



**AIR-21-458
AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: City Council Regular Meeting - Sep 27 2021
DATE SUBMITTED: Sep 01 2021 **DEPT. OF ORIGIN:** Administration
PREPARED BY: Amy Johnson

SUBJECT: **Consideration and Possible Action - Second Reading of Ordinance No. 1023-11**
- An Ordinance of the City Council of the City of Pearland, Texas, amending development and permit fees; containing a savings clause, a severability clause and a repealer clause; providing for publication and an effective date.

ATTACHMENTS: [Development Fee Schedule Presentation](#)
 [1023.11-Development Fee.1023-11](#)
 [COP Development Fee Schedule Clean Version FY2022](#)
 [COP Development Fee Schedule Red-Line FY2022](#)

FUNDING: Grant Developer/Other Cash
 G.O. Bonds To Be Sold G.O. Bonds - Sold Rev. Bonds to Be Sold
 Rev. Bonds - Sold C.O.'s To Be Sold C.O.'s - Sold

EXECUTIVE SUMMARY

BACKGROUND

Annually, as part of the budget process, City staff make necessary additions and/or changes in fees in order to cover the cost of service being provided.

Changes may also come about based on variations in contract pricing, such as sidewalks, and additional new fees. Fee changes have been discussed as part of the budget process in budget workshops held in August and September. The changes to the fees for fiscal year 2022 include:

1. Required Notifications - applies to:
 - a. Zoning and Conditional Use Permit Applications
2. Clarifying the \$150 charge as a processing fee in the Zoning and Conditional Use Permit Applications

3. Language changes to improve clarity in the minor and amending plat sections
4. Added a \$150 rescheduling Fee for items posted for Board/Commission/Council consideration in Section VI.
5. Exhibit C - Construction Permit Fee Schedule - Other Fees - the Processing Fee has been updated from \$20 to \$25.
6. Exhibit D - Fire Department Fee Schedule - Fixed an error where \$5.50 was listed as \$55.00. It is now correctly listed as \$5.50. Other updates include a \$5 increase to the processing fee (now \$25) and a change from \$20 to \$200 for the Fire Special Inspection fee.

SCHEDULE

The first reading of the Development Fee Ordinance is on September , 2021; the second and final reading is on September 27, 2021. Fees will go into effect October 1, 2021.

POLICY/GOAL CONSIDERATION

Amending the fee schedule is in accordance with the City's Financial Management Policy Statements – Revenues. Policy Statements include: Design, maintain, and administer a revenue system that will assure reliable, equitable, diversified, and a sufficient revenue stream to support desired City services, and, For services that benefit specific users, the City shall establish and collect fees to recover the costs of those services. At a minimum, the City shall strive to cover the direct costs.

Recommended Action

Consideration and approval of Ordinance 1023-11 - An Ordinance of the City Council of the City of Pearland, Texas, amending development and permit fees; containing a savings clause, a severability clause and a repealer clause; providing for publication and an effective date.



City of Pearland FY22 Proposed Budget “Adapting to Change”



Development Fee Schedule

- Fee schedules are updated annually as part of the budget process
- Major changes this year are outlined in this presentation
- A redlined version showing all changes is available to the public on the FY22 Budget Development site.
 - <https://www.pearlandtx.gov/departments/finance/budget/fiscal-year-2022-budget-development>



New Fees for FY22



New Fees – Notification Fees

- Required Notification Fees were added in the Zoning and Conditional Use Permit Applications section and the Zoning Board of Adjustments section
- New fees based on actual cost averages
- Large PD's have placed a strain on GF notification budget and would otherwise be subsidizing petitioners if not adjusted

IV. Zoning Board of Adjustments

A. Applications for Variance, Special Exceptions, etc.

1. Residential: \$150 processing fee, plus a \$350 filing fee
2. Commercial: \$150 processing fee, plus a \$350 filing fee

B. Required Notifications

- | | |
|--|---------------------------|
| <u>1. Legal Notice, per each</u> | <u>\$50.00</u> |
| <u>2. Public hearing notices, mailouts</u> | <u>\$ 1.00 per letter</u> |

