



Residential Permit Fee Schedule

City of Shenandoah
29955 I-45 North
Shenandoah, Texas 77381
281-298-5522

New Residential Home

- Building Permit (plan review and inspections).....\$0.55 per square foot of air conditioned space
- Trade Permits (Electrical, Mechanical, Plumbing)..... \$100 each

Digital Plan Review

Digital sheets submitted for review (based on number of sheets submitted)

- 1-10 sheets\$15.00
- 11-20 sheets\$20.00
- 21-30 sheets\$25.00
- 31-40 sheets\$30.00
- 41-50 sheets plus\$50.00

Digitizing Plans

Paper plans converted to digital format (based on number of sheets submitted)

- 1-20 sheets\$25.00
 - 21-50 sheets\$50.00
 - 50 sheets plus\$75.00
- *in addition to the digital plan review fee

Residential Remodels greater than \$50,000 (including pools)

- Building Permit (plan review and inspections) \$100 each
 - Trade Permits (Electrical, Mechanical, Plumbing)..... \$100 each
- *Cost valuation is only for work requiring a permit.
*Digital plan review and digitizing fee also applies to remodel greater than \$50,000.00

Residential Remodels less than or equal to \$50,000 (including pools)

- Building Permit (plan review and inspections)..... No fee
 - Trade Permits (Electrical, Mechanical, Plumbing)..... No fee
- *Cost valuation is only for work requiring a permit.

Tap Fees

- Application Fee.....\$10
- Inspection Fee.....\$50
- Residential Sewer Tap.....\$450
- Residential Water Tap.....\$450
- Transponder Fee\$125

Other Fees

- Re-Inspection Fee (assessed after 2nd failed inspection)\$50
- Additional Plan Review (assessed after two reviews for each subsequent review).....\$250
- Additional Plan Review (assessed after plans approved).....1st review \$500 each additional review increase by \$250
- Investigation Fee (assessed for working without permit.....1st offense \$250. Each additional infraction \$1,000 per day
- After Hour Inspection.....1st hour \$300 each additional half hour \$150
- Large Format Scanning (11” X 17” and above) \$2 per sheet
- Roof, fence, irrigation, alarm, generator, demo..... No fee

Note: All permits shall be on display at the site of the project prior to any work being started. If a permit is not on display at the site or a permit has not been attained, the individual/contractor doing the work may incur an investigation fee of \$250.00 for the first offense and each additional infraction will increase to \$1,000.00 each day. This fee is in addition to any permit fees or criminal charges. If it has been determined that work has been done prior to pulling the permit the contractor must cease doing any further work until a permit has been issued unless it has been determined by the Director of Public Works and Community Development that it is an emergency situation. No fee permits do not imply that a permit is not required.

After hour inspections must be scheduled 72 hours in advance and must be cancelled 24 hours prior to inspection to avoid any penalties. The rate for the 1st hour is \$300.00 each additional half hour is \$150.00 each inspection is a one hour minimum.

Inspections must be cancelled by 8:30 a.m. the day of the inspection request in order to have the inspection cancelled. If the request is not cancelled by 8:30 a.m. fees will occur.

If an inspection fails and the re-inspection fee is applied, that fee must be paid prior to receiving any further inspections for that segment of the project.

If building plans have been approved, any additional plan sheets submitted after approval will require the Additional Plan Review fee of \$500.00 for the first review each additional review will increase by 250.00.

Additions are defined as construction, which adds new air conditioned space to the property.

A minimum of one-half of the building permit is due at the time of plan submission for plan review.



