

ORDINANCE NO. 306

AN ORDINANCE OF THE CITY OF UHLAND, TEXAS, AMENDING ORDINANCE 268; REPEALING AND REPLACING SECTIONS 2 THROUGH 8, 12, 22, & 23 OF THE CITY FEE SCHEDULE AND RESTATING THE REMAINING FEE SCHEDULE WHICH INCLUDES ALL FEES CHARGED FOR CITY SERVICES, PUBLIC FACILITY USE, DEVELOPMENT, ZONING, PERMITS, INSPECTIONS AND OTHER CITY FEES NECESSARY FOR THE OPERATION OF THE CITY; PROVIDING FOR PENALTY, SEVERABILITY, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES.

Whereas, the City of Umland provides services or resources necessary for the health, safety, and welfare of the citizens of the community; and

Whereas, the City of Umland is experiencing significant growth and development and such growth is expected to continue; and

Whereas, the City Council finds that it is in the best interest of the City and its residents that request for service or use of City resources to bear the cost of expenditures to fulfill such request or use; and

Whereas, the City Council adopted Ordinance 268 to consolidate the fees charged by the City located in many different ordinances; and

Whereas, the City strives to ensure its fees and charges are adequate to cover the City's actual cost of providing certain services; and

Whereas, the City Council desires to have a comprehensive fee schedule which is inclusive of the amended Sections 2-8, 12, 22, & 23, as well as the unamended sections 1, 9-11, 13-21, of Ordinance 268 as shown in Exhibit A; and

Whereas, the City Council desires to amend the City Fee Schedule for compliance with newly enacted state legislation and updated city processes and procedures, as shown in Exhibit A, and in conformance with state law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UHLAND, TEXAS, THAT;

Section 1. The foregoing recitals are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

Section 2. Sections 2-8, 12, 22, & 23 of Ordinance 268 are hereby repealed and replaced, and Sections 1, 9-11, 13-21, of Ordinance 268 remain in full force and effect and are restated as shown in Exhibit A.

Section 3. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 4. Any person who commences work or an activity requiring a permit or fee before obtaining the necessary permits or paying the necessary fee shall be in violation of this ordinance and subject to a penalty fee equal to double the rate of the permit or fee.

Section 5. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 6. This Ordinance shall take effect immediately from and after its passage and publication in the manner set forth with the provisions of the Tex. Loc. Gov't Code.

Section 7. This Ordinance shall remain in full force and effect, save and except as amended.

Section 8. It is hereby found and determined that the meeting at which this Ordinance is passed was open to the public as required and the specific notice of the time, place and purpose of said meeting was given as required by the Texas Open Meetings Act, Chap. 551, Tex. Gov't Code.

PASSED AND APPROVED this 1st day of November, 2023.



Lacey Duke, Mayor

ATTEST:



Kimberly Weatherford, City Secretary

**CITY OF UHLAND
FEE SCHEDULE**

**Adopted on November 1, 2023
Ordinance No. 306**

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Section 1. Short Title.

This Ordinance shall be known as the City of Uhland, Texas (“City”) Fee Schedule.

Section 2. Reserved.

Section 3. Property Division (Plats) and Land Development (Plans).

The following fees and charges are established and shall be collected for the division of property within the City or its extraterritorial jurisdiction (“ETJ”):

Pre-Application Conference	\$200 per ½ hour (½ hour minimum)
Certification of Exhibits (fee amounts includes application completion review, initial review by City Staff and correction comments or certification, excluding 3rd party consultant review costs. 2 nd and subsequent reviews will be charged the Re-Review Fee)	
Subdivision Master Plan	\$1500 + \$150 per acre + Professional Fees
Preliminary Plat	\$1000 + \$75 per lot + Professional Fees
Final Plat	\$750 + \$25 per lot + Professional Fees
Replat	\$750 + \$25 per lot + Professional Fees + Postage Fees (if applicable)
Minor Plat	\$750 + \$25 per lot + Professional Fees
Amending Plat	\$750 + \$25 per lot + Professional Fees
Vacating Plat	\$750 + \$25 per lot + Professional Fees
Amendment to Certified Exhibit	\$500 + Professional Fees
Re-Review Fee (2 nd & subsequent submittals)	\$250 + Professional Fees
Subdivision Master Plan and Platting	
Subdivision Master Plan	\$250 + Professional Fees (if applicable)
All Plats (Preliminary, Final, Replat, Minor Amending, and Vacating)	\$250 + Professional Fees (if applicable)
Amendment to Approved Plat (prior to recordation)	\$500 + Professional Fees
Minor Amendment to Approved Subdivision Master Plan	\$500 + Professional Fees
Request for Extension of Plat Approval	\$500
Miscellaneous	
Voluntary Annexation	\$1000 + Professional Fees
Subdivision Waiver	\$750 + Professional Fees
Plat recording fee	\$150 + Fee charged by the County Clerk’s Office for recording
Easement Recording (not otherwise included in a plat or plan)	\$250 + County Recording Fees
Vacating Easement	\$250 + County Recording Fees
Subdivision Improvement Agreement	\$1000 + Professional Fees
Parkland Improvement Agreement	\$1000 + Professional Fees
Postponement of any Public Hearing by the Applicant	\$150 + Publication costs
Certificate of Determination (single tract of land per request)	\$250
PDD Subdivision Inspection/ Re-inspection Fee	\$150 per ½ hour
Park Fees – Residential & Multifamily	
Land Dedication: one (1) acre per 100 dwelling unit	
Parkland Improvement value: \$800 per dwelling unit	
Fee-in-lieu of Land Dedication (per dwelling unit)	\$400
Fee-in-lieu of Parkland Development Fee (per dwelling unit)	\$800

