

ORDINANCE NO. 22-0407-2

AN ORDINANCE OF THE CITY OF CHINA GROVE, TEXAS ADOPTING THE CHINA GROVE FEE SCHEDULE; ADDING AND AMENDING CERTAIN FEES AND OTHER MATTERS IN CONNECTION THEREWITH; REPEALING ALL ORDINANCES TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of China Grove (the "City") has established by ordinance, fees for licenses, permits, and services provided by the City; and

WHEREAS, the City Council authorized a review and a consolidation of certain fees for licenses, permits, and services provided by the City; and

WHEREAS, the Schedule of Fees attached as Exhibit A reflects the addition of certain fees, revisions to certain fees, a restatement of certain fees not revised, and a consolidation of all such fees; and

WHEREAS, the City Council has determined that it is in the best interest of the City to update the Fee Schedule as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHINA GROVE, TEXAS:

Section 1. The City Council amends the Fee Schedule as reflected in Exhibit A.

Section 2. The recitals contained in the preamble 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 3. If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

Section 4. 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with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.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 5. This Ordinance shall be construed and enforced in accordance with the laws of the state of Texas and the United States of America.

Section 6. It is officially found, determined, and declared that the meeting at which this

Ordinance is adopted was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 7. This Ordinance will take effect upon its adoption by the City Council.

PASSED AND APPROVED this 7th day of April, 2022.

CITY OF CHINA GROVE, TEXAS

By: Mary Ann Hajek
Mary Ann Hajek, Mayor

ATTEST:

Leslie Bettice
Leslie Bettice, City Secretary

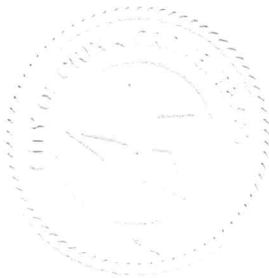


Exhibit A

FEE SCHEDULE – CITY OF CHINA GROVE

COMMERCIAL BUILDING CONSTRUCTION		
NEW COMMERCIAL/MULTI-FAMILY CONSTRUCTION & ADDITIONS/ALTERATIONS/IMPROVEMENTS		
*Valuation	Fee for Construction Plan Review	Fee for Construction Inspection
\$1.00 to \$10,000.00	\$65.00	\$100.00
\$10,001.00 to \$25,000.00	\$91.90 for the first \$10,000 plus \$7.10 for each additional \$1,000.00	\$141.38 for the first \$10,000 plus \$10.92 for each additional \$1,000.00
\$25,001.00 to \$50,000.00	\$198.37 for the first \$25,000 plus \$5.12 for each additional \$1,000.00	\$305.18 for the first \$25,000 plus \$7.88 for each additional \$1,000.00
\$50,001.00 to \$100,000.00	\$326.42 for the first \$50,000 plus \$3.55 for each additional \$1,000.00	\$502.13 for the first \$50,000 plus \$5.46 for each additional \$1,000.00
\$100,001.00 to \$500,000.00	\$503.87 for the first \$100,000 plus \$2.85 for each additional \$1,000.00	\$755.13 for the first \$100,000 plus \$4.37 for each additional \$1,000.00
\$500,001.00 to \$1,000,000.00	\$1,642.67 for the first \$500,000 plus \$2.41 for each additional \$1,000.00	\$2,522.33 for the first \$500,000 plus \$3.71 for each additional \$1,000.00
\$1,000,001.00 and up	\$2,845.17 for the first \$1,000,000 plus \$1.60 for each additional \$1,000.00	\$4,374.83 for the first \$1,000,000 plus \$2.46 for each additional \$1,000.00
*Valuation for new construction may be based on the most recent International Code Council's Building Valuation Data tables.		
NEW SINGLE FAMILY RESIDENT CONTRUCTION		
Square Footage (S.F.)	Fee for Plan Review & Inspections	
0 - 1,800 S.F.	\$1,068.00	
1,801 - 10,000 S.F.	\$1,068.00 for the first 1,800 S.F. plus \$0.42 for each additional S.F. to and including 10,000 S.F.	
Over 10,000 S.F.	\$4,512.00 for the first 10,000 S.F. plus \$0.18 for each additional S.F. over 10,000 S.F.	
RESIDENTIAL ADDITIONS & REMODELS		
Trade Permits		Fee for Plan Review & Inspections
Building, Mechanical Electrical, Plumbing, Fuel Gas, Irrigation and similar		\$120 per trade
Other Project Types, i. e. Rainwater Collection Systems, Photovoltaic Panel Systems		\$192
RESIDENTIAL ACCESSORY BUILDINGS/SWIMMING POOLS/SPAS		
Valuation	Fee for Plan Review & Inspections	
\$1.00 to \$10,000.00	\$100	
\$10,001.00 to \$25,000.00	\$130.50 for the first \$10,000, plus \$10.08 for each additional \$1,000.00	
\$25,001.00 to \$50,000.00	\$281.70 for the first \$25,000, plus \$7.27 for each additional \$1,000.00	
\$50,001.00 to \$100,000.00	\$463.50 for the first \$50,000, plus \$5.04 for each additional \$1,000.00	
\$100,001.00 to \$500,000.00	\$715.50 for the first \$100,000, plus \$4.03 for each additional \$1,000.00	
\$500,001.00 to \$1,000,000.00	\$2,328.30 for the first \$500,000, plus \$3.42 for each additional \$1,000.00	
\$1,000,001.00 and up	\$4,038.30 for the first \$1,000,000, plus \$2.27 for each additional \$1,000.00	
NOTE: The fee schedule for commercial and residential construction is for plan review and inspection only. All other consultations, research, civil engineering review and other professional fees that may be required for your project must be paid directly to the City Staff provider before your building permit application can be approved.		
SINGLE FAMILY RESIDENTIAL FIRE SERVICES		
Fire Code Plan Review Service		\$175.00
Fire Code Inspection Service		\$400.00
COMMERCIAL/MULTI-FAMILY FIRE ALARM SYSTEMS AND FIRE SPRINKLER SYSTEMS		
Fee Includes Permit Administrative Fee plus Review and Inspection Fees		
Permit Administrative Fee		\$100.00

