

ORDINANCE 2019-06-20-0548

**AMENDING CHAPTER 10 OF THE CITY CODE OF SAN ANTONIO, TEXAS, TO MODIFY CERTAIN SECTIONS RELATING TO BUILDING PERMIT OR INSPECTION FEES AND THE RESIDENTIAL FEE SCHEDULE IN ORDER TO COMPLY WITH NEW STATE LEGISLATION.**

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**WHEREAS**, on May 21, 2019, the Governor of Texas signed House Bill 852 into law; and

**WHEREAS**, House Bill 852 went into effect immediately, and is now codified in Section 214.907 of the Texas Local Government Code (LGC); and

**WHEREAS**, Section 214.907 LGC directly affects the process that the City of San Antonio utilizes to assess the costs of certain residential building permits; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 10 of the City Code of San Antonio, Texas, is hereby amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

Sec. 10-10. - Fees.

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(c) *Building-related permit valuations.*

(1) A permit value shall not be required nor requested for any residential permit except when the permit value is necessary to be obtained in order to construct or improve a residential building and maintain compliance with the National Flood Insurance Program.

Residential permits are any permits for the construction or improvement of a building or structure which contains one or two dwelling units as defined in the International Residential Code.

(2) The applicant for a commercial permit shall provide an estimated permit value at time of application. Commercial Permit valuations include total value of work, including materials, labor, and profit for which a permit is being issued. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final commercial building-related permit valuations shall be set by the building official.

Commercial permits shall include permits for the construction or improvement of any building or structure which does not meet the definition of a residential permit.

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Sec. 10-38. - Fee schedule.

Residential plan review fees and residential permit fees apply to all separate additions, renovations, and installations to existing residential homes. See section 10-39 for fees for new residential construction.

Building	
Residential Plan Review Fees. See section 10-39 for new residential construction plan review fees.	
<del>Valuation: \$0 — \$24,000</del>	<del>\$100.00</del>
<del>Valuation: \$24,001 — \$200,000</del>	<del>\$100.00 plus \$1.38/1000, or fraction thereof, over \$24,000</del>
<del>Valuation: \$200,001 — \$1,000,000</del>	<del>\$342.88 + \$0.72/\$1,000, or fraction thereof, over \$200,000</del>
<del>Valuation: \$1,000,001 +</del>	<del>\$918.88 + \$0.17/\$1,000, or fraction thereof, over \$1,000,000</del>
<del>Construction for new homes valued under \$100,000 will receive a 25% discount applied to the building plan review fees.</del>	

<u>SF Range</u>	<u>Plan Review Fee</u>
<u>0000-0500</u>	<u>\$0</u>
<u>0501-1000</u>	<u>\$0</u>
<u>1001-1250</u>	<u>\$200</u>
<u>1251-1500</u>	<u>\$200</u>

<u>1501-1750</u>	<u>\$200</u>
<u>1751-2000</u>	<u>\$200</u>
<u>2001-2250</u>	<u>\$200</u>
<u>2251-2500</u>	<u>\$200</u>
<u>2501-3000</u>	<u>\$200</u>
<u>3001-3500</u>	<u>\$400</u>
<u>3501-4000</u>	<u>\$400</u>
<u>4001-5000</u>	<u>\$400</u>
<u>5001-6000</u>	<u>\$400</u>
<u>6001-6500</u>	<u>\$600</u>
<u>6501-7000</u>	<u>\$600</u>
<u>7001-7250</u>	<u>\$600</u>
<u>7251-7500</u>	<u>\$600</u>
<u>7501-7750</u>	<u>\$600</u>
<u>7751-9000**</u>	<u>\$600</u>

\*\*For projects over nine thousand (9,000) square feet, the fees are determined by combining smaller increments to equal the square footage.