Any division of property or development of land without following the proper platting and/or plan submittal requirements shall result in double the City Fees.

Section 4. Zoning.

The following fees and charges are established and shall be collected for the zoning of property within the City:

Zone Change	
Zoning Change Request	\$500 per lot + \$10 per 0.2 acre + Professional Fees
Planned Development District	\$5000 + \$100 per acre + Professional Fees
Major Amendment to Planned Development District	\$5000 + \$100 per acre + Professional Fees
Minor Amendment to Planned Development District	\$1500 + \$25 per acre + Professional Fees
Conditional Use Permit	\$500 per lot + \$10 per 0.2 acre + Site Development Plan Fee + Professional Fees
Zoning Variance Request	\$750 per request + Professional Fees
Zoning Ordinance Amendment Request	\$1500 + Professional Fees
Appeal of Administrative or Planning & Zoning Decision	\$500

Notices: Public hearings are required on a proposed change in a zoning classification or a conditional (special and/or specific) use permit. Written notice of each public hearing on a proposed change in a zoning classification or a conditional (special and/or specific) use permit shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within a 200-foot radius of the affected area. All fees include the initial notification fees. However, subsequent notifications will be charged to the applicant prior to making each additional notice at the rates stated herein.

Miscellaneous

Temporary Use permits (valid for 180 days)	\$150 per lot
Zoning Verification Letter (single tract of land per request)	\$250
Certificate of Determination (single tract of land per request)	\$250
Postponement of any Public Hearing by the Applicant	\$350
Vested Rights Determination	\$750 + Professional Fees

Section 5. Development Agreements.

The following fees and charges are established and shall be collected for development agreements with the City:

Development Agreement	\$5000 + \$100 per acre + Professional Fees
Amendment to Development Agreement	\$2500 + \$25 per acre + Professional Fees
Special District (PID, MUD, TIFF, TIRZ, etc.) Application	\$7500 + \$100 per acre + Professional Fees

Section 6. Site Development.

All Site Development in the City incorporated limits and/or the City ETJ is required to have the plans reviewed and obtain permits prior to performing any work. Additionally, all associated inspections with such Site Development permits shall be completed and passed prior to receiving a certificate of completion. The following fees and charges are established and shall be collected for Site Development within the City incorporated limits and/or the City ETJ:

Pre-Application Conference	\$200 per ½ hour (½ hour minimum)
Site Development Permit & Plan	
Site Development Plan/ Concept Plan Review	\$1000 + Professional Fees
Minor Revisions to Site Plan	\$250.00 + Professional Fees
Extension of Plan Approval	\$500.00
Clearing and Grading Permit	
0 to 5 ac	\$250 + Professional Fees
5 to 20 ac	\$500 + Professional Fees
Greater than 20	\$750 + Professional Fees
Clearing and Grading Inspection	Professional Fees
Clearing and Grading Re-Inspection	\$50 + Professional Fees

Any Site Development work prior to receiving a permit shall result in double the Permit and Inspections Fee.

Section 7. Public Infrastructure & Utility Construction.