Review Fee based on Construction Project Valuation*		Fee, Each System
Less than \$6,250		\$200.00
\$6,250 to \$250,000		\$300.00
\$251,000 to \$500,000		\$425.00
\$501,000 to \$1,000,000		\$550.00
\$1,001,000 to \$3,000,000		\$800.00
\$3,001,000 to \$6,000,000		\$1,200.00
\$6,000,000 and up		\$1,200.00 plus \$0.38 for each additional \$1,000.00
Inspection Fee based on Construction Project Valuation*		Fee, Each System
Less than \$6,250		\$300.00
\$6,250 to \$250,000		\$425.00
\$251,000 to \$500,000		\$525.00
\$501,000 to \$1,000,000		\$675.00
\$1,001,000 to \$3,000,000		\$950.00
\$3,001,000 to \$6,000,000		\$1,425.00
\$6,000,000 and up		\$1,425.00 plus \$0.38 for each additional \$1,000.00
*Construction Project Valuations may be based on the most recent International Code Council's Building Valuation Data tables.		
FIRE UNDERGROUND		
Fire Code Plan Review	\$200.00	
Fire Code Plan Inspection	\$250.00	
FIRE EXTINGUISHER SUPPRESSION SYSTEMS		
Per Permit, one Inspection	\$450.00	
Each Re-Inspection	\$100.00	
FIRE CERTIFICATE OF OCCUPANCY INSPECTIONS		
*Minimum one hour per Inspection	\$150.00 per/hour	
ANNUAL FIRE SAFETY INSPECTIONS		
Day Care, Foster Home, Commercial Business (each inspection and re-inspection per location)		\$100.00
Nursing Home/Assisted Living/School (each inspection and re-inspection per location)		\$250.00
UNDERGROUND/ABOVEGROUND FUEL STORAGE TANKS		
Fire Code Plan Review		\$350.00
Fire Code Plan Inspection		\$450.00
SITE PLANS		
Fire Code Plan Review	\$250.00	
Fire Code Plan Inspection	\$250.00	
This fee schedule is for the plan review and inspection of fire suppression equipment and installations. All other consultation, research, engineering review and any other professional fees that may be required for the project must be paid directly to City Staff providers before your permit application can be approved.		
OTHER PERMITS		
SOLICITOR'S PERMIT		\$35.00
WATER METER		\$35.00
ELECTRIC/GAS METER		\$35.00
FENCE		\$35.00
DRIVEWAY (Must be Asphalt or Concrete)		\$35.00
PORTABLE STORAGE CONTAINERS (PODS)		\$50.00
PARKING LOT (Ord. #960711)		\$50.00

