

ORDINANCE NO. 23-107

AN ORDINANCE OF THE CITY OF GARRETT, TEXAS, AMENDING THE MASTER FEE SCHEDULE IN ITS ENTIRETY AND REPLACING IT WITH A NEW MASTER FEE SCHEDULE WHICH IS ATTACHED AS EXHIBIT "A", PROVIDING FOR THE AMOUNT OF ALL FEES ASSESSED BY THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Garrett, Texas, (the "City Council") seeks to provide for reasonable fees and charges for municipal services in order to recoup the cost of conducting municipal business on the public's behalf without unduly relying on taxes; and

WHEREAS, the City Council finds that adoption of a Master Fee Schedule to consolidates all City fees and charges into one document to provide a single and convenient location for a list of all fees charged by the City of Garrett, and

WHEREAS, due to the need for periodic modification of said fees and for the purposes of efficiency, the City Council desires to adopt future fee changes by resolution rather than by ordinance; and

WHEREAS, the Master Fee Schedule should be amended from time to time to abide by new legislation and to include necessary new fees or changes to existing fees, and the City Council has determined the fees as they are currently set are inappropriate and should be amended.

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

SECTION 1. That the City of Garrett "Master Fee Schedule" currently in effect is repealed by this ordinance in its entirety and replaced by the new Master Fee Schedule which is attached hereto and incorporated herein for all purposes as Exhibit "A", is hereby adopted.

SECTION 2. All provisions of the ordinances of the City of Garrett in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Garrett not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances of the City of Garrett, Texas.

SECTION 4. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of this Ordinance as a whole.

SECTION 6. The Recitals set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of Garrett, Texas, on the 19th day of September 2023.

APPROVED:


Matthew Newsom, Mayor

ATTEST:


Judy Braddock, City Secretary

**2023
MASTER FEE SCHEDULE
of the
CITY OF GARRETT, TEXAS**

Non-Residential Building Permit & Inspection Fees:

- Permit fees for both new and repair/remodeling of non-residential buildings less than \$100,000 in value (new construction values determined by ICC Building Valuation Table) will be as follows:

Range	New	Repair/Remodel	Range (up to)	New	Repair/Remodel
up to \$500	\$20	\$20	\$51,000	\$505	\$388
\$500 - \$1,000	\$40	\$40	\$52,000	\$512	\$394
\$1,000 - \$2,000	\$73	\$62	\$53,000	\$519	\$400
\$2,000 - \$3,000	\$78	\$64	\$54,000	\$526	\$406
\$3,000 - \$4,000	\$83	\$66	\$55,000	\$533	\$412
\$4,000 - \$5,000	\$88	\$68	\$56,000	\$540	\$418
\$5,000 - \$6,000	\$93	\$70	\$57,000	\$547	\$424
\$6,000 - \$7,000	\$98	\$72	\$58,000	\$554	\$430
\$7,000 - \$8,000	\$106	\$74	\$59,000	\$561	\$436
\$8,000 - \$9,000	\$117	\$83	\$60,000	\$568	\$442
\$9,000 - \$10,000	\$128	\$92	\$61,000	\$575	\$448
\$10,000 - \$11,000	\$139	\$101	\$62,000	\$582	\$454
\$11,000 - \$12,000	\$150	\$110	\$63,000	\$589	\$460
\$12,000 - \$13,000	\$161	\$119	\$64,000	\$596	\$466
\$13,000 - \$14,000	\$172	\$128	\$65,000	\$603	\$472
\$14,000 - \$15,000	\$183	\$137	\$66,000	\$610	\$478
\$15,000 - \$16,000	\$192	\$144	\$67,000	\$617	\$484
\$16,000 - \$17,000	\$201	\$151	\$68,000	\$624	\$490
\$17,000 - \$18,000	\$210	\$158	\$69,000	\$631	\$496
\$18,000 - \$19,000	\$219	\$165	\$70,000	\$638	\$502
\$19,000 - \$20,000	\$228	\$172	\$71,000	\$645	\$508
\$20,000 - \$21,000	\$237	\$179	\$72,000	\$652	\$514
\$21,000 - \$22,000	\$246	\$186	\$73,000	\$659	\$520
\$22,000 - \$23,000	\$255	\$193	\$74,000	\$667	\$526
\$23,000 - \$24,000	\$264	\$200	\$75,000	\$673	\$532
\$24,000 - \$25,000	\$273	\$207	\$76,000	\$680	\$538
\$25,000 - \$26,000	\$282	\$214	\$77,000	\$687	\$544
\$26,000 - \$27,000	\$291	\$221	\$78,000	\$694	\$550
\$27,000 - \$28,000	\$300	\$228	\$79,000	\$701	\$556
\$28,000 - \$29,000	\$309	\$235	\$80,000	\$708	\$562
\$29,000 - \$30,000	\$318	\$242	\$81,000	\$715	\$568
\$30,000 - \$31,000	\$327	\$249	\$82,000	\$722	\$574
\$31,000 - \$32,000	\$336	\$256	\$83,000	\$729	\$580
\$32,000 - \$33,000	\$345	\$263	\$84,000	\$736	\$586
\$33,000 - \$34,000	\$354	\$270	\$85,000	\$743	\$592
\$34,000 - \$35,000	\$363	\$277	\$86,000	\$750	\$598
\$35,000 - \$36,000	\$372	\$284	\$87,000	\$757	\$604
\$36,000 - \$37,000	\$381	\$291	\$88,000	\$764	\$610
\$37,000 - \$38,000	\$390	\$298	\$89,000	\$771	\$616
\$38,000 - \$39,000	\$399	\$305	\$90,000	\$778	\$622
\$39,000 - \$40,000	\$408	\$312	\$91,000	\$785	\$628
\$40,000 - \$41,000	\$417	\$319	\$92,000	\$792	\$634
\$41,000 - \$42,000	\$426	\$326	\$93,000	\$799	\$640
\$42,000 - \$43,000	\$435	\$333	\$94,000	\$806	\$646
\$43,000 - \$44,000	\$444	\$340	\$95,000	\$813	\$652
\$44,000 - \$45,000	\$453	\$347	\$96,000	\$820	\$658
\$45,000 - \$46,000	\$462	\$354	\$97,000	\$827	\$664
\$46,000 - \$47,000	\$471	\$361	\$98,000	\$834	\$670
\$47,000 - \$48,000	\$480	\$368	\$99,000	\$841	\$676
\$48,000 - \$49,000	\$489	\$375			
\$49,000 - \$50,000	\$498	\$382			