All Utility Construction in the City incorporated limits and/or the City ETJ is required to have the plans reviewed and obtain permits prior to performing any work. Additionally, all associated inspections with such Utility Construction permits shall be completed and passed prior to receiving a certificate of completion. Utility Construction permits take into consideration work in the City ROW, and therefore, are exempt from obtaining a ROW construction permit and the associated fees. The following fees and charges are established and shall be collected for Utility Construction within the City incorporated limits and/or the City ETJ:

Pre-Application Conference	\$200 per ½ hour (½ hour minimum)
Public Infrastructure Permit*	
Plan Review Fee (based on 6 hours of estimated staff time)	\$600 + 3 rd Party Fees
Plan Re-Review Fee (based on 2.5 hours of estimated staff time)	\$250 + 3 rd Party Fees
Permit (includes City Staff portion of pre-con meeting) (based on 5 hours of estimated staff time)	\$500 + 3 rd Party Fees
Inspection Fee (based on 1.5 hours of estimated staff time per inspection)	\$150 + 3 rd Party Fees
Re-Inspection Fee (based on 2 hour of estimated staff time)	\$200 + 3 rd Party Fees
Request for Acceptance /Certificate of Completion (based on 4 hours of estimated staff time)	\$400 + 3 rd Party Fees
Request for Release of Warranty Bond*	
Request for Release of Warranty Bond (based on 3.5 hours of estimated staff time)	\$350 + 3 rd Party Fees
Inspection Fee (based on 1.5 hours of estimated staff time)	\$150 + 3 rd Party Fees
Re-Inspection Fee	\$200 + 3 rd Party Fees

(based on 2 hour of estimated staff time)

Revisions to Approved Plan \$350 + 3rd Party Fees
(based on 3.5 hours of estimated staff time)

Request for Extension of Plan Approval or Permit \$500
(based on 5 hours of estimated staff time)

*Pursuant to Texas Local Government Code Sec.212.906(e), the following hourly rates are used for calculating fees under this section.

City Administrative Staff \$100 per hour

3rd Party Fees

In addition to the City fees and charges set forth in this section, the applicant, proposer, developer, owner or subdivider shall reimburse and pay to the City the actual costs and expenses for professional services, including but not limited to engineers, attorneys, and planners, incurred by the City with respect to such request, application, plan review, permit, meeting, inspection, etc.

Any Public Infrastructure and Utility Construction work performed prior to receiving a permit shall result in double the Permit and Inspections Fee.

Section 8. ROW Construction.

All construction in the City ROW, unless otherwise except, is required to have the plans reviewed and obtain permits prior to performing any construction in the City ROW. Additionally, all associated inspections with such permits shall be completed and passed prior to receiving a certificate of completion. The following fees and charges are established and shall be collected for ROW construction within the City incorporated limits unless otherwise stated in an approved Franchise Agreement:

Pre-Application Conference \$125 per ½ hour (½ hour minimum)

ROW Construction Permit

Application Fee (includes Certificate of Completion) \$150.00
Construction Plan Review Professional Fees
Inspection Fees Professional Fees
Re-Inspection Fees Professional Fees
Revisions to Construction Plan \$75.00 + Professional Fees
Extension of Permit Approval \$100.00

Any ROW Construction work prior to receiving a permit shall result in double the Permit and Inspections Fee.

Section 9. Building Plans, Permits and Inspections.

All vertical construction, to include but not limited to all structures, in the City is required to have the plans reviewed and obtain permits prior to performing any vertical construction in the City. Additionally, all associated inspections with such permits shall be completed and passed prior to receiving a certificate of occupancy. **Any Vertical Construction work prior to receiving a permit shall result in double the Permit and any occupancy prior to issuance of a Certificate of Occupancy shall result in re-inspection(s) and double the Certificate of Occupancy fee.** The following fees and charges are established and shall be collected for vertical construction within the City incorporated limits:

A. Residential Buildings

1. Single Family

Application and Plan Review \$25.00 + Professional Fees

New Build Permit and Inspections (including all trades)

1 to 500 sq ft	\$500.00
501 to 1500 sq ft	\$500.00 for the first 500 sq ft plus \$45 for each additional 50 sq ft
1501 to 3000 sq ft	\$1400.00 for the first 1500 sq ft plus \$40 for each additional 50 sq ft
3001 to 5000 sq ft	\$2600.00 for the first 3000 sq ft plus \$35 for each additional 50 sq ft
5001 to 10000 sq ft	\$4000.00 for the first 5000 sq ft plus \$30 for each additional 50 sq ft
10001 to 20000 sq ft	\$7000.00 for the first 10000 sq ft plus \$25 for each additional 50 sq ft
20001 + sq ft	\$12000.00 for the first 20000 sq ft plus \$20 for each additional 50 sq ft

Additions/Remodel/Repair Permit and Inspections
(not including trades) \$0.30 per sqft. of add/remodel

Other Non-Habitable Structure Permit and Inspections
(not including trades) \$0.25 per sqft.

