIS THE 2<sup>ND</sup> DAY OF SEPTEMBER 2025.**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Thomas E. Muir, Mayor

\_\_\_\_\_  
Kelly Edwards, City Secretary

Exhibit A



**CITY OF SANGER, TEXAS  
MASTER FEE SCHEDULE**

**Approved by the Sanger City Council  
September 2, 2025**

**Effective  
October 1, 2025**

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Description	Fee
<b>Animal Control Fees</b>	
Registration of dangerous dogs	\$200.00
Animal registration	\$5.00
Adoption fee	\$125.00
<b>Animal impound fees</b>	
<b>Class A (dogs, cats, fowl)</b>	
First impoundment	\$20.00
Second impoundment	\$40.00
Third impoundment	\$60.00
Fourth impoundment	\$80.00
<b>Class B (goats, sheep, lambs, pigs, cattle, horses and animals of the same approximate size and weight)</b>	
First impoundment	\$30.00
Second impoundment	\$40.00
Third impoundment	\$75.00
Fourth impoundment	\$113.00
<b>Daily Handling Fees</b>	
First day or part of day	\$15.00
Each subsequent day	\$5.00

Description	Fee
<b>Building and Construction Fees</b>	
<b>Building Permits and Inspections</b>	
<b>Residential permit fees</b>	
New residential	\$75.00 Plan review fee + \$1.00 per square foot
Residential additions/remodels	\$200.00 + \$0.45 per square foot of living space and \$0.15 per square foot of unheated space
Windows and doors (only)	\$75.00
Reroof	\$100.00
Accessory buildings	
Under 120 sq. ft	No permit required
Over 120 sq. ft	\$175.00
<b>Commercial permit fees</b>	
Commercial, new or additions and multifamily dwellings	
Plan review fee	50% of permit fee (minimum \$200.00)
Permit	\$200.00 application fee + \$8.00 per \$1000.00 value based on ICC valuation table published each year in February
For the 3rd party review and/or inspections	Actual cost plus an administrative fee of 10% of the total cost of the 3rd party review and/or inspections (min. fee \$150.00).
Commercial, remodels or finish-outs	
Plan review fee	50% of permit fee (minimum \$200.00)
Permit	\$200.00 application fee + \$8.00 per \$1000.00 value based on ICC valuation table published each year in February
For the 3rd party review and/or inspections	Actual cost plus an administrative fee of 10% of the total cost of the 3rd party review and/or inspections (min. fee \$150.00).
Amended plan review	\$100.00
Certificate of occupancy (*temp power not included)	\$100.00
Courtesy CO walk-thru (limited to one hour)	\$100.00
<b>Other inspections and fees</b>	
After hours inspection (2 hour minimum)	\$100.00 per hour
Reinspection	
Initial reinspection	\$75.00
Second reinspection	\$100.00
Third reinspection	\$125.00
Subsequent reinspection	\$150.00
Work without a permit	Double permit fee
Temporary pole service	\$100.00
Temporary power (CO)	\$50.00
Fence permit	
Residential	\$50.00
Commercial	\$75.00
Renewable energy permit	\$100.00
Replacement of water lines, sewer lines or driveways on existing structures	\$75.00
Flatwork	
Residential	\$75.00
Commercial	\$100.00

**City of Sanger, Texas Master Fee Schedule****Effective October 1, 2025**

Description	Fee
Swimming pool/spa	
Aboveground	\$100.00
In ground	\$300.00
Annual Swimming Pool Fee (to include 1 inspection)	\$300.00

