

CITY OF SANGER, TEXAS

RESOLUTION NO. 2026-11

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, 2026.

PASSED AND APPROVED THIS 8th DAY OF SEPTEMBER 2026.

APPROVED:

ATTEST:

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary

Exhibit A



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

**Approved by the Sanger City Council
September 8, 2026**

**Effective
October 1, 2026**

City of Sanger, Texas Master Fee Schedule

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City of Sanger, Texas Master Fee Schedule

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

City of Sanger, Texas Master Fee Schedule

Description	Fee
Building and Construction Fees	
Building Permits and Inspections	
Residential permit fees	
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	\$150.00
Accessory buildings	
Under 120 sq. ft	No permit required.
Over 120 sq. ft	\$175.00
Commercial permit fees	
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

City of Sanger, Texas Master Fee Schedule

Description	Fee
Other inspections and fees	
After hours inspection (2 hour minimum)	\$100.00 per hour.
Permit Reinstatement	\$100.00
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
Retaining Wall (Residential)	\$50.00
Retaining Wall (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
Parking Lot (Non-engineered)	\$100.00
Parking Lot (Engineered)	Actual cost plus administrative fee of 10% of the total cost of the 3rd party review and/or inspections (minimum fee \$150.00).
Swimming pool/spa	
Aboveground	\$100.00
In ground	\$300.00
Annual Swimming Pool Fee (to include 1 inspection)	\$300.00
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
Permit fee for moving houses, buildings and other structures	\$150.00
Single Trade Permit Fees	
Residential	
Plumbing permit	\$100.00
Mechanical permit	\$100.00
Electric permit	\$100.00

City of Sanger, Texas Master Fee Schedule

Description	Fee
Commercial	
Plumbing permit	\$175.00
Mechanical permit	\$175.00
Electric permit	\$175.00
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.
Community Enhancement Fees	
Nuisance Violation Abatement	Actual Cost + \$150.00 administrative fee.
Planning Fees	
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.
Public Improvement Construction Inspection	3% of the total public improvement construction cost.
Third Party Engineering Inspection	Actual cost + 10% administrative fee.
Plat Filing Fee	\$150.00
Notification Fee	\$150.00

City of Sanger, Texas Master Fee Schedule

Description	Fee
Business Related Fees	
Occasional sales permit	\$10.00
Recreational vehicle park license	\$1000.00 + \$10.00 for each recreational vehicle hook up.
Curb, Gutter, Driveway, and Culvert Installations	\$60.00
Street cut excavation and repair	\$60.00
Sign Permits	\$75.00 + \$50.00 electrical if applicable.
License Fee for Amusement Establishments	\$50.00
Solicitor or peddler permit fee	\$250.00
Permit fee for each agent or employee of a solicitor or peddler	\$25.00
City health permit if the sale of food is involved	\$125.00
Fees for Sexually Oriented Businesses	\$500.00
Fees for Food Service Establishments	
Application fee (one time)	\$200.00
Annual permit fee	Restaurant \$400.00, Convenience Store \$400.00, Grocery Store \$500.00.
Food Establishment Annual Permit Late Fee 30 days	\$50.00
Food Establishment Annual Permit Late Fee 60 days	\$75.00
Food Establishment Annual Permit Late Fee 90 days	\$100.00
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	
Type I Mobile Food Vendor	\$250.00
Type II Mobile Food Vendor	\$350.00
Type III Mobile Food Vendor	\$400.00
Health Final and CO Inspection	\$150.00 per hour min 1 hour.
Filming Production Fees	
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.

City of Sanger, Texas Master Fee Schedule

Description	Fee
Fire Fees	
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).
Construction Fees	
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

City of Sanger, Texas Master Fee Schedule

Description	Fee
Annual Inspections	
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.
Reinspection Fees	
Reinspection (after 2nd reinspection) existing building	\$100.00
Reinspection (after 2nd reinspection) new buildings	\$100.00

City of Sanger, Texas Master Fee Schedule

Description	Fee
Impact Fees	
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

Description	Fee
Library Fees	
Overdue Fines - Hotspots	\$1.00 per day
Overdue Fines - Launchpads Tablets	\$1.00 per day
Overdue Fines - Library of Things *Pending policy	\$1.00 per day
Lost/damaged items/materials	Replacement cost of item +\$ 5.00 processing fee. Minor damage (e.g., lost case, repairable book damage) \$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.