Commercial Permit Fee Schedule

City of Shenandoah
29955 I-45 North
Shenandoah, Texas 77381
281-298-5522

Building Permit

Based on Cost Valuation (Valuation is based on estimate of work):

- \$0 – 50,000 \$160 for first \$1,000 plus \$5 for each \$1,000*
 - \$50,001 – 100,000 \$320 for first \$50,000 plus \$4 for each additional \$1,000*
 - \$100,001 – 500,000 \$520 for first \$100,000 plus \$3 for each additional \$1,000*
 - \$500,001 plus.....\$1,720 for first \$500,000 plus \$2 for each additional \$1,000*
- *or fraction thereof

Plan Review

- Plan Review Fee One-half of the building permit fee amount
(Due at submission and is in addition to the building permit fee)

Fire Plan Review Fee

Based on square footage

- 0-100,000 sq. ft.\$500 for the first 10,000 sq. ft. plus \$100 for each additional 2,000 sq. ft.*
 - 100,001 sq. ft. plus.....\$500 for the first 10,000 sq. ft. plus \$150 for each additional 2,000 sq. ft.*
- *or fraction thereof

Digital Plan Review

Digital sheets submitted for review (based on number of sheets submitted)

- 1-10 sheets\$15
- 11-20 sheets\$20
- 21-30 sheets\$25
- 31-40 sheets\$30
- 41-50 sheets plus\$50

Digitizing Plans

Paper plans converted to digital format (based on number of sheets submitted)

- 1-20 sheets\$25
 - 21-50 sheets\$50
 - 50 sheets plus.....\$75
- *in addition to the digital plan review fee

Mechanical, Electrical, Plumbing, Irrigation and Roofing

Based on Cost Valuation (Valuation is based on estimate of work):

- \$0 – 50,000 \$160 for first \$1,000 plus \$5 for each \$1,000*
 - \$50,001 – 100,000 \$320 for first \$50,000 plus \$4 for each additional \$1,000*
 - \$100,001 – 500,000 \$520 for first \$100,000 plus \$3 for each additional \$1,000*
 - \$500,001 plus.....\$1,720 for first \$500,000 plus \$2 for each additional \$1,000*
- *or fraction thereof

Existing Construction

- Certificate of Occupancy/Life Safety Inspections (existing commercial occupancy)\$450
- Listed/Registered/Licensed Child Care Home (care up to 12 children in primary care giver home less than 24 hrs.)\$100
- Licensed Day Care Centers (cares for 13 or more children under 14 years of age for less than 24 hrs.).....\$150
- Public Schools (K-12)no fee
- All other Education Educational Facilities\$200
- Foster Home (licensed for 1-6 children).....\$50
- Foster Group Home (licensed for 6-12 children).....\$100
- Hospital or Nursing Home (per structure)\$325
- Other 24-hr Care Facility (such as residential treatment, personal care centers, or similar facilities).....\$250
- Demolition\$100

Fire Systems

- Fire Sprinkler (less than 200 devices).....\$200
- Fire Sprinkler (201 or more devices).....\$200 plus .50¢ per device
- Fire Alarm (less than 200 devices)\$200
- Fire Alarm (201 or more devices).....\$200 plus .50¢ per device
- Ansul or Fixed Suppression System (per kitchen).....\$200
- Door Access Control (first 20 doors).....\$200
- Door Access Control (21 or more doors).....\$200 plus \$20 per door
- All Hazardous Material Occupancies (add to basic fee schedule, including service stations)\$250
- Smoke Control, Elev. Recall, Standpiping, Dry Pipe Hose Connections, Wall Hydrants, Fixed Chemical Suppression \$200 ea.
- Occupancy Load Evaluation \$50
- Fire Lane Design..... \$200
- Inspection Assistance (assistance prior to permitting)..... \$100
- Other Inspections (per inspector hour) \$50
- Fire Expedite (five working days or after hours) \$500
- Fire Re-inspection Fees ½ of original permit fee
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Tap

- *Commercial Water2.5¢ per sq. ft.
- *Commercial Sewer2.5¢ per sq. ft.