- New Construction: The value of new construction of non-residential buildings from \$100,000 and greater will be determined based off the most current ICC (International Code Council) Building Valuation Table. Both building total square feet, occupancy, and type of construction will be considered.
 - Building Valuation Range from \$100,000 and greater = Permit Fee
 - \$100,000 to \$500,000 = \$848 for the first \$100,000 plus \$4.50 for each additional thousand or fraction thereof, up to and including \$500,000
 - \$500,001 to \$2,500,000 = \$2,648 for the first \$500,001 plus \$3.50 for each additional thousand or fraction thereof, up to and including \$2,500,000
 - \$2,500,001 and up = \$9,648 for the first \$2,500,001 plus \$3.00 for each additional thousand or fraction thereof
 - Plan review fee TBD with a base rate of \$150.00 per hour of review time. Multiple submittals shall also be TBD with a base rate of \$150.00 per hour of review time. Note: some occupancies may require an additional review by an ICC Reviewer/s and that fee will be paid by the applicant.
 - Includes: One (1) Plan Review Fee (Note: Additional Plan Reviews add \$150 each)
 - Includes: Eight(8) Inspections (as required) (Note: Additional Inspections add \$150 each)
 - Stage 1 Inspection (Pre-construction items; rough plumbing; t-pole)
 - Stage 2 Inspection (Slab Rough Plumbing)
 - State 3 Inspection (Pre-Pour)
 - Stage 4 Inspection (Framing/Elec/HVAC/ResCheck)
 - Stage 5 Inspection (Plumbing Top Out)
 - Stage 6 Inspection (Insulation)
 - Stage 7 Inspection (Plumbing Final)
 - Stage 8 Inspection (Final CO)
 - Permanent Electric Power Inspection
 - Flatwork Inspections (driveway; parking apron)
 - Re-inspection of Failed Stage Inspections