Mobile home Installation	\$50.00
Landscape Plan Review	
Base Fee	\$27.50

Plus percent of the Building Plan Review Fee	11%
<del>Residential Swimming Pool Plan Review Fee</del>	<del>Based upon valuation</del>
Residential Plan Retrieval Fee	\$100.00
Residential Permit Fees	
Residential Building Permit Fees. See section 10-39 for new residential construction building permit fees.	
<del>Valuation: \$0 — \$1,000</del>	<del>\$100.00</del>
<del>Valuation: \$1,001 — \$25,000</del>	<del>\$100.00+\$7.28/\$1,000, or fraction thereof, over \$1000</del>
<del>Valuation: \$25,001 — \$75,000</del>	<del>\$274.87+\$5.72/\$1,000, or fraction thereof, over \$25,000</del>
<del>Valuation &gt;\$75,000</del>	<del>\$560.00+\$1.25/\$1,000, or fraction thereof, over \$75,000</del>
<del>*Homes valued under \$100,000 will receive a 25% discount applied to the building permit fees.</del>	
<u>SF Range</u>	<u>Building Permit Fee</u>
<u>0000-0500</u>	<u>\$150</u>
<u>0501-1000</u>	<u>\$425</u>
<u>1001-1250</u>	<u>\$450</u>
<u>1251-1500</u>	<u>\$625</u>
<u>1501-1750</u>	<u>\$800</u>

<u>1751-2000</u>	<u>\$850</u>
<u>2001-2250</u>	<u>\$850</u>
<u>2251-2500</u>	<u>\$850</u>
<u>2501-3000</u>	<u>\$880</u>
<u>3001-3500</u>	<u>\$920</u>
<u>3501-4000</u>	<u>\$930</u>
<u>4001-5000</u>	<u>\$1,000</u>
<u>5001-6000</u>	<u>\$1,100</u>
<u>6001-6500</u>	<u>\$1,200</u>
<u>6501-7000</u>	<u>\$1,400</u>
<u>7001-7250</u>	<u>\$1,550</u>
<u>7251-7500</u>	<u>\$1,725</u>
<u>7501-7750</u>	<u>\$1,900</u>
<u>7751-9000**</u>	<u>\$2,000</u>
<u>**For projects over nine thousand (9,000) square feet, the fees are determined by combining smaller increments to equal the square footage.</u>	
<u>Flats Fees for Miscellaneous</u>	
Residential Fence Permit	\$25.00
Residential Swimming Pool Permit Fee	Based upon valuation with \$30,000/minimum value <u>\$360.00</u>
<u>Carports and Decks</u>	<u>\$160.00</u>

<u>Foundations</u>	<u>\$160.00</u>
<u>General Repairs – Windows, doors, siding</u>	<u>\$150.00</u>
<u>General Repairs – Full Remodel</u>	<u>\$210.00</u>
Residential Re-roof Permit	\$25.00
Special Services Fees—Building Plan Review and Inspection	
Additional Plan Review (i.e. revised)—Per Reviewer per Hour (1 hour minimum)	\$100.00
Administrative Exception/Code Variance	\$350.00
After-hours Plan Review—per Reviewer per Hour (1 hour minimum)	\$100.00
After-hours Plan Review—Residential—Building, Tree Preservation, Drainage (Per hour with 1.24 hour minimum)	\$100.00
Inspection for which no fee is specifically indicated (per hour with 1 hour minimum)	\$100.00
After-hour Inspection Review—per Reviewer per Hour (1 hour minimum)	\$100.00
Link child-parent permits to Hansen	\$5.00/residential permit
Inspection Schedule Fee (Free on-line)	\$3.00
Mail-in Building Plan Fee (Processing Fee for Building Plans received in the mail) per Plan	\$500.00
Re-inspection Fee	\$51.50
Residential Building Plan Application Administrative Processing Fee (free on-line)	\$10.00

Permit extension fee	50% of permit
Building-related and Fire Codes Appeals and Advisory Board Fees	
Building-related and Fire Codes Appeal Fee	\$155.00
Certificate of Occupancy	
Residential	
Temporary Residential Certificate of Occupancy	\$150.00
Temporary Residential Certificate of Occupancy Extension	\$75.00
Residential Construction Moving in without Certificate of Occupancy	\$300.00
Registration Fees	
Homebuilders—Registration/2 year registration and renewal	\$170.00
Home Improvement Contractor—Registration/2 year registration and renewal	\$150.00
Home Improvement Contractor—Appeal	\$155.00
Home Improvement Contractor—Duplicate Registration Card (plus tax)	\$5.00
House Mover Contractor Registration	
House Mover - Registration/2 year registration and renewal	\$120.00
Duplicate Registration Card (plus tax)	\$5.00

