

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATALIA, TEXAS, ACCEPTING THE FEE SCHEDULE AMENDMENTS BY BUREAU VERITAS, INC.; THEREBY AMENDING THE CITY OF NATALIA CODE OF ORDINANCES ARTICLE IV. CONSTRUCTION REGULATION, FEES, IN ACCORDANCE WITH HOUSE BILL 852; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, House Bill 852 was passed by the Texas State Legislature, 86<sup>th</sup> Regular Session, and amended Subchapter Z, Chapter 214, Local Government Code, thereby prohibiting certain value-based permit and inspections fees for residential dwellings; and,

**WHEREAS**, House Bill 852 prohibits cities from collecting building permit or inspection fees for a residential dwelling based on the value of the dwelling or the cost of constructing or improving the dwelling; and,

**WHEREAS**, House Bill 852 does not expressly prohibit cities from collecting building permit or inspection fees based on the square footage of the residential dwelling; and,

**WHEREAS**, the City Council of the City of Natalia, Texas desires to amend its City Code to conform to the new statutory requirements, and to ensure fees charged are adequate to cover any incurred costs but not thereby excessive, for which it is for the best interest of the public.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NATALIA, TEXAS, THAT:**

**PART 1.** In order to comply with the requirements set forth by House Bill No. 852 the City of Natalia shall amend their fees charged for building permits, inspections, or any fees related with construction or improvements made of a residential dwelling, as hereby attached as Exhibit A, as not to be determined by or considered on the value of the dwelling, or cost of construction or improvement.

**PART 2.** The recitals contain in the introduction are hereby found to be true, and does not affect those construction or improvement fees charged for building permits, inspections or plan reviews for non-residential dwellings; those fees are hereby reiterated as Exhibit B.

**PART 3.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

**PART 4.** It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

**PART 5.** The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Natalia under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

**PART 6.** The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

**PART 7.** This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

**PASSED, APPROVED and ADOPTED by the City Council of the City of Natalia, Texas, on this 17<sup>th</sup> day of June, 2019.**

**Approved by:**

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Sam Smith, Mayor Pro-Tem

ATTEST:

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Lisa Hernandez, City Administrator/Secretary

## Exhibit A

### RESIDENTIAL INSPECTION/PLAN REVIEW FEES

PERMIT DESCRIPTION	CITY PERMIT FEE	INSPECTION/PLAN REVIEW FEE BASIS/COSTS
<b>New Construction:</b> Residential Home Construction, or Industrial Type Homes	\$0.20 per S.F.	<b>0 – 1,500 S.F.</b> \$785.00
		<b>1,501 – 10,000 S.F.</b> \$785.00 for the first 1,500 S.F. plus \$0.35 for each additional S.F. to and including 10,000 S.F.
		<b>Over 10,000 S.F.</b> \$3,760.00 for the first 10,000 S.F. plus \$0.15 for each additional S.F. over 10,000 S.F.
<b>Manufactured Housing:</b> Single/Double-wide Homes, Modular Homes, Tiny (Auxiliary Dwelling) Homes	\$500.00	\$250.00
<b>Trade (Building) Permits:</b> <ul style="list-style-type: none"> <li>▪ Outdoor Storage Building/Sheds larger than 10x10.</li> <li>▪ Constructed Garages/Carports. Re/New Roofing/Decking.</li> <li>▪ Constructed Alteration/Additions.</li> <li>▪ Concrete, Asphalt or Masonry Driveways or Sidewalks constructed within easement or right-of-ways.</li> </ul>	\$50.00	\$100.00 flat fee, unless, valuation exceeds \$10,000 then based on value: <ul style="list-style-type: none"> <li>➤ \$108.75 for the first \$10,000, plus \$8.40 for each additional \$1,000</li> <li>➤ \$386.25 for the first \$50,000, plus \$4.20 for each additional \$1,000</li> <li>➤ \$596.25 for the first \$100,000, plus \$3.36 for each additional \$1,000</li> <li>➤ \$1,940.25 for the first \$500,000, plus \$2.85 for each additional \$1,000</li> </ul>
<b>Other Trade Permits:</b> <ul style="list-style-type: none"> <li>▪ Mechanical.</li> <li>▪ Electrical.</li> <li>▪ Plumbing.</li> <li>▪ Fuel Gas and similar</li> </ul>	\$50.00	\$100.00
New Fencing, Retaining Walls over 4' foot	\$50.00	None.
<b>Other project types not listed:</b> Underground Swimming Pools, Irrigation/Sprinkler Systems	\$50.00	\$160.00

**Exhibit B**  
**COMMERCIAL BUILDING FEES**

- 1) Plans, or Drawings to Scale, are required for all commercial permits.
- 2) Valuation calculations for Commercial Inspections/Plan Review Fees apply to all other Non-residential Dwellings, or Multi-Family units, and all Commercial/Industrial structures.

PERMIT TYPE	INSPECTION REQUIRED	COMMERCIAL PERMIT FEES	VALUATION BASIS	INSPECTION FEES	PLAN REVIEW FEES
New Building Construction, Constructed Alternations/Additions, Attached or Detached Structures	YES	\$ 0.20 cents per square foot	\$1.00 to \$10,000	\$108.75 for the first \$10,000	\$70.69 for the first \$10,000
Outdoor Storage/Sheds/Shops larger than 10x10, or Attached or Detached Structures ( <b>prefabricated</b> ).	NO, unless built on foundation, or has trade-connections.	\$ 0.15 cents per square foot	\$10,001 to \$25,000	\$108.75 for the first \$10,000, plus \$8.40 for each additional \$1,000	\$70.69 for the first \$10,000, plus \$5.46 for each additional \$1,000
Concrete, Asphalt or Masonry Driveways or Sidewalks within easements or rights-of-ways	YES	\$ 50.00	\$25,001 to \$50,000	\$234.75 for the first \$25,000, plus \$6.06 for each additional \$1,000	\$152.59 for the first \$25,000, plus \$3.94 for each additional \$1,000
Fencing, Retaining Walls over 4' foot	NO	\$ 50.00	\$50,001 to \$100,000	\$386.25 for the first \$50,000, plus \$4.20 for each additional \$1,000	\$251.09 for the first \$50,000, plus \$2.73 for each additional \$1,000
Trade Permits: Building, Electrical, Plumbing, Mechanical (HVAC), Gas, or Other Project types not listed, New Roofing (re/new decking)	YES	\$ 50.00	\$100,001 to \$500,000	\$596.25 for the first \$100,000, plus \$3.36 for each additional \$1,000	\$387.59 for the first \$100,000, plus \$2.19 for each additional \$1,000
Underground Swimming Pools, Irrigation/Sprinkler Systems, Demolition of any building/structure	YES	\$ 100.00	\$500,001 and up	\$1,940.25 for the first \$500,000, plus \$2.85 for each additional \$1,000	\$1,263.59 for the first \$500,000, plus \$1.85 for each additional \$1,000