Foundation - Leveling/Repair \$250.00 + required trades

Trade Permits and Inspections

Plumbing \$0.15 per sqft. of add/remodel

Electrical \$0.15 per sqft. of add/remodel

Mechanical (HVAC) \$0.15 per sqft. of add/remodel

Re - inspection Fees
1st \$100.00 each
2nd & more \$125.00 each

Certificate of Occupancy \$50.00

Moving Permit \$500.00 + 3rd party escort fees

Variance Request \$500.00 per request
+ Professional Fees

Single Family Demolition Permit and Inspection

1 to 500 sq ft	\$250.00
501 to 1500 sq ft	\$295.00 for the first 500 sq ft plus \$8.25 for each additional 50 sq ft
1501 to 3000 sq ft	\$555.00 for the first 1500 sq ft plus \$5.94 for each additional 50 sq ft
3001 to 5000 sq ft	\$900.00 for the first 3000 sq ft plus \$4.10 for each additional 50 sq ft
5001 to 10000 sq ft	\$1310.00 for the first 5000 sq ft plus \$3.28 for each additional 50 sq ft

10001 to 20000 sq ft	\$2030.00 for the first 10000 sq ft plus \$2.79 for each additional 50 sq ft
20001 + sq ft	\$3215.00 for the first 20000 sq ft plus \$1.86 for each additional 50 sq ft

2. Multi-Family

Application and Plan Review \$250.00 + Professional Fees

New Build Permit and Inspections (including all trades)

1 to 500 sq ft	\$750.00
501 to 1500 sq ft	\$750.00 for the first 500 sq ft plus \$55 for each additional 50 sq ft
1501 to 3000 sq ft	\$1850.00 for the first 1500 sq ft plus \$50 for each additional 50 sq ft
3001 to 5000 sq ft	\$3350.00 for the first 3000 sq ft plus \$45 for each additional 50 sq ft
5001 to 10000 sq ft	\$5150.00 for the first 5000 sq ft plus \$40 for each additional 50 sq ft
10001 to 20000 sq ft	\$9150.00 for the first 10000 sq ft plus \$35 for each additional 50 sq ft
20001 to 50000 sq ft	\$16150.00 for the first 20000 sq ft plus \$30 for each additional 50 sq ft
50001 to 100000 sq ft	\$34150.00 for the first 50000 sq ft plus \$25 for each additional 50 sq ft
100001 to 200000sq ft	\$59150.00 for the first 100000 sq ft plus \$20 for each additional 50 sq ft
200001 +	\$99150.00 for the first 200000 sq ft plus \$15 for each additional 50 sq ft

Additions/Remodel/Repair Permit and Inspections

(not including trades) \$0.35 per sqft. of add/remodel

Foundation - Leveling/Repair \$500.00 + required trades

Trade Permits and Inspections

Plumbing \$0.20 per sqft. of add/remodel

Electrical \$0.20 per sqft. of add/remodel

Mechanical (HVAC) \$0.20 per sqft. of add/remodel

Re - inspection Fees
1st \$150.00 each
2nd & more \$175.00 each

Certificate of Occupancy \$25.00 per unit

Variance Request \$500.00 per request + \$25 per unit + Professional Fees

Multi-Family Demolition Permit and Inspection

1 to 500 sq ft	\$300.00
501 to 1500 sq ft	\$345.00 for the first 500 sq ft plus \$8.50 for each additional 50 sq ft
1501 to 3000 sq ft	\$605.00 for the first 1500 sq ft plus \$6.19 for each additional 50 sq ft
3001 to 5000 sq ft	\$950.00 for the first 3000 sq ft plus \$4.35 for each additional 50 sq ft
5001 to 10000 sq ft	\$1360.00 for the first 5000 sq ft plus \$3.53 for each additional 50 sq ft
10001 to 20000 sq ft	\$2080.00 for the first 10000 sq ft plus \$3.29 for each additional 50 sq ft
20001 + sq ft	\$3265.00 for the first 20000 sq ft plus \$2.11 for each additional 50 sq ft

3. Manufactured Homes

Application and Plan Review	\$25.00 + Professional Fees
Moving Permit	\$500.00 + 3rd party escort fees
Single Unit Instillation or Removal (not including trade permits)	\$500
Additions/Remodel/Repair Permit Fee (not including trade permits)	\$0.30 per sq ft. of add/remodel
Foundation - Leveling/Repair	\$250.00 + required trades
Trade Permits	
Plumbing	\$0.15 per sq ft
Electrical	\$0.15 per sq ft
Mechanical (HVAC)	\$0.15 per sq ft
Re - inspection Fees	1st \$100.00 each 2nd & more \$125.00 each
Certificate of Occupancy	\$50.00
Variance Request	\$500.00 per request + Professional Fees