**City of Sanger, Texas Master Fee Schedule**

**Effective October 1, 2025**

<b>Description</b>	<b>Fee</b>
Demolition permit	
Residential	\$75.00
Commercial	\$100.00
Mobile home move-in	\$250.00
Modular home	\$500.00
Zoning Verification Letter	\$100.00
Early grading	\$400.00
Foundation repair	\$75.00
Miscellaneous inspections	\$75.00
<b>Single Trade Permit Fees</b>	
<b>Residential</b>	
Plumbing permit	\$75.00
Mechanical permit	\$75.00
Electric permit	\$75.00
<b>Commercial</b>	
Plumbing permit	\$150.00
Mechanical permit	\$150.00
Electric permit	\$150.00
Irrigation permit	
Residential	\$100.00
Commercial	\$200.00
Sprinkler system permit	\$200.00
Fire alarm permit	\$200.00
For the 3rd party fire review and/or inspections	Actual cost plus administrative fee of 5% of the total cost of the 3rd party review/inspections.
<b>Community Enhancement Fees</b>	
Nuisance Violation Abatement	Actual Cost + \$150.00 administrative fee
<b>Planning Fees</b>	
Residential Tract Preliminary Plat	\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of one acre or more
Residential Tract Final Plat	\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of one acre or more
Residential Replat	\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of one acre or more
Minor Plat Residential	\$400.00 + \$10.00 each lot, or \$15.00 per acre for lots sizes of one acre or more
Amended Plat Residential	\$400.00 + \$10.00 per lot
Conveyance Plat	\$400.00 + \$10.00 per lot
Vacating Plat	\$400.00
Commercial Tract Preliminary Plat	\$700.00 + \$15.00 per acre
Commercial Tract Preliminary Final Plat	\$700.00 + \$15.00 per acre
Commercial Tract Preliminary Replat	\$700.00 + \$15.00 per acre
Amended Plat Commercial	\$400.00 + \$10.00 per lot
Minor Plat Commercial	\$500.00 + \$10.00 per lot, or \$15.00 per acre for lots sizes of one acre or more
Zoning Verification Letter	\$100.00
Zoning Change Planned Development	PD - \$1000.00 + \$10.00 per acre
Zoning Change Anything Other Than Planned Development	\$600.00 + \$10.00 per acre
Variance	\$350.00
Specific Use Permit	\$500.00
Third Party Engineering Plan Review	Actual cost + 10% administrative fee

**City of Sanger, Texas Master Fee Schedule****Effective October 1, 2025**

Description	Fee
Public Improvement Construction Inspection	3% of the total public improvement construction cost
Third Party Engineering Inspection	Actual cost + 10% administrative fee
Plat Filing Fee	\$100.00
Notification Fee	\$150.00



Description	Fee
<b>Business Related Fees</b>	
Occasional sales permit	\$10.00
Recreational vehicle park license	\$1000.00 + \$10.00 for each recreational vehicle hook up
Permit fee for moving houses, buildings and other structures	\$150.00
Curb, Gutter, Driveway, and Culvert Installations	\$0.00
Street cut excavation and repair	\$0.00
Sign Permits	\$75.00 + \$50.00 electrical if applicable
License Fee for Amusement Establishments	\$0.00
Solicitor or peddler permit fee	\$0.00
Permit fee for each agent or employee of a solicitor or peddler	\$0.00
City health permit if the sale of food is involved	\$125.00
Fees for Sexually Oriented Businesses	\$0.00
<b>Fees for Food Service Establishments</b>	
Application fee (one time)	\$200.00
Annual permit fee	Restaurant \$400.00, Convenience Store \$400.00, Grocery Store \$500.00
Daycare facilities	\$400.00
Reinspection or inspections in addition to the two yearly inspections	\$150.00
Health Plan Review	Actual cost + 10% administrative fee
Mobile Food Vendor Annual Permit (two inspection annually)	\$400.00
Health Final and CO Inspection	\$150.00 per hour min 1 hour
<b>Alcoholic Beverages</b>	
The alcoholic beverage permit fee shall be equal to one-half of the most recently adopted state fee required by the state alcoholic beverage commission of every person that may be issued any state permit or license for the manufacture, distilling, brewing, importing, transporting, storing, distributing or sale of any beer, wine or mixed beverage unless a different fee is allowed or required by state law. No alcoholic beverage permit shall be issued unless the permit fee is received.	
<b>Filming Production Fees</b>	
Application fee	\$25.00
Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area	\$500.00 per Calendar Day
Partial nondisruptive use of a public building, park, right-of-way, or public area	\$250.00 per Calendar Day
Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking (for filming purposes)	\$50.00 per Calendar Day
Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking (for filming purposes)	\$25.00 per Calendar Day
Use of city parking lots, parking areas, and city streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles)	\$50.00 per Calendar Day