Changes can be found on pages 3 and 7 of the Development Fee Schedule

New Fees - Rescheduling



- A \$150 fee for the rescheduling of an item posted for Board/Commission/Council consideration
- Addresses staff costs to process, review, and update packet
- Ensures applicant covers additional costs that come with rescheduling

VI. Rescheduling

- A. Rescheduling of an item posted for Board/Commission/Council consideration - \$150

Changes can be found on page 7 of the Development Fee Schedule



Fee Updates for FY22



Other Fee Updates

EXHIBIT D FIRE DEPARTMENT FEE SCHEDULE

- Exhibit C
 - Processing Fee increased from \$20 to \$25 (page 15)
- Exhibit D
 - Fixed \$55 Building Permit – Fire permit fee that should be listed as \$5.50.
 - Processing Fee increased from \$20 to \$25
 - Fire Inspection Fee changed from \$20 to \$200

I. BUILDING PERMITS

A. Commercial Building Permits- Fire

1. Fire Alarm, Fire Protection, Fire Sprinkler, and Fire Sprinkler - Alteration:

\$60.00 for first \$8,000.00 of valuation plus ~~\$55.00~~ 5.50 for each \$1,000.00 of valuation or fraction thereof thereafter.

2. Fire Plan Check Fee:

Amount equal to one-half of the total permit fee for commercial building permits -fire.

II. OTHER FEES

A. Processing Fee	\$20.00 <u>25.00</u>
B. Fire Marshall Inspection Fail – first	\$75.00
C. Fire Marshall Inspection Fail – second	\$75.00
D. Fire Marshall Inspection Fail – beyond 2 nd	\$200.00
E. Fire Special Inspection	\$20.00 <u>200.00</u>
F. Returned Check Fee	\$25.00



FY22 Non-Development Fees

- Questions on Non-Development Fees?
- Next Step: Vote on Non-Development Fee Schedule (first reading)

ORDINANCE NO. 1023-11

An Ordinance of the City Council of the City of Pearland, Texas, amending development and permit fees; containing a savings clause, a severability clause and a repealer clause; providing for publication and an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

Section 1. That the charges and fees related to development and permitting contained in the attached Exhibits "A through D" are hereby adopted.

Section 2. Savings. All rights and remedies which have accrued in favor of the City under this Chapter and amendments thereto shall be and are preserved for the benefit of the City.

Section 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

Section 5. Publication and Effective Date. The City Secretary shall cause this Ordinance, or its caption, to be published in the official newspaper of the City of Pearland, upon passage of such Ordinance. The Ordinance shall then become effective ten (10) days from and after its publication, or the publication of its caption, in the official City newspaper.

ORDINANCE NO. 1023-11

PASSED and APPROVED ON FIRST READING this the 13th day of September, A. D.,
2021.

J. KEVIN COLE
MAYOR

ATTEST:

CRYSTAL N. ROAN, TRMC, CMC
CITY SECRETARY

APPROVED AS TO FORM:

DARRIN M. COKER
CITY ATTORNEY

PASSED and APPROVED ON SECOND AND FINAL READING this the 27th day of September,
A.D., 2021.

J. KEVEIN COLE
MAYOR

ATTEST:

CRYSTAL N. ROAN, TRMC, CMC
CITY SECRETARY

APPROVED AS TO FORM:

DARRIN M. COKER
CITY ATTORNEY

City of Pearland

Development Fee Schedule

Effective October 1, 2021

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Exhibit A – Planning Fee Schedule

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Exhibit B – Public Works and Engineering Fee Schedule

- I. Water & Sewer Impact Fees
- II. Water & Sewer Pro-Rata Fees
- III. Water & Sewer Tap Fees
- IV. Pearland Parkway Street Light Charge
- V. Street Light Operation and Maintenance Escrow
- VI. Inspection of New Subdivision Construction Fees
- VII. Traffic Impact Analysis/Thoroughfare Amendment Review
- VIII. Variance Application Fee
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- X. Consent to Encroach into Right of Way and Utility Easement