Manufactured Home Demolition Permit and Inspection

1 to 500 sq ft	\$250.00
501 to 1500 sq ft	\$295.00 for the first 500 sq ft plus \$8.25 for each additional 50 sq ft
1501 to 3000 sq ft	\$555.00 for the first 1500 sq ft plus \$5.94 for each additional 50 sq ft
3001 to 5000 sq ft	\$900.00 for the first 3000 sq ft plus \$4.10 for each additional 50 sq ft
5001 to 10000 sq ft	\$1310.00 for the first 5000 sq ft plus \$3.28 for each additional 50 sq ft

10001 to 20000 sq ft	\$2030.00 for the first 10000 sq ft plus \$2.79 for each additional 50 sq ft
20001 + sq ft	\$3215.00 for the first 20000 sq ft plus \$1.86 for each additional 50 sq ft

B. Commercial Building

Application and Plan Review \$250.00 + Professional Fees

New Commercial Building Exterior Shell
(includes exterior trade permits) \$0.30 per sq. ft

New Commercial Building Interior Buildout
(includes interior trade permits) \$0.40 per sq. ft

New Commercial Building Permit and Inspections (including all trades)

1 to 500 sq ft	\$750.00
501 to 1500 sq ft	\$750.00 for the first 500 sq ft plus \$55 for each additional 50 sq ft
1501 to 3000 sq ft	\$1850.00 for the first 1500 sq ft plus \$50 for each additional 50 sq ft
3001 to 5000 sq ft	\$3350.00 for the first 3000 sq ft plus \$45 for each additional 50 sq ft
5001 to 10000 sq ft	\$5150.00 for the first 5000 sq ft plus \$40 for each additional 50 sq ft
10001 to 20000 sq ft	\$9150.00 for the first 10000 sq ft plus \$35 for each additional 50 sq ft
20001 to 50000 sq ft	\$16150.00 for the first 20000 sq ft plus \$30 for each additional 50 sq ft
50001 to 100000 sq ft	\$34150.00 for the first 50000 sq ft plus \$25 for each additional 50 sq ft
100001 to 200000sq ft	\$59150.00 for the first 100000 sq ft plus \$20 for each additional 50 sq ft
200001 +	\$99150.00 for the first 200000 sq ft plus \$15 for each additional 50 sq ft

Additions/Remodel/Repair Permit and Inspections
(not including trades) \$0.40 per sqft. of add/remodel

Foundation - Leveling/Repair \$500.00 + required trades

Trade Permits and Inspections

Plumbing \$0.20 per sqft. of add/remodel

Electrical \$0.20 per sqft. of add/remodel

Mechanical (HVAC) \$0.20 per sqft. of add/remodel

Specialty Machinery (include permit and inspection)

Grease Trap \$175.00

Vent Hood Type 1 \$200.00

Vent Hood Type II \$150.00

Re - inspection Fees

1st \$150.00 each
2nd & more \$175.00 each

**Certificate of Occupancy
Variance Request**

\$150.00 per occupied space
\$500.00 per request + \$0.05 per
sqft + Professional Fees

Commercial Demolition Permit and Inspection

(not including structures containing TCEQ or EPA regulated substances)

1 to 500 sq ft	\$300.00
501 to 1500 sq ft	\$345.00 for the first 500 sq ft plus \$8.50 for each additional 50 sq ft
1501 to 3000 sq ft	\$605.00 for the first 1500 sq ft plus \$6.19 for each additional 50 sq ft
3001 to 5000 sq ft	\$950.00 for the first 3000 sq ft plus \$4.35 for each additional 50 sq ft
5001 to 10000 sq ft	\$1360.00 for the first 5000 sq ft plus \$3.53 for each additional 50 sq ft
10001 to 20000 sq ft	\$2080.00 for the first 10000 sq ft plus \$3.29 for each additional 50 sq ft
20001 + sq ft	\$3265.00 for the first 20000 sq ft plus \$2.11 for each additional 50 sq ft

C. Builder/Contractor/Trade Annual Registration

(per company)

Builder/General Contractor	\$500.00
Mechanical (HVAC)	\$250.00
Electrical	\$250.00
Plumbing	\$250.00
Landscape/Irrigation	\$250.00

D. Accessory Structures

All Accessory Structures require an application and permit prior to construction or instillation and then passage of proper inspections prior to a certificate of completion being issued.