Description	Fee
<b>Utility Related Fees</b>	
<b>General Utility Fees</b>	
Service Fee for customers whose service bill has not been paid by the twenty-seventy day following the billing date	
Water service fee	\$30.00
Electric service fee	\$30.00
Tampering fee	\$200.00
Additional trip fee	\$20.00 per trip
After hours utility service fee for connection or disconnection after regular business hours or less than one hour before the close of business	\$50.00
<b>Solid Waste Service Fees</b>	
Solid Waste monthly collection fee for all solid waste customers	Actual cost plus \$3.00 administrative fee
<b>Water Service Connections</b>	
Charge for meter, box, and connections	Actual cost + \$500.00 refundable deposit against damage during construction.
Additional meter for sprinkler system	\$350.00
Charge for water connect fees (user fee)	\$30.00
Charge for service interruption supervision	\$35.00
Relocation of water meter	
3/4 inch meter	\$285.00 relocation of 10 feet or less; additional \$100 for each additional 10 feet or portion thereof
1 inch meter	\$285.00 relocation of 10 feet or less; additional \$100 for each additional 10 feet or portion thereof
1 1/2 inch meter	\$340.00 relocation of 10 feet or less; additional \$200 for each additional 10 feet or portion thereof
2 inch meter	\$390.00 relocation of 10 feet or less; additional \$200 for each additional 10 feet or portion thereof
<b>Water and Sewer Deposits</b>	
Residential deposit	\$100.00
Multi property residential deposit, available where the individual or company must not have been late on any payments for any properties within the last twelve (12) months	\$100.00
Large volume user deposit (including but not limited to restaurants, hair salons, pet groomers, etc.)	\$200.00
Commercial deposit	\$100.00
Mobile water meter deposit	\$1,000.00
<b>Water Service Rates</b>	
<b>Residential</b>	
0–1,000 gallons	\$33.19 minimum per unit served
1,001–4,999 gallons	\$5.90 per thousand gallons
5,000–14,999 gallons	\$6.48 per thousand gallons
15,000–29,999 gallons	\$8.09 per thousand gallons
30,000+ gallons	\$11.72 per thousand gallons

Description	Fee
<b>Commercial</b>	
0–1,000 gallons	\$43.22 minimum per unit served
1,001–4,999 gallons	\$6.84 per thousand gallons
5,000–14,999 gallons	\$7.42 per thousand gallons
15,000–29,999 gallons	\$8.39 per thousand gallons
30,000+ gallons	\$10.35 per thousand gallons
<b>Multi-unit Commercial</b>	
Minimum monthly charge	\$27.79 minimum per unit served
1,001–4,999 gallons	\$6.84 per thousand gallons
5,000–14,999 gallons	\$7.42 per thousand gallons
15,000–29,999 gallons	\$8.39 per thousand gallons
30,000+ gallons	\$10.35 per thousand gallons
Where existing commercial tenants are served by a single water meter, the total water usage will be divided by the member of tenants, the bill calculated from the per tenant usage derived therefore shall be multiplied by the number of tenants to determine the amount due. No new multiunit connections will be allowed.	
<b>Sewer Service Rates</b>	
<b>Residential</b>	
0–1,000 gallons	\$42.77 minimum per unit served
1,001–9,999 gallons	\$6.07 per thousand gallons
10,000+ gallons	\$6.73 per thousand gallons
Maximum monthly charge	\$110.88
<b>Commercial</b>	
3/4" water meter	
0–1,000 gallons	\$62.96 minimum per unit served
1,001–9,999 gallons	\$6.07 per thousand gallons
10,000+ gallons	\$6.73 per thousand gallons
1" water meter	
0–1,000 gallons	\$68.89 minimum per unit served
1,001–9,999 gallons	\$6.07 per thousand gallons
10,000+ gallons	\$6.73 per thousand gallons
1-1/2" water meter	
0–1,000 gallons	\$78.39 minimum per unit served
1,001–9,999 gallons	\$6.07 per thousand gallons
10,000+ gallons	\$6.73 per thousand gallons
2" water meter	
0–1,000 gallons	\$95.35 minimum per unit served
1,001–9,999 gallons	\$6.07 per thousand gallons
10,000+ gallons	\$6.73 per thousand gallons
3" water meter	
0–1,000 gallons	\$117.58 minimum per unit served
1,001–9,999 gallons	\$6.07 per thousand gallons
10,000+ gallons	\$6.73 per thousand gallons
4" water meter	
0–1,000 gallons	\$218.22 minimum per unit served
1,001–9,999 gallons	\$6.07 per thousand gallons
10,000+ gallons	\$6.73 per thousand gallons
6" water meter	
0–1,000 gallons	\$290.06 minimum per unit served
1,001–9,999 gallons	\$6.07 per thousand gallons
10,000+ gallons	\$6.73 per thousand gallons