City of Sanger, Texas Master Fee Schedule

Description	Fee
Miscellaneous Fees	
Returned checks	\$30.00
Notary Fee	\$10.00

City of Sanger, Texas Master Fee Schedule

Description	Fee
Municipal Court Fees	
Warrant Fee	\$75.00
Technology Fee	\$4.00
Building Security Fee	\$3.00

City of Sanger, Texas Master Fee Schedule

Description	Fee
Parks and Recreation Fees	
Concession stand rental	\$125.00
Concession stand cleaning	\$200.00
Park and recreation staff(hourly per employee)	\$25.00
Repair of damaged facility	Actual cost of labor and materials.
Baseball, Softball, Soccer and Football	
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 left on	\$25.00
Practice Play	
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.
Community Center Rental	
Facility Rental	\$200.00
Cleaning deposit	\$200.00
Vendors	
Vendors utilizing city property, not related to a city-sponsored	\$100.00
Special Event Vendors	
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	\$25.00
Pavilion Rental	
Small pavilion all-day rental	\$25.00
Large pavilion all-day rental	\$50.00
Presbyterian Church Rental Fees	
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

City of Sanger, Texas Master Fee Schedule

Description	Fee
Parkland Dedication Fees	
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

Description	Fee
Police Fees	
Fingerprinting Fee	\$10.00

City of Sanger, Texas Master Fee Schedule

Description	Fee
Right-of-Way Fees	
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.

City of Sanger, Texas Master Fee Schedule

Description	Fee
Utility Related Fees	
General Utility Fees	
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
Solid Waste Service Fees	
Solid Waste monthly collection fee for all solid waste customers	Actual cost plus \$3.00 administrative fee.
Water Service Connections	
3/4" Water meter	\$470.53
1" Water meter	\$539.29
1 1/2" Water meter	\$1,498.32
2" Water meter	\$1,713.03
3" Water meter	\$2,142.45
4" Water meter	\$7,636.11
6" Water meter	\$10,162.99
8" Water meter	\$16,128.29
MXU 520 Radio	\$188.41
Small Meter box	\$23.85
Small AMR Lid	\$43.85
Large Meter Box	\$59.00
Large AMR Lid	\$61.00
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.

City of Sanger, Texas Master Fee Schedule

Description	Fee
Water and Sewer Deposits	
Residential deposit	\$100.00
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	\$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
Water Service Rates	
Residential	
0–1,000 gallons	\$36.41 minimum per unit served.
1,001–4,999 gallons	\$6.47 per thousand gallons.
5,000–14,999 gallons	\$7.11 per thousand gallons.
15,000–29,999 gallons	\$8.88 per thousand gallons.
30,000+ gallons	\$12.86 per thousand gallons.
Commercial	
0–1,000 gallons	\$47.41 minimum per unit served.
1,001–4,999 gallons	\$7.50 per thousand gallons.
5,000–14,999 gallons	\$8.14 per thousand gallons.
15,000–29,999 gallons	\$9.20 per thousand gallons.
30,000+ gallons	\$11.35 per thousand gallons.
Multi-unit Commercial	
Minimum monthly charge	\$30.49 minimum per unit served.
1,001–4,999 gallons	\$7.50 per thousand gallons.
5,000–14,999 gallons	\$8.14 per thousand gallons.
15,000–29,999 gallons	\$9.20 per thousand gallons.
30,000+ gallons	\$11.35 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.	
Sewer Service Rates	
Residential	
0–1,000 gallons	\$48.13 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
Maximum monthly charge	\$124.74

City of Sanger, Texas Master Fee Schedule

Description	Fee
Commercial	
3/4" water meter	
0–1,000 gallons	\$70.85 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
1" water meter	
0–1,000 gallons	\$77.52 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
1-1/2" water meter	
0–1,000 gallons	\$88.21 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
2" water meter	
0–1,000 gallons	\$107.30 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
3" water meter	
0–1,000 gallons	\$132.31 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
4" water meter	
0–1,000 gallons	\$245.57 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
6" water meter	
0–1,000 gallons	\$326.41 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
8" water meter	
0–1,000 gallons	\$430.78 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
Customers without City water service	\$90.53 per month if consumption is not provided by the entity providing water.
Electric Deposits	
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

City of Sanger, Texas Master Fee Schedule

Description	Fee
Electric Service Connections	
Service fee for all new customers and any customer moving within the system	\$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
Electric Service Rates	
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	
Various charges imposed by the Energy Reliance Council of Texas (ERCOT) and adjusted periodically shall be added or deducted from the above rates at the actual cost to the city.	\$4.00
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.