

City of North Richland Hills Planning & Development 7301 NE Loop 820 North Richland Hills, TX 76180 817-427-6300

#### www.nrhtx.com

#### **DEVELOPMENT FEES**

For each permit and or application required by the development codes of the City of North Richland Hills involving the platting, zoning, construction of public infrastructure and/or the construction of private improvements, the applicant shall pay any and all application fees, permit fees, investigation fees, inspection fees and plan review fees as indicated in the fee schedules in Table 1 through Table 7.

#### **BUILDING PERMIT FEES**

- 1. All classes of construction (new, addition, remodel, alteration, etc.) shall pay a building permit fee that is assessed based on the valuation of the project. In multi-building projects, fees are based on each building. The fee shall be based on "Table 1 Building Permit Fees." The building valuation may be established using the most recent "Building Valuation Data" as published in the Building Standards Magazine as published by the International Conference of Building Officials or may be established as submitted by the permit applicant. The valuation of construction shall include the fair market value of the work described on the application and shall include architectural, structural, electrical, plumbing and mechanical work. Except as specifically referenced in "Table 2 Miscellaneous Permit Fees," the building permit fee shall be based on valuation.
- 2. All associated trade permits shall be assessed based on the associated fee table.
- 3. All commercial and multi-family building permits on which the permit fee is based on valuation shall be assessed a plan review fee. The plan review fee shall be sixty-five (65) percent of the building permit fee unless otherwise specifically stated.
- 4. Permit fees for work commenced without a permit may be doubled.
- 5. Re-inspection fees may be assessed for inspections requested when work is not ready, when the work is not accessible for inspection, when previously identified code violations are not corrected, when repeated violations are made by the same contractor on repeated jobs and/or as may be deemed appropriate by the building official. The first re-inspection fee shall be assessed at \$37.00. The second re-inspection fee for items not corrected from the first re-inspection fee shall be assessed at \$71.00. The third and each subsequent re-inspection fee for items not corrected from previous re-inspection fees shall be assessed at \$119.00.

# **TABLE 1 – BUILDING PERMIT FEES**

Total Valuation	Fee
\$1.00 to \$500.00	\$32.00
\$501.00 to \$2,000.00	\$32.00 for the first \$500.00 plus \$3.58
	for each additional \$100.00, or fraction
	thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$85.70 for the first \$2,000.00 plus
	\$16.27 for each additional \$1,000.00 or
	fraction thereof, to and including
	\$25,000.00
\$25,001.00 to \$50,000.00	\$459.91 for the first \$25,000.00 plus
	\$11.71 for each additional \$1,000.00,
	or fraction thereof, to and including
	\$50,000.00
\$50,001.00 to \$100,000.00	\$752.66 for the first \$50,000.00 plus
	\$8.13 for each additional \$1,000.00, or
	fraction thereof, to and including
	\$100,000.00
\$100,001.00 to \$500,000.00	\$1,159.16 for the first \$100,000.00 plus
	\$6.50 for each additional \$1,000.00, or
	fraction thereof
\$500,001.00 to \$1,000,000.00	\$3,759.16 for the first \$500,000.00 plus
	\$5.52 for each additional \$1,000.00, or
	fraction thereof, to and including
	\$1,000.00
\$1,000,001.00 and up	\$6519.16 for the first \$1,000,000.00
	plus \$3.58 for each additional
	\$1,000.00 or fraction thereof