- Repairs/remodeling: The permit fee for the repair/remodeling of non-residential buildings from \$100,000 and greater of valuation, as determined based on the value of the work as determined by the contractor/owner, will be permitted based on the following fee schedule:
 - Value Range to Permit Fee
 - \$100,000 to \$500,000 = \$682 for the first \$100,000 plus \$4.00 for each additional thousand or fraction thereof, up to and including \$500,000
 - \$500,001 to \$2,500,000 = \$2,282 for the first \$500,001 plus \$3.00 for each additional thousand or fraction thereof, up to and including \$2,500,000
 - \$2,500,001 and up = \$8,282 for the first \$2,500,001 plus \$2.50 for each additional thousand or fraction thereof
 - Plan review fee TBD with a base rate of \$150.00 per hour of review time. Multiple submittals shall also be TBD with a base rate of \$150.00 per hour of review time. Note: some occupancies may require an additional review by an ICC Reviewer/s and that fee will be paid by the applicant.
 - Includes: One (1) Plan Review Fee (Note: Additional Plan Reviews add \$150 each)
 - Includes: Seven (7) Inspections (as required) (Note: Additional Inspections add \$150 each)
 - Stage 1 Inspection (Pre-construction items; rough plumbing; t-pole)
 - Stage 2 Inspection (Foundation Pre-pour)
 - Stage 3 Inspection (Trade roughs; Pre-sheetrock)
 - Stage 4 Inspection (Energy Code; insulation; windows & door compliance)
 - Permanent Electric Power Inspection
 - Flatwork Inspections (driveway; parking apron)
 - Stage 5 Inspection (Final; occupancy)

New Residential Construction Permit & Inspection Fees:

- Permit Fee:
 - 1200-1500 sq ft - \$3,350.00
 - 1500-1800 sq ft - \$3,650.00
 - 1800 sq ft and up - \$4,450.00
 - Includes: One (1) Plan Review Fee (Note: Additional Plan Reviews add \$150 each)
 - Includes: Eight (8) Inspections (Note: Additional Inspections add \$150 each)
 - Stage 1 Inspection (Pre-construction items; rough plumbing; t-pole)
 - Stage 2 Inspection (Slab Rough Plumbing)
 - Stage 3 Inspection (Pre-Pour)
 - Stage 4 Inspection (Framing/Elec/HVAC/ResCheck)
 - Stage 5 Inspection (Plumbing Top Out)
 - Stage 6 Inspection (Insulation)
 - Stage 7 Inspection (Plumbing Final)
 - Stage 8 Inspection (Final)
 - Permanent Electric Power Inspection
- Additional \$150.00 for each needed
- Flatwork Inspections (driveway; parking apron)
 - General Inspections (e.g. remodel; conversions)
 - Re-inspection of Failed Stage Inspection

Residential Remodel (Including: Additions, Alterations, Repairs, & Fire Damage Repair) Permit & Inspection Fees:

- Permit Fee:
 - \$200 + inspection fee
- Includes: One (1) Plan Review Fee (Note: additional Plan Reviews add \$150 each)
- All residential remodel inspections will be \$150 each and AS REQUIRED based on extent of the remodel:
 - Stage 1 Inspection (Pre-construction items; rough plumbing; t-pole)
 - Stage 2 Inspection (Foundation Pre-pour)
 - Stage 3 Inspection (Trade roughs; Pre-sheetrock)
 - Stage 4 Inspection (Energy Code; insulation; windows & door compliance)
 - Permanent Electric Power Inspection
 - Flatwork Inspections (driveway; parking apron)
 - Stage 5 Inspection (Final; occupancy)

Minor Building or Construction Permit & Inspection Fees (Including: Detached Accessory Buildings; Portable Buildings; Barns; Stables; Garages; Cabanas; Storage Buildings; Driveways or Slab; Foundation Repair; Solar & Wind Systems; Generators; Decks; Roofing):

- Permit Fee:
 - \$250 + inspection fee
- Includes: One (1) Plan Review Fee as required (Note: additional Plan Reviews add \$150 each)
- All minor building or construction inspections will be \$150 each and AS REQUIRED based on extent of work being performed.

Mechanical Permit & Inspection Fee (includes Solar Energy System):

- Permit Fee:
 - \$250 + inspection fee
- Includes: One (1) Plan Review Fee as required (Note: additional Plan Reviews add \$150 each)

- Includes: New installations; replacements; and repairs.
- All mechanical inspections will be \$150 each and AS REQUIRED based on extent of work being performed.

Electrical Permit & Inspection Fee:

- Permit Fee:
 - \$250 + inspection fee
- Includes: One (1) Plan Review Fee as required (Note: additional Plan Reviews add \$150 each)
- Includes: New/Repaired Meter Service; breaker panel installation/repair;
- All electrical inspections will be \$150 each and AS REQUIRED based on extent of work being performed.