Swimming Pools and Spa (permit, inspections and certificate of completion included)

New	\$500.00
Repair / Remodel	\$250.00
Removal	\$150.00

Fencing (permit, inspections and certificate of completion included)

New	\$250.00
Repair / Remodel	\$150.00
Removal	\$50.00

Section 10. Fire Safety and Onsite Sewage Facilities.

The City refers all fire safety inspections to the County Fire Marshall. Obtaining required fire safety inspections are the applicant’s sole responsibility and proof of satisfactory completion shall be required to obtain certificates of completion or occupancy for the related construction or structure.

Additionally, all on-site sewage facility permits and inspections are managed and maintain by Guadalupe County. Obtaining required on-site sewage permits and inspections are the applicant’s sole responsibility and proof of satisfactory completion shall be required to obtain certificates of completion or occupancy for the related construction or structure.

Section 11. Driveway Permits.

Each Driveway within the incorporated limits of the City shall obtain a permit prior to instillation, construction or remodel and shall pass Inspection prior to use. Any driveway constructed prior to obtaining a permit shall result in double the permit fees.

A. Residential Driveway Permits

Application and Plan Review	\$25.00 + Professional Fees
Driveway without Culvert	\$350.00
Driveway with Culvert	\$500.00
Circle Driveway (two ROW attachments)	
Without culvert	\$600.00
With culvert	\$750.00
Culvert Only	\$350.00
Inspections	
1 st	Included
2 nd	\$100.00
Variance Request	\$150.00 + Professional Fees

B. Commercial Driveway Permits

Application and Plan Review	\$50.00 + Professional Fees
Driveway without Culvert	\$500.00
Driveway with Culvert	\$750.00
Each Pair of One-Way Driveways	
without Culvert	\$750.00
with Culverts	\$1000.00
Culvert Only	\$500.00
Inspections	
1 st	Included
2 nd	\$150.00
Variance Request	\$250.00 + Professional Fees

Section 12. Tree Preservation and Removal.

A tree protection and removal plan is required for all site development in addition to the following fees. Dangerous trees may be removed

Tree Protection and Removal Plan Review	\$250.00
Removal Permits	
Developed Site/Project	
DBH of 8” to 12”	\$50.00
DBH of >12” to 18”	\$100.00

DBH of >18" to 24"	\$150.00
DBH of >24"	\$200.00 + \$10.00 per inch

Undeveloped/Re-Development Site/Project

DBH of 8" to 12"	\$50.00
DBH of >12" to 18"	\$100.00
DBH of >18" to 24"	\$150.00
DBH of >24"	\$200.00 + \$10.00 per inch

Any tree removal prior to receiving a permit shall result in double the Permit Fee.

Section 13. Signage.

The placement and/or erecting of any signage throughout the City shall require an application and a uniform sign plan in addition to the following applicable fees:

Uniform Sign Plan (Annual Permit)	\$225.00
Uniform Sign Plan Amendment	\$75.00
Permanent	
Pole Signs	
Up to 40 sq ft	\$125.00
41 sq ft to 60 sq ft	\$175.00
61 sq ft or larger	\$175.00 + \$1.00 per sq ft over 60 sq. ft
Wall or Monument Sign	
Up to 40 sq ft	\$100.00
41 sq ft to 60 sq ft	\$150.00
61 sq ft or larger	\$150.00 + \$1.00 per sq ft over 60 sq. ft
Billboards	
Pole sign rates (max of 672sq ft per face)	
Temporary	
Up to 16 sq ft	\$25.00 per sign per period
Over 16 sq ft (requires special approval)	\$50.00 per sign per period
Event / Single Use	
Up to 4 sq ft	\$0.25 per sign per day
>4 <10 sq ft	\$0.50 per sign per day
>10 sq ft (requires special approval)	\$1.00 per sign per day
Illuminated Sign of any size	\$150.00 + sign type fee per sqft
Sign Impoundment	\$5.00 per sign
Variance Request	\$50.00 per requested variance

Section 14. Other Entity Permits and Fees.

The City of Umland does not assess nor collect fees for reviews or inspections required by 3rd party entities or agencies having jurisdictional authority to review the construction of and attachment to 3rd party regulated facilities including, but not limited to water, wastewater, electric and road attachments. All fees for other agencies are established and collected by each of the authorities requiring and conducting review.

Section 15. Food and Beverage.

