

**Exhibit G  
Development Services Fee Schedule & Impact Fee Schedule**



City of Willow Park  
120 El Chico Trail, Ste A  
Willow Park, Texas 76087  
*Effective 11.14.2023*

**DEVELOPMENT SERVICES  
FEE SCHEDULE**

Preliminary Plat	\$400 + \$25 per lot + Filing Fee
Replat/Final Plat (includes 911 addressing)	\$400 + \$35 per lot + Filing Fee
Easement Modification/Vacation	\$150
Zoning Board of Adjustment Application	(R) \$350 (C) \$450
Rezoning Application	\$450
Annexation Petition	\$175
Planned Development Application	\$1,000
Special Use Permit Application	\$450
Site Development Plan Application - Review/Permit Fee	\$200 per hour ( <i>paid at time of SDP Permit issuance</i> )
Site Development Inspection Fees*	\$260 per Contract Schedule Days ( <i>paid at time of SDP Permit issuance</i> )
Parkland Dedication Fee	\$625 per dwelling unit
Flood Plain Development Permit Review Fee	\$200
Community Facilities Agreement Fee	\$250 + Legal Review, as applicable
Zoning Verification Letter	\$50

\*Additional Infrastructure Inspection Fees may apply

**Building Permits & Inspections**

**Residential Building Permits Fees:** Single Family Dwellings, Duplexes, Townhouses and any associated habitable or conditioned accessory structures shall be calculated per unit. One permit is issued for all new construction, remodels and manufactured homes per building or address. This includes mechanical, electrical, and plumbing fees. All fees to be determined by the Building Official.

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|---|--|
| (1) New construction:                                       | \$1.09 per square foot<br>(Includes mechanical, electrical, plumbing fees) |
| (2) Remodels, Alterations and Repairs requiring inspection: | \$0.66 per square foot<br>(Includes mechanical, electrical, plumbing fees) |
| (3) Detached Garages<br>electrical                          | \$0.43 per square foot, includes   |

(4) Carports, Sheds, or other Non-habitable Accessory Buildings electrical	\$0.30 per square foot, includes
(5) Residential Plan Review Fee	30% of building permit fee (Not refundable if review completed)
(6) Residential Electrical	
Permit Issuance Fee	\$25.00
New Construction (If Separate permit) Fee	\$0.08 per square foot + Permit Issuance
Remodel, Alteration or Repair	\$100.00 (includes issuance fee)
Temporary Electric Pole	\$100.00
Unlisted Permits (Repairs, etc.)	\$100.00

(7) Residential Mechanical	
Permit Issuance Fee	\$25.00
New Construction (If Separate permit)	\$0.07 per square foot of AC area +
Permit Issuance Fee	
Remodel, Alteration, or Repair	\$100.00 (includes issuance fee)
Unlisted Permits (Repairs, etc.)	\$100.00
(8) Residential Plumbing	
Permit Issuance Fee	\$25.00
New Construction (If Separate permit)	\$0.09 per square foot + Permit Issuance
Fee	
Remodel, Alteration or Repair	\$100.00 (includes issuance fee)
Unlisted Permits (Repairs, etc.)	\$100.00

**Commercial Building Permit Fees:**

(1) **Commercial Buildings** - Valuations to be determined by Building Official based upon 2021 Edition of Table 1-Square Foot Construction Costs, in the permit fee process as published by the International Code Council along with the current City adopted Table 3 Valuation Chart and any local Willow Park fee modifiers. *Note:* One permit is issued for all new construction, additions and remodels per building or address. This includes mechanical, electrical, and plumbing fees.