Commercial taps are based on the square footage of the entire lot – not just the building footprint

Sign

- Sign Permits\$100

Generator

- Generator Permit.....\$250

Temporary Meter

- Monthly Fee.....\$100
- Meter Deposit\$2,000

****Site Work Permits**

- Clearing Permit.....\$500
- Grading Permit\$500

Other Fees

- Re-Inspection Fee (assessed after 2nd failed inspection)\$50
- Additional Plan Review (assessed after two reviews for each subsequent review)..... \$250 per 10 sheets
- Additional Plan Review (assessed after plans approved).....1st review \$500 each additional review increase by \$250
- Investigation Fee (assessed for working without permit).....1st offense \$250 Each additional infraction \$1,000 per day
- Fire Investigation Fee (assessed for working without a permit).....½ of the original permit fee
- After Hour Inspection.....1st hour \$300 each additional half hour \$150
- Fire After Hour Inspection.....\$500
- Large Format Scanning (11” X 17” and above) \$2 per sheet
- Temporary Trailer Permit\$100

Notes: All permits shall be on display at the site of the project prior to any work being started. If a permit is not on display at the site or a permit has not been attained, the individual/contractor doing the work may incur an investigation fee of \$250.00 for the first offense and each additional infraction will increase to \$1,000.00. If a fire permit is not on display at the site or a permit has not been attained, the individual/contractor doing the work may incur an investigation fee of ½ of the original permit fee. This fee is in addition to any permit fees or criminal charges. If it has been determined that work has been done prior to pulling the permit the contractor must cease doing any further work until a permit has been issued unless it has been determined by the Building Official that it is an emergency situation.

If the contractor’s declared building permit valuations appear unreasonably low staff can use International Code Council’s (ICC) most current valuation table to verify accuracy of declared value. If the declared building permits value is 10% less than the ICC’s determined value then staff can use the ICC value instead or staff can request the contractor to provide the bid to verify the declared amount.

If building plans have been approved any additional plan sheets submitted after approval will require the Additional Plan Review fee of \$500.00 for the first review each additional review will increase by \$250.00 .

After hour inspections must be scheduled 72 hours in advance and must be cancelled 24 hours prior to inspection to avoid any penalties. The rate for the 1st hour is \$300.00 each additional half hour is \$150.00 each inspection is a one hour minimum. Fire after hour inspections must be scheduled 72 hours in advance and must be cancelled 24 hours prior to inspection to avoid any penalties. The after hour inspection rate is \$500 per fire inspection.

Inspections must be cancelled by 8:30 a.m. the day of the inspection request in order to have the inspection cancelled. If the request is not cancelled by 8:30 a.m. fees will occur.

If an inspection fails and the re-inspection fee is applied that fee must be paid prior to receiving any further inspections.

**The fee for site work permits are included in the building permit if the plans are submitted with the building plans as combined submission. If the plans are submitted separately the fees for the building permit and site work permits will be charged separately and in their full amounts.



Miscellaneous Fee Schedule

City of Shenandoah
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Plat (Land Study, Amending, Development, Minor, Preliminary, Final)

- Plat Review\$375
- Legal Review\$200
- Engineer Review.....\$200

Zoning/Comprehensive Plan Amendment (Special Use Permit, Variance, Rezoning, Planned Development District, Text Amendment), all items requiring Public Hearing(s).

- *Zoning Amendment\$1,000
 - Legal Review\$200
 - Engineer Review (if applicable)\$200
- *Any change in original application requiring a new posting of a public hearing will be an additional \$1,000.

Development Agreements

- City Template
 - Review Fee.....\$100
 - Legal Review\$200
 - Engineer Review (if applicable).....\$200
- Custom Agreement Drafted by Applicant
 - Review Fee.....\$200
 - Legal Review\$750
 - Engineer Review (if applicable).....\$750

Encroachment Agreement

- Application Fee.....\$100
- Legal Review\$100

Special Exceptions (Signs)

- Special Exception Fee.....\$500
- Legal Review\$100

Special Called Planning and Zoning Commission Meeting (Expedited process at the applicant's request)

- Special Meeting\$1,000

Annexation Agreements

- Application Fee.....\$500
- Legal Review\$250
- Engineering/Mapping Fee\$250

Copy of City Maps

- Ledger (11 X 17)\$2.50

- Arch C (18 X 24).....\$5.00
- Arch D (24 X 36).....\$10.00
- Arch E (36 X 48).....\$15.00

*Custom map sizes are available and are priced based on their proximity to the preceding scale, plus \$1.00 per sheet.

- All original fees will cover two reviews of submitted information. Each review thereafter that will be 50% of the original fee.