Plumbing Permit & Inspection Fee (IPC Inspection Only):

- Permit Fee:
 - \$250 + inspection fee
- Includes: One (1) Plan Review Fee as required (Note: additional Plan Reviews add \$150 each)
- Includes: New/Repaired plumbing; sanitary service yard line replacement;
- All plumbing inspections will be \$150 each and AS REQUIRED based on extent of work being performed.

Fire Inspection & Permit Fees:

- Primary (first) visit to a non-residential occupancy for the purpose of performing a Fire Safety Survey = \$150
- Subsequent (re-inspections) visits to the same non-residential occupancy for the purpose of verification that noted violations noted during the Primary visit were brought into compliance = \$150 each

Sign Permit Fees & Inspections:

- New sign permit fees:

◦ Value of sign	Permit Fee
\$0.00 - \$15,000	\$100
\$15,001 - \$50,000	\$100 for the 1 st \$15,000 plus \$5.00 for each additional thousand
\$50,001 - \$100,000	\$273 for the 1 st \$50,000 plus \$4.00 for each additional thousand
\$100,001 & up	\$473 for the 1 st \$100,00 plus \$2.50 for each additional thousand
- Includes: One (1) Plan review (Note: additional Plan Reviews add \$100 each)
- Minimum of two (2) inspections required at \$125 each and includes:
 - Electrical Rough
 - Site Safety and Final

Mobile Home Permits & Inspection Fee:

- Mobile Home Safety Inspection Fee-\$200.00
- Mobile Home Park Fee - _____ per lot
- Mobile Home (Used) Inspection Fee - \$200.00

General Contractors, HVAC, Plumbing & Electrician Registration:

- All plumbers and electricians working within the corporate limits of Garrett shall register with the city on an annual basis providing a copy of their license and current general liability insurance.
- General Contractors are required to register and provide a copy of current general liability insurance.

- For the purpose of the following, the term “annual” means January 1 to December 31.
 - General Contractors Annual Permit fee: \$100.00
 - Including: lawn irrigation installers; OSSF installers; backflow installers
 - Electricians Annual Permit fee:
 - Electrical Contractor: \$150.00
 - Master, Journeyman, & Apprentice \$100.00 each
 - Plumbers Annual Permit fee: \$0.00**
 - Mechanical Annual Permit fee:
 - Mechanical (ie: HVAC) Contractor: \$150.00
 - Master, Journeyman, & Apprentice \$100.00 each
- Permits must be completed and signed by a Master Electrician/Plumber. Journeymen or a Master must supervise construction. Master must be within one hour from job site.

Re-inspection fee is \$150.00 per trip:

- A re-inspection (red tag) fee must be paid prior to any other inspection being performed unless ordered by the City Administrator.

Certificate of Occupancy Inspection for Existing Buildings:

- Before any residential or commercial building may be occupied the City of Garrett shall charge a fee of \$125.00 for the issuance of the certificate of occupancy.

Swimming Pool Permit (In ground or above ground greater than 2 ft. deep):

- Permit Fee: \$175 + inspection fees
- Includes: One (1) Plan review (Note: additional Plan Reviews add \$150 each)
- Minimum of four (4) inspections required at \$125 each and includes:
 - Belly Steel
 - Electrical Rough
 - Plumbing Rough
 - Site Safety and Final

Driveway Approach Permit with One (1) Pre-pour Inspection:

- A minimum permit fee of \$150.00 is required before commencing construction of a driveway approach. Construction of any driveway approach must be approved by the appropriate city official.

Lawn Sprinkler System:

- A minimum fee of \$20.00 plus \$1.00 every 10 sprinkler heads.