<sup>\*</sup> Fees are per building in multi-building projects

Commercial Plan Review Fee = 65% of Building Permit Fee

# TABLE 2, MISCELLANEOUS BUILDING PERMIT FEES

ITEM		PERMIT FEE
1.	Certificate of Occupancy Application Fee	
	a. Change of Business Owner/Business Name	\$ 38.00
	b. Change of Occupant/New Tenant	\$ 62.00
	c. New Building, Addition, Tenant Finish Out	\$ 62.00
2.	Residential permanent accessory building	valuation
3.	Fences (wood, chain link, vinyl (per lot or tract)	\$ 21.00
4.	Fences (masonry-per lot or tract)	\$ 62.00
5.	Fences (wrought iron-per lot or tract)	\$ 21.00
6.	Fences (masonry screening wall)	valuation
7.	Fences (subdivision walls)	valuation
8.	Swimming pool, in ground	\$217.00
9.	Swimming pool, above ground	\$124.00
10.	Portable (self-contained) spa/hot tub	\$ 62.00
11.	Retaining walls (more than 3 feet in height)	\$ 38.00
12.	Satellite dish (more than 36 inches in diameter)	\$ 21.00
13.	Carports	valuation
14.	Deck/patio, without cover	\$ 21.00
15.	Deck/patio, with cover	valuation
16.	Demolition (per building)	\$ 93.00
17.	Tent (30 day permit)	\$ 38.00
18.	Carnival (approved by City Council)	\$247.00
19.	Residential garage sale	\$ 8.00
20.	Temporary construction/sales trailer	\$ 62.00
21.	Grading, Excavation and Fill	\$ 93.00
22.	Revised Grading Plan (per platted single family lot)	\$124.00
23.	Revised Grading Plan (per acre or tract)	\$309.00
24.	Change To Approved Plans (minimum of one hour)	\$ 62.00/hr
25.	Change Contractor of Record	\$ 32.00

For plans not submitted with plat application.

### Paving/Concrete (for projects not included with a building permit)

1.	Drive approach, new or replacement (ROW-per approach)	\$ 32.00
2.	Driveway, new or replacement (residential-private property)	\$ 21.00
3.	Sidewalk, new or replacement (within ROW)	\$ 32.00
4.	Commercial parking lot (adding surface area or change in	
	grading patterns)	valuation

## **Sign Permit Fees**

<b>–</b> .g.		
1.	Permanent, 1 to 50 square feet in area	\$ 62.00
2.	Permanent, 51 to 100 square feet in area	\$124.00
3.	Permanent, 101 to 200 square feet in area	\$247.00
4.	Permanent, 201 to 300 square feet in area	\$371.00
5.	Permanent, 301 square feet and over	\$371.00
	+ \$ 4.00 per square foot over 301 square feet	
6.	Portable sign	\$ 62.00
7.	Banner sign	\$ 62.00
8.	Weekend advertising registration (per year)	\$ 62.00
Miscellaneous Fees		
1.	Contractor's Registration	\$ 93.00
2.	Board of Appeals Filing Fee	\$124.00

## **TABLE 3 - MECHANICAL FEES**

MONETARY VALUE OF	BASE +
PROPOSED WORK	MULTIPLIER OF
	MONETARY VALUE
\$0.00 -1,500	\$39.01
1,501 -3,000	\$45.52
3,001 -5,000	\$52.03
5,001 -50,000	\$65.04 + 0.0112 X amount exceeding \$ 5,000
50,001 -100,000	\$567.30 + 0.0106 X amount exceeding \$50,000
100,001 -500,000	\$1095.66 + 0.0068 X amount exceeding \$100,000
500,001 -or more	\$3798.02 + 0.0036 X amount exceeding \$500,000

<sup>\*</sup> Fees are per building in multi-building projects

#### **TABLE 4 - PLUMBING FEES**

- New Residential/Multi-family/Hotels/Motels Single family and multi-family residents, hotels and motels shall be calculated as follows:
   \$84.55 for the first water closet, plus \$42.27 dollars for each additional water closet
- 2. **Residential/Multi-family/Hotels/Motels Remodel/Repair** Single family and multifamily residents, hotels and motels shall be calculated as follows: \$50.72 for each bath or kitchen area per dwelling unit
- New Eating Establishments Restaurants, cafeterias, deli's, and similar type establishments shall be calculated according to the following fee schedule:

Total Gross Square Footage	Permit
of Building or Lease Space	<u>Fee</u>
5,000 square foot or less	\$0.113 /sq. ft. plus \$49.87 per water closet
5,001 square foot or more	\$0.098/ sq. ft. plus \$49.87 per water closet

4. **Remodel Eating Establishments** - Restaurants, cafeterias, deli's, and similar type food establishments shall be calculated according to the following fee schedule:

Total Gross Square Footage	Permit
of Building or Lease Space	<u>Fee</u>
5,000 square foot or less	\$0.081 / sq. ft. plus \$49.87 per water closet
5,001 square foot or more	\$0.064 / sq. ft. plus \$49.87 per water closet