Restaurant

(plus appropriate TABC license and registration)

Registration	\$500.00
Compliance Inspection	\$100.00
Re-Inspection	\$150.00

Bar (no food service)

(plus appropriate TABC license and registration)

Registration	\$500.00
Compliance Inspection	\$50.00
Re-Inspection	\$75.00

Mobile (Off-Premise) Food (no-alcohol) Establishment

(includes compliance inspection fees)

Per day up to 6 days	\$10.00
Per week	\$55.00
Per Month	\$200.00
Three Months	\$500.00
Six Months	\$850.00
Per year	\$1500.00

Off premise Alcoholic Beverage (no food) Services

(plus appropriate TABC license)

Per day up to 6 days	\$5.00
Per week	\$30.00
Per Month	\$100.00
Three Months	\$250.00
Six Months	\$400.00
Per year	\$750.00

Alcoholic Beverage Manufacturer's Registration (Brewery/Winery)

1 st Establishment	\$1500.00
2 nd Establishment	\$1000.00
3 rd + Establishments	\$500.00

Brewpub/Winetasting Establishment

Bar or Restaurant Registration + Alcoholic Beverage Manufacturer's Registration

Section 16. Vendors.

The following fees and charges are established and shall be collected prior to the review and approval of an application to solicit, peddle, or operate a food establishment as a seasonal, semi- permanent or temporary vendor.

Stationary Peddler (Per person and Pending location approval)

Per day up to 6 days	\$5.00
Per week	\$25.00
Per Month	\$75.00
Three Months	\$200.00

Six Months	\$350.00
Per year	\$500.00

Door to door solicitation (Per person)

Per day up to 6 days	\$10.00
Per week	\$50.00
Per Month	\$150.00
Three Months	\$400.00
Six Months	\$700.00
Per year	\$1000.00

Fireworks display

\$75.00

Training Courses

fees as posted by course

Section 17. Game Room and Amusement Redemption Machines.

The following fees and charges are established and shall be collected prior to the review and approval of an application to operate a game room establishment.

Application (per establishment)	\$200
License (per amusement redemption machine)	\$100
Renewal	\$100 per machine
(No application fee necessary if license has not expired)	

Section 18. Special Services.

Reserved.

Section 19. Parks and Recreation.

The following fees and charges are established and shall be collected for all Park and Recreational activities or services as listed. Additional service fees may be required and found in other sections herein.

City Park / Field / Open Space Rental (per location)

Deposit	\$500.00
Up to 4 hours	\$250.00
>4 to 8 hours	\$500.00
Cleaning Fee / Debris Removal	\$200.00

City Facility Rental (per 8hrs)

Deposit	\$500.00
Cleaning Fee	\$250.00
Kitchen	\$150.00
Foyer / Classroom	\$150.00
Council Chambers	\$150.00

Special Events / Parades / Film projects using City property

Application	\$50.00
Activity Per Day Fee	
Total disruptive use (regular operating hours) of a public building, park, right of way or other public area	\$500.00
Partial non disruptive use of a public building right of way or other public area	\$250.00

Total closure of obstruction of a public street or right of way, including parking lots and onstreet parking (for filming purposes)	\$100.00 per block
Partial closure or obstruction of a public street, right of way, including parking lots and on-street parking (for filming purposes)	\$50.00 per block
Use of city parking lots, parking areas, and city streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles)	\$100.00 per block

Section 20. On-Site Sewage Facilities.

The following fee and charges are established and shall be collected for on-site sewage facilities as listed:

Pre-Application Conference	\$50.00 per hour (\$50.00 minimum)
Single Family Permit	
Standard System	\$410.00
Engineered System	\$410.00
Amendment/Adjustment	\$200.00
Commercial Permit	
Engineered System	\$610.00
Amendment/Adjustment	\$400.00
TCEQ	
Wastewater Treatment Research Council Fee	\$10.00 (per permit)
Inspections	\$100.00
Certification	\$125.00
Variance Request	\$500.00
Installer Annual Registration	\$50.00
Maintenance Provider Annual Registration	\$50.00

Section 21. Fire Safety.