SIGN	
-FREE STANDING	
-ATTACHED TO BUILDING	
-CHANGEABLE SIGN	
-MARQUEE, ROOF, OR WALL	
-TEMPORARY SIGN (30 days to announce opening of new business)	\$50.00 ea.
CERTIFICATE OF OCCUPANCY	\$150.00
NEW BUSINESS REGISTRATION	\$100.00
FOOD ESTABLISHMENT (New/Annual)	
1 - 10 employees	\$300.00
11 or more employees	\$350.00
TEMPORARY FOOD ESTABLISHMENT	\$35.00
PREDEVELOPMENT MEETING	
Meeting with City Staff Only	No Charge
Meeting with City Consultants (Engineering, Planning, etc.)	\$250
ANNEXATION	
Petition by Property Owner 0 to 10 acres	\$500
Petition by Property Owner 10+ to 50 acres	\$750
Petition by Property Owner 5+ acres	\$1000
ZONE CHANGE (all districts except PDD)	
Zone Change for 0 to 2 acres	\$500
Zone Change for 2+ to 5 acres	\$750
Zone Change for 5+ to 25 acres	\$1000
Zone Change for 25+ to 100 acres	\$2000
Zone Change for 100+ acres	\$4000
ZONE CHANGE PLANNED DEVELOPMENT DISTRICT (PDD)	
PDD - less than 50 acres	\$3,000
PDD - 50 acres or greater	\$4,500
CONDITIONAL USE PERMIT (CUP)	
Conditional Use Permit for 0 to 2 acres	\$500
Conditional Use Permit for 2+ to 5 acres	\$750
Conditional Use Permit for 5+ to 25 acres	\$1000
Conditional Use Permit for 25+ to 100 acres	\$2000
Conditional Use Permit for 100+ acres	\$4000
Conditional Use Permit Site Plan Review	\$1000
WAIVERS, VARIANCES, AND SPECIAL EXCEPTIONS	
Plat Waiver (each)	\$500
Zoning Variance (each)	\$500
Zoning Special Exception (each)	\$500

CERTIFICATION OF PLAT & MASTER PLAN EXHIBITS	Actual Cost (Professional Service Fees)
PRELIMINARY PLAT	
Preliminary Plat 0 to 50 acres	\$2000
Preliminary Plat 50+ acres	\$3000
Revised Preliminary Plat (any size; minor changes only)	\$500
FINAL PLAT (including REPLAT)	
Final Plat 0 to 50 acres	\$1500
Final Plat 50+ acres	\$2000
Revised Final Plat (any size; minor changes only)	\$500
OTHER PLATS	
Amending Plat (any size)	\$1500
Minor Plat	\$1500
Vacate Plat	\$1500
PARKLAND DEDICATION AND IMPROVEMENT (residential and multifamily)	
Land Dedication: 1 acre per 100 dwelling units	
Fee-in-lieu of land dedication per dwelling unit	\$350
Fee-in-lieu of park development per dwelling unit	\$650
PLANNING & ZONING MISCELLANEOUS	
Subdivision Plat Time Extension (any approved plat)	\$250
Plat Recordation	Actual Cost
Improvement Agreement	Actual Cost
Zoning Verification Letter (per tract of land)	\$150
Certificate of Determination (per tract of land)	\$150
Applicant Requested Public Hearing Postponement (republications costs associated with mailed notice, newspaper published notice, or both)	Actual Cost
Appeal to Administrative Decision (BOA)	\$250
ENGINEERING PERMITS	
Construction Plan Review, per hour (1 hour minimum)	\$220
Infrastructure Construction Permit	1% of estimated cost of construction
Infrastructure Reinspection	\$200
Grading and Clearing Permit	\$250
PROFESSIONAL SERVICES FEES	
Actual Cost	
Applicant may be responsible to pay additional fees for any application review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviewers, inspectors, etc.). To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required.	

In situations where Staff anticipates the City's out-of-pocket expenses for professional services related to review of an application will exceed the amount recouped by the imposition of standard fees, the City may require the applicant to pay a deposit of \$1,000.00 to \$10,000.00. Examples of such projects may include (but are not limited to) voluntary annexations, subdivision plats, rezoning requests, and planned development districts. The deposit shall solely be applied to payment of professional services by City Consultants (engineers, planners, attorneys, surveyors, architects, lighting consultants, etc.), that are specifically and directly related to the applicant's proposed project. Payment of this deposit shall be an express condition of the City's review of and determination upon the application. Payment of the deposit does not guarantee approval of the application. Nor does payment of the deposit create a client relationship between the applicant and the professional services provider. The deposit shall be replenished upon depletion within 30 days of being notified by the City in writing. Unused account balances shall be reimbursed to the applicant or applied to future permit applications, at the applicant's discretion.

These fees are non-refundable.