Preliminary, Final, Re-Plat, Minor Plats:

- Includes: One (1) Plat Review Fee (Note: additional Plat Reviews add \$150 each)
- Minor Plat or Re-Plat \$200.00
- Annexation Plat \$400.00
- Land Study \$350.00 plus \$15.00 per acre
- Preliminary Plat \$350.00 plus \$5.00 per lot
- Final Plat (Residential) \$350.00 plus \$5.00 per lot
- Final Plat (Non-Residential) \$350.00 plus \$15.00 per lot
- Major Re-plat \$350.00 plus \$5.00 per lot
- Commercial Construction Plan Review 65% of Building Permit fee
- Construction Observation (Periodic) 3% of Construction Cost
- Zoning Change Fee: \$350.00 plus \$10.00 per acre
- Zoning Board of Adjustment Fee: \$250.00
- Civil Construction Plans TBD by extent of review Min. \$200 of each review

In addition to any other fees, a \$2,500.00 deposit will be paid at the time of submission of a preliminary plat, final plat or combination preliminary plat and final plat for review by City Consultants of any facilities agreement and/or civil construction plans. At the time of final approval of any given plat, the deposit will be adjusted up or down based on actual cost of review(s) by the City Consultants. An invoice for costs over \$2,500.00 will be provided to applicant or a refund to the extent actual costs are less than \$2,500.00.

Variance:

- A minimum fee of \$200.00. Applicants are responsible for any charges assessed to the city exceeding the minimum fee (i.e., notification, and consultants). Any outstanding balances shall be remitted to the city before final approval.

Specific Use Permit:

- A minimum fee of \$250.00 plus \$5.00 per acre. Applicants are responsible for any charges assessed to the city exceeding the minimum fee (i.e., notification, and consultants). Any outstanding balances shall be remitted to the city before final approval.

Moving a Building:

- A minimum fee of \$150.00.

Demolition of Existing Structure:

- A minimum fee of \$150.00 is required for the demolition of a residential dwelling or commercial building.

Non-sufficient funds for submitted checks:

- The City of Garrett requires a minimum fee of \$25.00 to be added to all checks marked as non-sufficient funds and returned to the City. Non-sufficient fund returned checks may be prosecuted in a court of law.

Peddlers & Solicitors Permit:

- It shall be unlawful for any person, firm, corporation, or partnership to sell, solicit, exhibit within the corporate limits of Garrett without first obtaining a peddlers/solicitors permit in the amount of \$100.00. A surety bond is required and shall be in a sum not less than five thousand dollars.

Mobile Vendor Permit:

- A permit fee of \$200.00 is required. An application for a mobile vendor must be filled out and presented to the City Administrator.

Mobile Food Vendor Permit:

- A permit fee of \$100.00 is required for a one month period. An application for a mobile food vendor must be filled out and presented to the City Administrator.

Permit for Filming:

- An application to film within the corporate limits of Garrett must be completed and a fee of \$500.00 submitted with the application. Any closure of roads will have to be approved by the Police Chief prior to the issuance of a permit and time compensation must be paid to officers if they are needed. A \$1,000,000.00 bond is required along with a Certificate of Insurance listing the City of Garrett as an additional insured.

Garage Sale Permit:

- A minimum fee of \$3.00 is required to hold a garage sale within the corporate city limits of Garrett. The duration of the permit shall not exceed three (e) consecutive days. There shall not be more than two (2) sales by the same property owner during any month.

Community Room / Park Pavilion Rental

- A minimum fee of \$100 will be charged for a 4-hour rental of the park pavilion.

- An incremental hourly rental fee may be authorized at the rate of _____ per hour.
- A refundable deposit fee of \$150 will be charged at the time of issuance of the permit for pavilion cleaning. If the pavilion is left in acceptable condition upon inspection by a City Official then the cleaning deposit may be returned.

Document Copies & Notary Services:

- The following minimum fees shall be assessed for copies:
 - \$ 0.35 per page for 8x11 copy
 - \$ 0.70 per page 11x14 copy
- The fee for Notary services shall be \$5 per page.

Public Works:

- Sewer Tap – A minimum permit fee of \$2,000.00 is required. Any damage to the street must be repaired at the Applicant's cost.
- Trenching of ditches: A minimum permit fee of \$150.00 is required. Any damage to street must be repaired at the Applicant's cost.
- Street Road Cutting: A minimum permit fee of \$250.00 is required. Any damage to street must be repaired at the Applicant's cost.
- Rental Inspections (C.O.O.): A minimum permit fee of \$100.00 is required.

Impoundment of Dogs & Cats

Class A – Spayed or neutered	\$ 100.00
Unspayed or unneutered	\$ 125.00
Class B – small & Miniature livestock	\$ 100.00
Class C – Large Livestock	\$ 150.00
Class D – Wild animals	\$ 200.00
Class E – Domestic fowl	\$ 25.00

Burn Permit

- A minimum permit fee of \$20.00 is required.