(2) <b>Non-residential Plan Review Fee</b>	65% of building permit fee
(3) <b>Commercial Electrical</b>	
Permit Issuance Fee	\$25.00
New Construction (if separate permit)	\$0.10 per square foot + Permit Issuance
Fee.	
Remodel, Alteration or Repair	(Based upon project valuation/contract
amount)	
Temporary Electric Pole	\$75.00
(4) <b>Commercial Mechanical</b>	
Permit Issuance Fee	\$25.00
New Construction (if separate permit)	\$0.10 per square foot of AC area +
Permit Issuance Fee	
Remodel, Alteration or Repair	(Based upon project valuation/contract
amount)	
(5) <b>Commercial Plumbing</b>	
Permit Issuance Fee	\$25.00
New Construction (if separate permit)	\$0.10 per square foot + Permit Issuance
Fee	
Remodel, Alteration or Repair	(Based upon project valuation/contract
amount)	
(6) Commercial Local Willow Park Fee Modifiers applied to Table 1	
New Commercial = As per Table 1 no modification	
Commercial Interior Remodel of Existing Business = 0.73	

**Willow Park Table 3 Valuation Chart – Commercial Construction Fees**

<b><u>Total Sq. Ft. Valuation</u></b>	<b><u>Fee</u></b>
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\$0.00 to \$500.00	\$100.00
\$501.00 to \$2,000.00	\$100.00 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$100.00 for the \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$99,999.99 plus \$5.60 for Each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000.00 or fraction thereof.

**CITY OF WILLOW PARK TABLE 1- SQUARE FOOT CONSTRUCTION COSTS**

International Building Code Occupancies	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	298.55	288.43	280.93	269.54	253.09	245.77	260.87	235.34	226.84
A-1 Assembly, theaters, without stage	273.51	263.39	255.89	244.51	228.06	220.73	235.84	210.31	201.80
A-2 Assembly, nightclubs	233.39	226.42	220.85	211.80	199.64	194.14	204.26	180.65	174.48
A-2 Assembly, restaurants, bars, banquet halls	232.39	225.42	218.85	210.80	197.64	193.14	203.26	178.65	173.48
A-3 Assembly, churches	276.84	266.72	259.22	247.83	231.83	225.68	239.17	214.08	205.57
A-3 Assembly, general, community halls, libraries, museums	231.62	221.50	213.00	202.61	185.16	178.84	193.94	167.42	159.91
A-4 Assembly, arenas	272.51	262.39	253.89	243.51	226.06	219.73	234.84	208.31	200.80
B Business	240.93	232.14	224.41	213.38	194.94	187.44	204.97	171.50	163.65
E Educational	253.16	244.50	238.07	227.82	212.65	201.92	219.97	185.88	180.09
F-1 Factory and industrial, moderate hazard	142.51	135.81	128.20	123.31	110.60	105.32	118.02	91.13	85.44
F-2 Factory and industrial, low hazard	141.51	134.81	128.20	122.31	110.60	104.32	117.02	91.13	84.44
H-1 High Hazard, explosives	133.05	126.35	119.74	113.85	102.42	96.14	108.56	82.95	N.P.
H234 High Hazard	133.05	126.35	119.74	113.85	102.42	96.14	108.56	82.95	76.26
H-5 HPM	240.93	232.14	224.41	213.38	194.94	187.44	204.97	171.50	163.65
I-1 Institutional, supervised environment	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
I-2 Institutional, hospitals	403.60	394.81	387.08	376.05	356.54	N.P.	367.65	333.11	N.P.
I-2 Institutional, nursing homes	280.29	271.50	263.77	252.74	235.00	N.P.	244.34	211.57	N.P.
I-3 Institutional, restrained	273.98	265.19	257.46	246.43	229.58	221.08	238.03	206.14	196.29
I-4 Institutional, day care facilities	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
M Mercantile	174.08	167.12	160.55	152.50	140.10	135.60	144.96	121.12	115.94
R-1 Residential, hotels	242.77	234.53	227.63	218.55	200.90	195.42	218.82	180.35	175.00
R-2 Residential, multiple family	203.34	195.11	188.20	179.12	162.64	157.15	179.40	142.08	136.73
R-3 Residential, one- and two-family							1.09	157.66	148.33
R-4 Residential, care/assisted living facilities	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
S-1 Storage, moderate hazard	132.05	125.35	117.74	112.85	100.42	95.14	107.56	80.95	75.26
S-2 Storage, low hazard	131.05	124.35	117.74	111.85	100.42	94.14	106.56	80.95	74.26
U Utility, miscellaneous	104.03	98.14	92.46	88.40	79.71	73.77	84.55	62.84	59.88