5. **Commercial Structures** - New, addition, remodel, repair or tenant finish out an existing retail, commercial or industrial structure shall be calculated according to the following fee schedule:

Total Gross Square Footage	Permit
of Building or Lease Space	<u>Fee</u>
5,000 square foot or less	\$0.0390 / sq. ft.plus \$49.87 per water closet
5,001 - 25,000 square foot	\$0.023/ sq. ft. plus\$49.87 per water closet
25,001 - 50,000 square foot	\$0.0089 /sq. ft. plus \$49.87 per water closet
50,001 square foot or more	\$0.0055/ sq. ft. plus \$49.87 per water closet

6. **Miscellaneous Plumbing** - Miscellaneous plumbing items shall be calculated according to the following schedule plus a \$27.00 permit issuance fee shall be added to each miscellaneous permit:

### **PLUMBING FEES continued**

DESCRIPTION OF WORK PERI	/IIT FEE
Each plumbing fixture	\$15.00
Each building sewer service	\$26.00
Each septic system	\$64.00
Each private storm sewer system	\$81.00
Each hot water heater	\$15.00
Each swimming pool P-trap	\$15.00
Each construction trailer or mobile home service (water & sewer)	\$26.00
Each water line	\$15.00
Each temporary holding tank	\$20.00
Each gas piping system one to five outlets	\$20.00
Each gas piping system over five outlets, per outlet	\$ 2.60
Repair or replacement of water piping or treating equipment, each fixture	\$12.00
Repair or replacement of drainage, vent or sewer piping, each fixture	\$12.00
Each water meter	\$12.00
The following must be issued on separate permits:	
Each industrial waste interceptor (grease trap/sand trap)	\$32.00
Each backflow prevention device (non-lawn irrigation)	\$20.00
Lawn Irrigation (residential)	\$133.00
Lawn Irrigation (commercial)	\$166.00

<sup>\*</sup> Fees are per building in multi-building projects

#### **TABLE 5 – ELECTRICAL FEES**

- 1. **New and additions to single family and multi family residential units:** \$19.51 base fee plus \$0.050 per square feet (air conditioned area)
- 2. Residential remodeling or repair where the benefit area can be determined

DESCRIPTION OF WORK/AREA	PERMIT FEE
500 SF or less	\$ 45. <del>5</del> 2
501 - 5,000 SF	\$ 32.51 + 0.050 per sq. ft.
5001 SF or more	\$260.00 + 0.0112 per sq. ft.

3. New, addition, remodeling, repairing, or tenant finish out of a retail, commercial, or industrial structure:

DESCRIPTION OF WORK/AREA	<u>PERMIT FEE</u>
500 SF or less	\$ 45.5 <del>2</del>
501 - 5,000 SF	\$ 32.51 + 0.050 per sq.ft.
5001 - 100,000 SF	\$ 260.00 + 0.0112 per sq.ft.
100,001 - 500,000 SF	\$ 553.00 + 0.0087 per sq.ft.
500,001 SF or more	\$1951.00 + 0.0062 per sq.ft.

## **ELECTRICAL FEES** continued

4. New, addition, remodeling, repairing or shell warehouse or shell structure:

DESCRIPTION OF WORK/AREA	<u>PERMIT FEE</u>
5,000 SF or less	\$65.04 + 0.0099 per sq.ft.
5,001 to 10,000 S F	\$78.04 + 0.0075 per sq.ft.
10,001 to 20,000 SF	\$104.05 + 0.0050 per sq.ft.
20,001 SF and over	\$143.07 + 0.0038 per sq.ft.