The following fees and charges are established and shall be collected for fire safety standards, permits, and inspections/tests as listed:

Plan Review	
Site and Subdivision Plans	\$250.00 per section/phase
Building Plan – new shell building	\$200.00 + \$0.12 per sq. ft. of interior build out
Building Plan – new tenant space	\$200.00 + \$0.12 per sq. ft.
Building Plan – remodel of existing tenant space	\$200.00
Automatic Sprinkler Systems:	
Less than 6,000 sq. ft.	\$600.00
6,001 to 12,000 sq. ft.	\$720.00
Greater than 12,000 sq. ft.	\$720.00 + \$0.02 per sq. ft. over 12,000 (max \$960.00)

Standpipe Systems	\$360.00
Underground Fire Protection Systems	\$360.00
Fire Alarm Systems:	
200 or fewer devices	\$250.00
201 or greater devices	\$250.00 + \$0.60 per device over 200 devices

Permit

Hazardous Materials	\$300.00
Above/Underground Storage Tanks	\$250.00
Fireworks Display (application required)	\$75.00
Fireworks Display with Engine Standby as required	\$200.00 per hr. per fire engine
Control/Open Burn (commercial)	\$50.00
Mass Gathering of > 2500 people	\$250.00
Temporary Structures: (Tents, air supported structures, canopies, construction trailers, etc.)	\$60.00
Fire Watch	\$90.00 per hour + \$180.00 per hour per fire engine
Access Gate	No Fee, application required
Modification to Permit	\$150.00

Inspection/Test

Re-inspection of Fire Final and Fire Protection System Test:	
First Re-test	\$60.00
Second Re-test	\$120.00
Third Re-test	\$180.00
Hydrant Flow Test	\$120.00
Kitchen Vent Hood Suppression System	\$180.00
Alternative Fire Suppression Systems (Paint/Spray Booths)	\$180.00
Commercial Propane Installations	\$300.00
Fireworks Stands	\$250.00
Home Foster Care/Adoption	Exempt

Daycare Annual Inspection:	
Less than 25 children	\$75.00
Greater than 25 children	\$150.00
Healthcare/Assisted Living	\$150.00 + \$25.00 per additional building
Hospitals/Licensed Clinics	\$150.00
Certificate of Compliance – Initial and Follow-Up	\$150.00

Section 22. Miscellaneous Fees.

The following fees and charges are established and shall be collected for miscellaneous activities or services as listed:

Determination Requests

City Limit	\$50.00
City ETJ	\$50.00
Zoning	\$50.00
Development Regulations	\$750.00

City Staff

\$50.00 + position hourly rate

City Vehicle Use

\$15.00 per hour

Credit card payments

greater of \$5.00
or 3.5% of charge

Debris Removal

\$250.00 + \$20.00/hr

Barricades set up & take down

\$75.00 + \$20.00/hr

Additional Inspections (not otherwise listed)

\$100.00

Variance Request (not otherwise listed)

\$750 per request + Professional Fees

Appeals of Planning and Zoning Variance Determinations

\$500.00

Certificate of Completion or Occupancy (not otherwise listed)

\$100.00

Change of Occupancy Use

\$100.00

Section 23. Administrative and Professional Services.

The following fees and charges are established and shall be collected for Administrative and Professional Services:

Administrative Fees

Administrative fee to compile and produce requested information <50 copies/documents	\$25.00
Labor and overhead charge to compile and produce requested information >50 copies/documents and/or when physical retrieval is required from offsite location	\$25.00 Admin Fee + \$15.00/hr
PDF of Ordinance/Utility Bill from previous 12 months	No charge
PDF of Ordinance/Utility Bill from over one year	Applicable Administrative Fee

The following shall include one of the above administrative fees per request of the following:

Document Copies

B/W		
	- standard letter size	\$0.15 per page
	- legal	\$0.50 per page
Color		
	- standard letter size	\$0.25 per page
	-legal	\$0.75 per page
Map Copies		
	11"x17"	\$10.00
	19"x26"	\$25.00
	36"x22"	\$50.00
	37"x52"	\$75.00
Map Index Pages		
	<36"x22"	\$25.00
	>=36"x22"	\$50.00
Specialty Paper		Actual cost
CD copies		\$5.00
Other electronic media		Actual cost
Public Hearing Notice (Newspaper)		\$150.00 + Publication cost
Property Owner Notification		\$5 per Property Owner
Notary fee		\$10.00
All other signatures (witnesses)		\$1.00
Certified Document Fee		\$25.00
Re-issue of Permits or Occupancy Certificates		\$25.00
Returned Check Fee		\$35.00
Postal Expenses		Actual cost

Professional Fees

In addition to the City fees and charges set forth herein, the applicant, proposer, developer, owner or subdivider shall reimburse and pay to the City the actual costs and expenses for professional services, including but not limited to engineers, attorneys, and planners, incurred by the City with respect to such application, plan review, subdivision, plat, development, etc., plus ten percent (10%) for City Administrative services associated with Professional Services and Fees.