**Miscellaneous Permit Fees: All miscellaneous permits include Issuance Fee.**

General/Misc. Permits	\$100.00
Minimum Construction Permit Fee	\$100.00
Residential Fence Permit	\$100.00
Residential Retaining Wall > 4' or Taller	\$100.00
Temporary Portable /Moving Storage Building Permit	\$25.00 per unit
Drive Approach Permit	\$100.00
Grading Permit (Commercial or Residential > than 50 cu. yds)	\$100.00
Propane Tanks & Piping	\$125.00
New/Reconnect Natural Gas Meter/Testing	\$75.00
Structure Moving Permit	\$300.00
In Ground Swimming pools	\$550.00 + 30% Plan Review
Hot Tubs and Above Ground Pools	\$75.00
Commercial Construction Trailers	\$100.00 + Plan Review + MEP's
Commercial Industrialized Buildings	Based Upon Contract Amount

**Other Inspection or Plan Review Fees:**

Additional plan review required by changes, or revisions	\$75.00 per hour
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Use of outside consultants for plan checking or inspections	Actual Consultation Cost + \$75 per hour City Cost
Replacing damaged, lost, or stolen permit documents	\$50.00 plus copy costs
Certificate of Occupancy (Not associated with bldg. permit)	\$150.00
All Re-Inspections	\$100.00 after 2 <sup>nd</sup>
All Outside Business Hour Inspections (hr. callout)	\$125.00 per hour (minimum 2)

**Irrigation Permits:**

Residential Irrigation system	\$125
Commercial Irrigation system	\$250
Irrigation Well	\$1,500

- \*All irrigation systems and wells must provide backflow inspection
- \*\*All wells must provide Upper Trinity Groundwater Conservation District approval documentation prior to permitissuance

**On-Site Sewage Facility**

**New OSFF Permit** (Includes application, permit, inspections, and notice of approval)

Conventional (non-aerobic)	\$400
Professional (aerobic)	\$600

**OSSF System Repair Permit** (Includes application, permit, inspections, and notice of approval)

Minor Repair - Increasing, lengthening, or expanding the treatment (tanks) or disposal system (drain field/disposal area), spray area relocation, a single tank replacement (such as a collapsed pump tank)	\$150
Major Repair - System replacement, drain field or disposal area replacement, or any replacements to a previously un-permitted system	\$400

**Oil & Gas Well Permits**

Gas/Oil Well Permit Permit	\$5,000.00 + S.U.P.
Gas/Oil Application	\$1,000.00

**Demolition Permits**

Residential Building	\$125.00
Residential Accessory Building	\$ 75.00
Commercial Building or Accessory	\$300.00

**Signs**

**Permanent Signs:**

(1-50 s.f.)	\$100.00
(51-100 s.f.)	\$150.00
(101-150 s.f.)	\$200.00
(151-200 s.f.)	\$225.00
(201 s.f. and above)	\$275.00
Electronic Message Center	\$1,000 + (S.U.P. Permit)

Off-site Sign \$3,000 + (S.U.P. Permit)

**Temporary Signs:**

Development Sign \$75.00  
 Weekend Directional Signs \$75.00 per 6-month  
 duration  
 Vertical or Horizontal Banners \$75.00

**Health Permits**

Food Establishment Health Permit (annual)	\$240
Health Permit Re-Inspection Fee	\$75
Swimming Pool Annual Inspection (public/commercial)	\$240
Mobile Food Vendor (single day use for one event only)	\$75
Mobile Food Vendor (annual)	\$240
Health Permit Plan Review Fee (Commercial Kitchen)	\$100