5. Electrical work that does not have a definable square foot area or is not covered as a miscellaneous electrical item:

DESCRIPTION OF WORK/AREA	<u>PER</u>	<u>MIT FEE</u>
Replace, Add or move an outlet or receptacle (each)	\$	4.33
Replace, Add or move a branch circuit (each)	\$	3.71
(Minimum permit fee \$15.49)		

6. **Miscellaneous electrical items:** 

DESCRIPTION OF WORK/AREA	<b>PERMIT FEE</b>
Accessory Building	\$ 15.49
Temporary Power Pole	\$ 24.78
Mobile Home Connection	\$ 24.78
Signs	\$ 24.78
Construction Trailer	\$ 24.78
30 Day Temporary Service	\$ 18.58
90 Day Temporary Service	\$ 37.16
Swimming Pool/Hot Tub	\$ 24.78
Service Change (up to and including 200 amps)	\$ 18.58
Service Change (over 200 and including 400 amps)	\$ 38.00
Service Change (over 400 and including 800 amps)	\$ 62.00
Service Change (over 800 amps & including 1000 amps)	\$ 93.00
Service Change (over 1000 amps)	\$124.00

<sup>\*</sup> Fees are per building in multi-building projects

# TABLE 6 - FIRE SPRINKLER, FIRE ALARM AND OTHER FIRE RELATED FEES

4		PERMIT FEE		
1.	Automatic Fire Sprinkler Systems	Ф 00 00		
	a. Underground (Vault & lateral) ea.	\$ 93.00		
	<ul><li>b. New sprinkler systems</li><li>c. Addition, Removal, Relocation</li></ul>	valuation		
	1 to 19 heads	\$ 38.00		
	20 to 59 heads	\$ 80.00		
	60 to 150 heads	\$155.00		
	Over 150 heads	\$217.00		
	d. Fire pump, ea.	\$124.00		
	e. Plan Review Fee for new fire sprinkler systems is 35% of	•		
	·	•		
2.	Fire Alarm Systems			
	a. 1 to 10 devices	\$ 62.00		
	b. 11 to 25 devices	\$ 93.00		
	c. 26 to 100 devices	\$124.00		
	d. 101 to 200 devices	\$247.00		
	e. 201 and more devices	\$371.00		
	f. Plan review fee for all fire alarm systems is 35% of permit fee			
3.	Standpipe Systems (per standpipe)	\$ 93.00		
4.	Authorized burn permits	\$247.00		
5.	Underground flammable/combustible			
	liquid storage tanks	\$124.00		
6.	Above ground combustible liquid			
	storage tanks	\$ 93.00		
7.	Abandonment/removal/testing of underground			
	combustible/flammable liquid storage tanks (per tank)	\$ 93.00		
8.	Fire extinguishing/fire suppression system	\$ 87.00		
9.	Installation of any LP gas container, except			
	portable containers, of less than 120 gallons			
	water capacity where natural gas			
	service is not available (per container)	\$ 43.00		
10.	Installation of a LP portable cylinder rack			
	(twenty or less cylinders)(per store)	\$ 43.00		
11.	Blasting (14 day permit)	\$247.00		
12.	Pyrotechnic special effects display	\$ 43.00		
13.	Residential automatic fire sprinkler system	\$ 62.00		

# **TABLE 7 – PLATTING AND ZONING FEES**

Zonin	g Fees					
•	Filing Fee for Rezoning Application	\$564.00				
•	Filing Fee for Special Use Permit Application	\$564.00				
•	Filing Fee for Planned Development Application	\$564.00				
•	Filing Fee for Site Plan Review Application	\$497.00				
<u>Platti</u>	Platting Fees					
•	Filing Fee for Preliminary & Final Plat Application	\$248.00				
	Plus \$6 per residential lot and \$8 per non-residential a	acre				
•	Filing Fee for Replat Application	\$310.00				
	Plus \$6 per lot residential and non-residential					
•	Filing Fee for Amended Plat Application	\$248.00				
•	Plat Recording Fee (24x36)	\$ 75.00				
•	Covenants – per page	\$ 8.00				
•	Street vacation	\$124.00				
•	Easement vacation	\$ 62.00				
•	Street Signs - per intersection	\$124.00				
Variance Fees						
•	Filing Fee for Zoning Board of Adjustment					
	Residential Property	\$186.00				
	Non-Residential Property	\$220.00				
•	Filing Fee for Sign Review Board	\$621.00				
•	Filing Fee for Landscape Review Board	\$621.00				
Miscellaneous						
•	Sale of Zoning Ordinance	\$ 21.00				
•	Zoning Verification Letters	\$ 21.00				
•	Sale of Zoning Map	\$ 16.00				
•	Sale of Subdivision Regulations	\$ 16.00				
•	Sale of Blue Line Copies	\$ 9.00				