Exhibit C – Construction Permit Fee Schedule

- I. Building Permit Fees
- II. Electrical Permit Fees
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Exhibit D – Fire Department Fee Schedule

- I. Building Permit Fees
- II. Other Fees

EXHIBIT A
PLANNING FEE SCHEDULE

I. Zoning and Conditional Use Permit Applications

\$150.00 processing fee, plus the following applicable fees:

A. 0 to less than 5 acres:

1. \$850 plus \$25 per each type of zoning requested on a tract of land; or
2. \$1,650 if Planned Unit Development

B. 5 to less than 25 acres:

1. \$850 plus \$25 per each type of zoning requested on a tract of land; or
2. \$1,850 if Planned Development

C. 25 to less than 50 acres:

1. \$875 plus \$25 per each type of zoning requested on a tract of land; or
2. \$2,250 if Planned Unit Development

D. 50 to less than 75 acres:

1. \$900 plus \$25 per each type of zoning requested on a tract of land; or
2. \$2,850 if Planned Unit Development

E. 75 to less than 100 acres:

1. \$925 plus \$25 per each type of zoning requested on a tract of land; or
2. \$3,650 if Planned Unit Development

F. 100 acres and over:

1. \$950 plus \$25 per each type of zoning requested on a tract of land; or
2. \$4,450 if Planned Unit Development

G. Required Notifications

1. Legal Notice, per each \$50.00
2. Public hearing notices, mailouts \$ 1.00 per letter

II. Platting Fee Schedule

A. Preliminary Subdivision/Development Plats:

1. \$150 processing fee, and
2. \$850 filing fee, plus the platting fee, as follows:
 - a. For residential purposes or dwelling units where lots are not designated on the plat, \$8.00 per designated lot, tract, or building site
 - b. For tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

B. Final Subdivision/Development Plats:

1. \$150 processing fee, and
2. \$850 filing fee, plus the platting fee, as follows:
 - a. For residential purposes or dwelling units where lots are not designated on the plat, \$8.00 per designated lot, tract, or building site.
 - b. For tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

C. Vacation of Subdivisions: \$600.00 per acre (gross area of whole tract) or any fraction thereof.

D. Extension of Approval: \$150.00 filing fee.

E. Minor Plat:

1. \$150 processing fee, and
2. \$850 filing fee, plus the platting fee as follows:
 - a) For residential purposes or dwelling units where lots are not designated on the plat, \$6.00 per designated lot, tract, or building site.
 - b) For tracts, blocks or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

F. Minor Plat: (one lot with existing home or business): \$150.00 filing fee.

G. Amending Plat:

1. \$150 processing fee, and \$450 filing fee, plus \$6.00 per lot increase {No lot increase greater than six (6)}.
2. For tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

H. Re-plat:

1. Residential: \$150 processing fee, and a \$450 filing fee, plus 6.00 per lot increase.
2. Commercial: Fee amount: \$150 processing fee, and \$450 filing fee. For tracts, locks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, and additional \$30.00 per acre or any fraction thereof.

I. Master Plat

1. \$150 processing fee, and \$450 filing fee, plus
2. The platting fee, as follows:
 - a) For residential purposes or dwelling units where lots are not designated on the plat, \$6.00 per designated lot, tract, or building site.
 - b) For tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

J. Recheck of Plats and Associated Construction Drawings:

1. \$200.00
2. Payment deadline: Due upon or before resubmission of corrected plat or drawing

K. Second Submittal Fee: \$200.00

L. Dedication Requirements for Neighborhood Parks in the City of Pearland

1. Land Requirements: Based on the 2013 population of 100,065 residents, the current level of service is one (1) acre per 323 people
2. 2.90 Persons per Household (PPH) for Single Family and 2.13 PPH for Multi-Family based on Census information for owner and renter-occupied units.