**City of Sanger, Texas Master Fee Schedule**

**Effective October 1, 2025**

<b>Description</b>	<b>Fee</b>
8" water meter	
0–1,000 gallons	\$382.81 minimum per unit served
1,001–9,999 gallons	\$6.07 per thousand gallons
10,000+ gallons	\$6.73 per thousand gallons
Customers without City water service	\$80.47 per month if consumption is not provided by the entity providing water
<b>Electric Deposits</b>	
Residential deposit	\$200.00
An acceptable letter of credit from a recognized utility company for the current previous twelve (12) months shall be accepted in lieu of a deposit. Such letter must state that the customer has an acceptable payment record. Temporary service for cleanup or a remodel will be subject to a thirty-day maximum and will not require a deposit.	
Mult property residential deposit, available where the individual or company must not have been late on any payments for any properties within the last twelve (12) months	\$200.00
Small commercial deposit	\$200.00
Large commercial deposit	\$500.00
<b>Electric Service Connections</b>	
Service fee for all new customers and any customer moving within	\$30.00
Temporary Service Fee (good for thirty (30) days)	\$30.00
Service fee for a customer who is disconnected for nonpayment or who has not paid by the end of business on the 27th and reconnected, or customer requesting disconnect and reconnect for remodeling or upgrading electrical wiring	\$30.00
Three phase service fee	\$90.00
<b>Electric Service Rates</b>	
Residential	
Facilities charge	\$12.41
Energy charge	\$0.1377 per kwh
Minimum monthly charge	\$12.41
Commercial	
Facilities charge	\$19.44
Energy charge	\$0.1406 per kwh
Minimum monthly charge	\$19.44
Industrial	
Facilities charge	\$41.70
Energy charge	\$0.1230 per kwh
Minimum monthly charge	\$41.70
Security/Guard Light Monthly Charges	
150W H.P.S	\$17.58
400W H.P.S. directional floodlight	\$41.02
1,000W metal halide floodlight	\$82.03
ERCOT Mandated Charges	\$4.00
Various charges imposed by the Energy Reliance Council of Texas (ERCOT) and adjusted periodically shall be added	
Electric Service Switchover	
Disconnect charge	\$100.00
Installation	\$100.00, but if special metering facilities are to be removed, the charge is increased to cover this additional cost.

**City of Sanger, Texas Master Fee Schedule****Effective October 1, 2025**

Description	Fee
<b>Municipal Court Fees</b>	
Warrant Fee	\$50.00
Technology Fee	\$4.00
Building Security Fee	\$3.00

Description	Fee
<b>Miscellaneous Fees</b>	
Returned checks	\$30.00
Notary Fee	\$10.00

Description	Fee
<b>Parks and Recreation Fees</b>	
Installation/relocation of pitcher's mound	\$0.00
Installation/relocation of pitching rubber	\$0.00
Installation/relocation of base anchors/bases	\$0.00
Concession stand rental	\$125.00
Concession stand cleaning	\$200.00
Soccer/football field layout and marking and set up (per field)	\$0.00
Park and recreation staff(hourly per employee)	\$25.00
Repair of damaged facility	Actual cost of labor and materials
<b>Baseball, Softball, Soccer and Football</b>	
League play	
Player Fee per player	\$10.00
Tournament play	
Deposit per field	\$200.00
Per field per day	\$400.00
Lights per 90 minutes	\$25.00
Penalty for lights let on	\$25.00
Practice Play	
Lights per hour	\$0.00
Lights per 90 minutes	\$25.00
Field rental per 90 minutes	\$25.00
Adult softball	
Team fee	Cost Recovery Plus 10%
Sign advertising on all ball field scoreboards	\$2,000.00 annually
<b>Community Center Rental</b>	
Facility Rental	\$200.00
Cleaning deposit	\$200.00
<b>Vendors</b>	
Vendors utilizing city property, not related to a city-sponsored special event	\$100.00
<b>Special Event Vendors</b>	
Special Event Permit	\$100.00
Vendors utilizing city property for a city-sponsored special event	
10x10 food booth	\$65.00
10x20 food booth	\$85.00
10x30 food booth	\$135.00
10x10 merchandise booth space	\$50.00
10x20 merchandise booth space	\$65.00
10x10 booth space for non-food items that require no exchange	\$25.00
<b>Pavilion Rental</b>	
Small pavilion 4-hour rental	\$25.00
Large pavilion 4-hour rental	\$50.00
<b>Presbyterian Church Rental Fees</b>	
Friday, Saturday, or Sunday	\$400.00
Monday - Thursday	\$300.00
Monday-Thursday 8:00 a.m. to 2:00 p.m.	\$300.00 per day
Weekend (Friday 12 noon to Sunday 8 pm)	\$750.00
Required deposit	\$300.00

Description	Fee
<b>Parkland Dedication Fees</b>	
Land Dedication	
Single-Family	3 acres with one being developable per 100 units
Multifamily	3 acres with one being developable per 100 units
Developments less than 100 units	Less than 100 units pays fee in lieu of land
Fee in Lieu of Land Dedication	
Single-Family	\$274.00 per unit
Multifamily	\$274.00 per unit