**Fire Permits & Services**

**Fire Alarm Fire Code Plan Review including Inspection Services:**

<b>Building Valuation*</b>	<b>Fee</b>
Up to \$250,000	\$500
\$251,000 to \$500,000	\$850
\$501,000 to \$1,000,000	\$1,100
\$1,001,000 to \$3,000,000	\$1,600
\$3,001,000 to \$6,000,000	\$2,400
\$6,000,000 and up	\$2,400 plus \$0.25 for each additional \$1,000

\*Valuation is based upon building permit square footage calculation for construction value of project

**Fire Sprinkler Fire Code Plan Review including Inspection Services:**

<b>Building Valuation*</b>	<b>Fee</b>
Up to \$250,000	\$500
\$251,000 to \$500,000	\$850
\$501,000 to \$1,000,000	\$1,100
\$1,001,000 to \$3,000,000	\$1,600
\$3,001,000 to \$6,000,000	\$2,400
\$6,000,000 and up	\$2,400 plus \$0.25 for each additional \$1,000

\*Valuation is based upon building permit square footage calculation for construction value of project

**Additional Fire Code Review and Inspection Fees:**

Fire Code Re-Inspection Fee (Each Inspection after the 2nd Inspection)	\$125 after 2 <sup>nd</sup>
Residential Subdivision Fire Code Plan Review & Inspection Fee	\$250
Emergency Response Plan Review	\$50
Fire Watch	\$50 per hour Off-Duty Detail Charge

**Special Event Permits**

Special Event Permit	\$100
Special Event Permit (Local Non-Profit w/proof)	\$50

**Code Enforcement**

Working without construction permits approved and issued      Double building permit fee to a maximum of \$500.00

Occupying commercial or residential space without      Each offense \$2,000.00 maximum prior City approval or Certificate of Occupancy

\*\*Failure to obtain a permit may result in a doubling of the Permit Fee plus any penalties permitted by law.

**Administrative Services**

Credit/Debit Card Processing Fee	3% of Transaction
Photocopy (8.5" x 11" or 11" x 17")	\$0.25 per page
Photocopy (large format)	\$6.00 per page
Digital File – Thumb Drive	\$30
Open Records Labor Charge (over 50 pages)	\$15 per hour
Open Records Programming Labor Charge	\$28.50 per hour
Notary Service (per documented signature)	\$1 each
Non-Sufficient Funds Fee	\$30

**City of Willow Park Impact Fee Schedule**

§ 13.08.003 **Impact fee schedule.**

For the purposes of the water impact fee schedule, a fee shall be charged per service unit which is defined as a service equivalent to a water connection for a single-family residence. For the purposes of the wastewater impact fee schedule, a fee shall be charged per service unit which is defined as the wastewater service provided to a customer with a water connection for a single-family residence. The water and wastewater impact fees shall be charged against each lot or tract of land and the owner thereof whose water and/or wastewater line is connected with any water line and/or wastewater line in the city, and such fee(s) shall be charged at the following rates:

Meter size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"	6"
Equivalency factor	1.0	1.5	2.5	5.0	8.0	15.0	25.0	50.0
Water impact fee	\$1,995	\$2,993	\$4,988	\$9,975	\$15,960	\$29,925	\$49,875	\$99,750
Wastewater impact fee	\$2,165	\$3,248	\$5,413	\$10,825	\$17,320	\$32,475	\$54,125	\$108,250

(Ordinance 382-96, sec. 4, adopted 2/20/96; Ordinance 667-13 adopted 5/14/13; Ordinance 699-14 adopted 12/9/14; Ordinance adopting 2017 Code; Ordinance 844-21 adopted 12/14/21; Ordinance 866-22 adopted 9/13/22)