Single Family

Multi-Family

323 people/2.90 PPH = 111DUs

23 people/2.90 PPH = 151 DUs

Dedication Requirements:

Dedication Requirement:

1 Acre per 111 DUs

1 Acre per 151 DUs

M. Fee in Lieu of Land for Neighborhood Parks: (assumes 1 acre costs \$136,000 to purchase)

1. Single Family: $\$136,000/111 \text{ DUs} = \$1,225 \text{ per DU}$
2. Multi-Family $\$136,000/151 \text{ DUs} = \900 per DU
3. Park Development Fee: The cost of improvements in an average park in Pearland is \$630,520. One park serves 6,254 people based on total city population of 100,065 being served by 16 parks (count includes 10 neighborhood parks, 4 community parks, a nature trail, and a connectivity trail system as a singular unit). Average cost is estimated to be \$100.82 per person ($\$630,520/6,254$) to develop a typical park.

Single Family

Multi-Family

$\$100.82 \times 2.80 \text{ PPH} = \292.378 per DU

$\$100.82 \times 2.13 = \214.75 per DU

Total Park Fee

Single Family

Multi-Family

$\$292 + \$1,225 + \$1,517 \text{ per DU}$

$\$214 + \$900 = \$1,114 \text{ per DU}$

N. Cluster Plans

1.	0 to less than 5 acres	\$1,800
2.	5 to less than 25 acres	\$2,000
3.	25 to less than 50 acres	\$2,400
4.	50 to less than 75 acres	\$3,000
5.	75 to less than 100 acres	\$3,800
6.	100 acres and over	\$4,600

III. P & Z Subdivision Variance

A. \$150 processing, plus a \$250 filing fee

IV. Zoning Board of Adjustments

A. Applications for Variance, Special Exceptions, etc.

1. Residential: \$150 processing fee, plus a \$350 filing fee
2. Commercial: \$150 processing fee, plus a \$350 filing fee

B. Required Notifications

1. Legal Notice, per each \$50.00
2. Public hearing notices, mailouts \$ 1.00 per letter

V. Zoning Verification Letters (Staff Drafted)

A. Residential: \$25.00

B. Commercial: \$35.00

VI. Rescheduling

A. Rescheduling of an item posted for Board/Commission/Council consideration
\$ 150.00

EXHIBIT B
ENGINEERING & PUBLIC WORKS FEE SCHEDULE

I. WATER & SEWER IMPACT FEE SCHEDULE

A. Fee Amount: Based on most current applicable impact fee study at the time of platting.

B. Payment Deadline:

1. Existing building:

a) Payment due before connection, or

b) Paid via 36 month payment plan with interest, subject to City Manager's approval.

2. New building: Due before issuance of building permit.

II. WATER & SEWER PRO-RATA FEE (LIMITED AREA):

A. Fee Amount:

1. Park Street between Walnut and Pear Streets:

	Lots 1-23 of Block 25	Lots 26-44 of Block 26
Water	\$354.29 per 25' (\$14.17 per linear foot)	\$354.29 per 25' Lot (\$14.17 per linear foot)
Sewer	\$537.83 per 25' Lot (\$21.51 per linear foot)	

2. Pearland Parkway between Barry Rose Road and Mary's Creek:

Water - 96.9 acres at \$776.00 per acre

Sewer - 360.2 acres at \$584.33 per acre

3. FM 518 at FM 1128 west of Reid Boulevard:

<u>North Side of FM 518</u>	<u>South Side of FM 518</u>
Sewer - \$44.60 per linear foot	\$53.91 per linear foot