**City of Sanger, Texas Master Fee Schedule**

**Effective October 1, 2025**

Description	Fee
<b>Impact Fees</b>	
Single-family residential	
Water	\$2,250.00
Wastewater	\$3,000.00
Multifamily residential	
Water	\$2,250.00 per dwelling unit
Wastewater	\$3,000.00 per dwelling unit
Small commercial (up to and including 2" water meter or 6" wastewater service line)	
Water	\$3,800.00
Wastewater	\$7,000.00
Large commercial (greater than 2" water meter or 8" or greater wastewater service line)	
Water	\$15,000.00
Wastewater	\$32,500.00
Public schools	
Water	\$10,000.00
Wastewater	\$20,000.00

**City of Sanger, Texas Master Fee Schedule**

**Effective October 1, 2025**

Description	Fee
<b>Library Fees</b>	
Overdue Fines - Hotspots	\$1.00 per day
Overdue Fines - Launchpads Tablets	\$1.00 per day
Overdue Fines - Library of Things *Pending policy amendment.	\$1.00 per day
Lost/damaged items/materials	Replacement cost of the item + \$5.00 processing fee
If lost/damaged item is replaced with identical item purchased by patron, the processing fee is waived.	
Library of Things - Cleaning/Processing Fee	\$5.00
Library of Things - Things returned via book drop	\$10.00
Library Meeting Room (during library hours)	Driver's License or \$75 deposit
Copies/Prints	
Black and White	\$0.20 per page, \$0.40 for double sided
Color	\$0.50 cents per page, \$1.00 for double sided
Legal Black and White	\$0.40 cents per page, \$0.80 for double sided
Legal Color	\$1.00 cents per page, \$2.00 for double sided
Faxes	\$1.00 for first page, \$0.50 additional page

Description	Fee
<b>Fire Fees</b>	
Certificate of occupancy	\$50.00
Open burning commercial > 25 acres	\$200.00
Third Party Review and Inspection	Actual cost plus an administrative fee of 5% of the total cost of the third party review and/or inspections (min. fee \$150.00).
<b>Construction Fees</b>	
Building plan review and inspection (Plan review and initial inspection fees are included. A second or additional inspection of any failed item will result in a reinspection fee.)	\$100.00 per 1,000 sq. ft. of structure
Site plans (survey and area developed)	20% of building plan fee
Construction site offices:	\$100.00 per building
Temporary structures and uses	\$100.00 (one time service)
Vending and trad	\$100.00 per building
Temporary membrane structures, tents and canopies	\$75.00 per unit
Automatic fire-extinguishing systems	
1–20 heads	\$100.00
21–250 heads	\$175.00
251–499 heads	\$250.00
500+ heads	\$350.00 + \$0.50 per head over 500
Automatic fire-extinguishing systems commercial cooking	\$50.00 fixed system
Fire alarm/detection related equipment	
1–10 devices	\$100.00
11–25 devices	\$175.00
26–150 devices	\$250.00
151–499 devices	\$350.00
500+ devices	\$350.00 + \$0.50 per device over 500
Fire pumps and related equipment	\$100.00
Standpipe systems	\$50.00
Private fire hydrants	\$50.00
Flammable and combustible liquid storage/dispensing	\$100.00
Oil/gas well drilling	\$1,000.00
Oil/gas well workover/recompletions	\$500.00
Hazardous material storage	\$100.00
LP-gas storage	\$100.00
Spraying or dipping building/booths	\$100.00
<b>Annual Inspections</b>	
Commercial/public	
1–5,000 sq. ft.	\$50.00
5,001–12,000 sq. ft.	\$75.00
2,001–25,000 sq. ft.	\$100.00
25,001–50,000 sq. ft.	\$125.00
50,001–100,000 sq. ft.	\$150.00
100,001–250,000 sq. ft.	\$175.00
Over 250,001 sq. ft.	\$175.00 + \$25.00 each 10,000 sq. ft.
Multifamily residences	\$50.00 per building
<b>Reinspection Fees</b>	
Reinspection (after 2nd reinspection) existing building	\$100.00
Reinspection (after 2nd reinspection) new buildings	\$100.00

Description	Fee
<b>Right-of-Way Fees</b>	
Permit Application Fee	A nonrecurring fee of \$500.00 for up to five network nodes addressed in the same application, \$100.00 for each additional node in the same application; and a nonrecurring fee of \$1,000.00 for each node support pole
Annual Rate for Public Right-of-Way Use	\$250.00 annually per node in the city public right-of-way.
Service Pole Attachment Fee	The rate to collocate a network node on a service pole in the public right-of-way shall be \$20.00 per pole per year.
Network Nodes on Transport Facilities	Any network node on transport facilities located within the public right-of-way shall pay municipal fees for occupying the public right-of-way in an amount not less than \$28.00 per node per month.