Moving Buildings	
Moving buildings or structures	\$100.00
Building Plan Review and Permit Fees	
<p>Building plan review and building permit fees are based on the <del>valuation</del> (building square footage <del>times standard rate for occupancy</del>) of each building or building addition <u>unless a flat fee is specified</u>. For fee calculation purposes, building square footage shall be the total area of all floors under roof and enclosed within the outer surface of the outside enclosing walls or columns. The fees for each separate building shall be separately calculated.</p>	
<p><del>Minimum valuation of the work for residential projects shall be determined by the foregoing table and shall include architectural, structural, electrical, plumbing, mechanical work and contractor's profit.</del></p>	
<p>Minimum valuation of the work for commercial projects shall be determined by the Building Official based on nationally recognized standards and shall include architectural, structural, electrical, plumbing, mechanical work and contractor's profit.</p>	
Residential Construction	
<del>Residential Building Plan Review Valuation Check</del>	
<p><del>Development Services established minimum values for the cost of residential construction based upon the following costs per square foot. This value is established at the time the building plans are submitted. Additional valuation checks may be performed by the plans examiners during their review of the plans. For residential projects, determination of minimum value per square foot shall be established as follows:</del></p>	
<del>Wood Frame</del>	<del>\$65.00</del>
<del>Wood Frame with Masonry</del>	<del>\$70.00</del>
<del>Solid Masonry</del>	<del>\$80.00</del>
<del>Concrete Block on Slab Foundation</del>	<del>\$16.00</del>



Residential Accessory Building	
Finished (percent of valuation/square footage)	100%
Unfinished Interior (including Carport) (percent of valuation/square footage)	50%
Future Construction—Foundation Only (per square foot)	\$3.00
Detached Accessory Building Foundation over 600 square feet (per square foot)	\$3.00
Foundation over 600 square feet (per square foot)	\$3.00
Miscellaneous Building Development Fees	
Permit Refund Fee	\$50.00
Permit Reprint Fee (subject to sales tax)	\$5.00
Permit Refund Fee	\$50.00
Permit Amendment Fee	\$10.00
Name, Address or DBA Change on Permit	\$50.00
Notary Public	\$3.00

**SECTION 2.** All other provisions of Chapter 10 of the City Code of San Antonio, Texas, shall remain in full force and effect.


**SECTION 3.** Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

**SECTION 4.** The City Clerk is directed to publish notice of this ordinance amending City Code, Chapter 10. Publication shall be in a newspaper in the City in accordance with Section 17 of the City Charter.

**SECTION 5.** The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

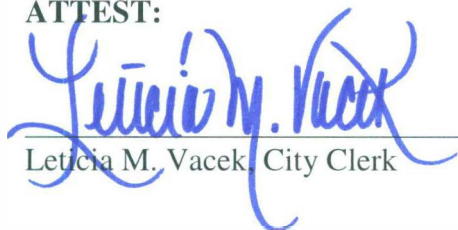
**SECTION 6.** This ordinance shall be effective immediately on passage with eight affirmative votes; otherwise it shall be effective on the tenth day after passage hereof.

**PASSED AND APPROVED** this 20th day of June, 2019.




**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**



\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



\_\_\_\_\_  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>20 ( in consent vote: 4, 5, 6, 7, 8, 9, 10A, 10B, 11A, 11B, 12, 13, 14, 16, 17, 18, 19A, 19B, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 38A, 38B, 39A, 39B, 39C, 39D, 41, Z-2 )</b>
<b>Date:</b>	06/20/2019
<b>Time:</b>	10:19:52 AM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	Ordinance amending Chapter 10 of the City Code of San Antonio, Texas, to modify certain sections relating to building permit or inspection fees and the residential fee schedule in order to comply with new state legislation. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]
<b>Result:</b>	Passed

<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x				
Rebecca Viagran	District 3		x				x
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				