4. Service Area 1 (South of Beltway 8, North of Clear Creek, West of State Highway 288, and East of FM 521):

Water – 1,638 acres at \$41.00 per acre

Sewer – 1,638 acres at \$15.00 per acre

5. Service Area 2 (South of Broadway Street, North of County 59, East of County Road 48, and West of State Highway 288):

Water – 521 acres at \$74.00 per acre

Sewer – 2,221 acres at \$33.00 per acre

B. Payment Deadline:

1. If platting, before approval of final plat.
2. If not platting, before issuance of building permit.

III. WATER AND/OR SEWER TAP FEE

A. Fee Amount: Actual cost, not less than \$250.00

B. Payment Deadline:

1. If at existing building, before connection.
2. If at new building, before issuance of building permit.

IV. PEARLAND PARKWAY STREET LIGHT CHARGE:

A. Fee Amount: \$1,200.00 per pole.

B. Payment Deadline:

1. If platting, before subdivision acceptance.
2. If not platting, before issuance of certificate of occupancy.

V. STREET LIGHT OPERATION AND MAINTENANCE ESCROW (TWO YEARS):

A. Fee Amount: \$16.00 - \$25.00 per light per month (minimum = \$384.00 per light).

B. Payment Deadline:

1. If platting, before subdivision acceptance.
2. If not platting, before issuance of certificate of occupancy.

VI. INSPECTION FEES FOR NEW SUBDIVISION CONSTRUCTION:

A. Fee Amount: One percent (1%) of direct construction cost, not including engineering, survey, testing, and contingencies.

B. Payment Deadline: payable prior to approval of the construction plans.

C. Construction Inspection Fees:

- 1. After hours and weekends: \$60.00 per hour
- 2. Holidays: \$75.00 per hour

VII. TRAFFIC IMPACT ANALYSIS / THOROUGHFARE AMENDMENT REVIEW FEE

A. Fee amount: \$750.00

B. Payment Deadline:

1. Development within City Limits:

a) If platting, before issuance of final permit.

b) If not platting, before issuance of building permit.

2. Development in ETJ: Due before approval of final plat.

VIII. VARIANCE APPLICATION FEE

A. Fee Amount: \$250.00

B. Payment Deadline: Due at time of application.

IX. SIDEWALK FEE (IN LIEU OF)

A. Fee Amount: The cost per square foot is \$7.00 and changes to reflect the city current contract price at any given tie.

B. Due before approval of final plat or before Certificate of Occupancy.

X. CONSENT TO ENCROACH

A. City Utility Easement: \$250.00

EXHIBIT C

CONSTRUCTION PERMIT FEE SCHEDULE

I. BUILDING PERMIT FEE SCHEDULE

A. Commercial Building Permits

1. Civil site work:

\$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter. A valuation of \$60.00 per square foot will be used as the minimum valuation for the proposed work.

2. New building, addition and swimming pool permit:

\$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter. A valuation of \$100.00 per square foot will be used as the minimum valuation for the proposed work.

3. Alteration and remodel permits:

a) Without reconfiguration of space: \$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter. A valuation of \$30.00 per square foot of work area will be used as the minimum valuation for the proposed work.

b) With reconfiguration of space: \$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter. A valuation of \$60.00 per square foot of work area will be used as the minimum valuation for the proposed work.

4. Commercial accessory structure

a) Minor (Requiring two inspections or less): \$120.00

b) Major (Requiring three inspections or more): \$180.00

5. Sign fence, and miscellaneous building permits:

\$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter.

B. Residential Building Permits

1. New one and two family dwellings, townhomes and additions: \$0.41 per square foot

2. Alteration and remodel:

a) Without reconfiguration of space: \$120.00

b) With reconfiguration of space: \$180.00

3. Manufactured home placement: \$180.00
4. Residential accessory structure:
 - a) Minor (Requiring one inspection): \$60.00
 - b) Major (Requiring two inspections or more): \$120.00
5. Swimming pool: \$350.00
6. Residential miscellaneous permit: \$60.00

II. ELECTRICAL PERMIT FEE SCHEDULE

A. Commercial Electrical Permits

1. New, addition, remodel/alteration and accessory structure:
 - a) \$1.00 to \$2,000.00 of valuation: \$50.00
 - b) \$2,000.01 to \$50,000.00 of valuation: \$50.00 for the first \$2000.00 of valuation plus \$2.25 for each additional \$1,000.00 of valuation or fraction thereof.
 - c) \$50,000.01 to \$500,000.00 of valuation: \$158.00 for the first \$50,000.00 of valuation plus \$2.75 for each additional \$1,000.00 of valuation or fraction thereof.
 - d) \$500,000.01 and greater in valuation: \$1,395.50 for the first \$500,000.00 of valuation plus \$3.25 for each additional \$1,000.00 of valuation or fraction thereof.
2. Other commercial work: \$120.00

B. Residential Electrical Permits

1. New and addition:

\$200.00 for the first 2,500 square feet and \$6.50 for every 100 square feet or fraction thereof in excess of 2,500 square feet.
2. Remodels/alterations and swimming pools: \$120.00
3. Other residential work: \$60.00

III. MECHANICAL PERMIT FEE SCHEDULE

A. Commercial Mechanical Permits:

1. New, addition and remodel/alteration:

- a) \$1.00 to \$2,000.00 of valuation: \$50.00
- b) \$2,000.01 to \$50,000.00 of valuation: \$50.00 for the first \$2000.00 of valuation plus \$2.25 for each additional \$1,000.00 of valuation or fraction thereof.
- c) \$50,000.01 to \$500,000.00 of valuation: \$158.00 for the first \$50,000.00 of valuation plus \$2.75 for each additional \$1,000.00 of valuation or fraction thereof.
- d) \$500,000.01 of valuation and greater: \$1,395.50 for the first \$500,000.00 of valuation plus \$3.25 for each additional \$1,000.00 or fraction thereof.

2. Other commercial work: \$120.00

B. Residential Mechanical Permits:

1. New and addition:

\$160.00 for the first 2,500 square feet and \$3.25 for every 100 square feet or fraction thereof in excess of 2,500 square feet.

2. Remodels/alterations: \$120.00

3. Other residential work: \$60.00

IV. MISCELLANEOUS PERMIT FEES

A. Operating Certificate permit:

1. Without food prep: \$180.00

2. With food prep: \$300.00

B. Garage Sale permit*: \$20.00

C. Moving (Placement) permits: \$180.00

D. Foster home permit: \$60.00

E. Banner permit: \$20.00

F. Grading permit: \$125.00

G. Demolition permits: \$60.00

*No processing fee charged for garage sale permits.

V. OTHER FEES

A. Re-Inspection fee: \$75.00

- B. Returned check fee: \$25.00
- C. Plan review fee: Amount equal to one-half of the building permit fee.
- D. Processing fee: \$25.00
- E. Special inspection fee (Same day/after hours): \$120.00
- F. Temporary Certificate of Occupancy fee: \$60.00/Division inspection.

VI. PLUMBING PERMIT FEE SCHEDULE

A. Commercial Plumbing Permits:

1. New, addition, remodel/alteration and accessory structure:

- a) \$1.00 to \$2,000.00 of valuation: \$50.00
- b) \$2,000.01 to \$50,000.00 of valuation: \$50.00 for the first \$2000.00 of valuation plus \$2.25 for each additional \$1,000.00 of valuation or fraction thereof.
- c) \$50,000.01 to \$500,000.00 of valuation: \$158.00 for the first \$50,000.00 of valuation plus \$2.75 for each additional \$1,000.00 of valuation or fraction thereof.
- d) \$500,000.01 of valuation and greater: \$1,395.50 for the first \$500,000.00 of valuation plus \$3.25 for each additional \$1,000.00 of valuation or fraction thereof.

2. Other commercial work: \$120.00

B. Residential Plumbing Permits

1. New and addition:

\$200.00 for the first 2,500 square feet and \$6.50 for every 100 square feet or fraction thereof in excess of 2,500 square feet.

2. Remodels/alterations and swimming pools: \$120.00

3. Other residential work: \$60.00

EXHIBIT D
FIRE DEPARTMENT FEE SCHEDULE

I. BUILDING PERMITS

A. Commercial Building Permits- Fire

1. Fire Alarm, Fire Protection, Fire Sprinkler, and Fire Sprinkler - Alteration:

\$60.00 for first \$8,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter.

2. Fire Plan Check Fee:

Amount equal to one-half of the total permit fee for commercial building permits -fire.

II. OTHER FEES

A. Processing Fee	\$25.00
B. Fire Marshall Inspection Fail – first	\$75.00
C. Fire Marshall Inspection Fail – second	\$75.00
D. Fire Marshall Inspection Fail – beyond 2 nd	\$200.00
E. Fire Special Inspection	\$200.00
F. Returned Check Fee	\$25.00

City of Pearland

Development Fee Schedule

Effective ~~April~~ October 1, 2021

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- I. Water & Sewer Impact Fees
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Exhibit C – Construction Permit Fee Schedule

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Exhibit D – Fire Department Fee Schedule

- I. Building Permit Fees
- II. Other Fees

EXHIBIT A
PLANNING FEE SCHEDULE

I. Zoning ~~Change~~ and Conditional Use Permit ApplicationsRequest

\$150.00 processing fee, plus the following applicable fees:

A. 0 to less than 5 acres:

1. \$850 plus \$25 per each type of zoning requested on a tract of land; or
2. \$1,650 if Planned Unit Development

B. 5 to less than 25 acres:

1. \$850 plus \$25 per each type of zoning requested on a tract of land; or
2. \$1,850 if Planned Development

C. 25 to less than 50 acres:

1. \$875 plus \$25 per each type of zoning requested on a tract of land; or
2. \$2,250 if Planned Unit Development

D. 50 to less than 75 acres:

1. \$900 plus \$25 per each type of zoning requested on a tract of land; or
2. \$2,850 if Planned Unit Development

E. 75 to less than 100 acres:

1. \$925 plus \$25 per each type of zoning requested on a tract of land; or
2. \$3,650 if Planned Unit Development

F. 100 acres and over:

1. \$950 plus \$25 per each type of zoning requested on a tract of land; or
2. \$4,450 if Planned Unit Development

G. Required Notifications

1. Legal Notice, per each \$50.00

2. Public hearing notices, mailouts \$ 1.00 per letter

II. Platting Fee Schedule

A. Preliminary Subdivision/Development Plats:

1. \$150 processing fee, and
2. \$850 filing fee, plus the platting fee, as follows:
 - a. For residential purposes or dwelling units where lots are not designated on the plat, \$8.00 per designated lot, tract, or building site
 - b. For tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

B. Final Subdivision/Development Plats:

1. \$150 processing fee, and
2. \$850 filing fee, plus the platting fee, as follows:
 - a. For residential purposes or dwelling units where lots are not designated on the plat, \$8.00 per designated lot, tract, or building site.
 - b. For tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

C. Vacation of Subdivisions: \$600.00 per acre (gross area of whole tract) or any fraction thereof.

D. Extension of Approval: \$150.00 filing fee.

E. Minor Plat:

1. \$150 processing fee, and
2. \$850 filing fee, plus the platting fee as follows:
 - a) For residential purposes or dwelling units where lots are not designated on the plat, \$6.00 per designated lot, tract, or building site. ~~For tracts, blocks or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses,~~
 - b) For tracts, blocks or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

F. Minor Plat: (one lot with existing home or business): \$150.00 filing fee.

G. Amending Plat:

1. \$150 processing fee, and \$450 filing fee, plus \$6.00 per lot increase ~~{(No lot increase greater than six (6))}. For tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses,~~
2. For tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

H. Re-plat:

1. Residential: \$150 processing fee, and a \$450 filing fee, plus 6.00 per lot increase.
2. Commercial: Fee amount: \$150 processing fee, and \$450 filing fee. For tracts, locks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, and additional \$30.00 per acre or any fraction thereof.

I. Master Plat

1. \$150 processing fee, and \$450 filing fee, plus
2. The platting fee, as follows:
 - a) For residential purposes or dwelling units where lots are not designated on the plat, \$6.00 per designated lot, tract, or building site.
 - b) For tracts, blocks, or areas not divided into lots and to be used for commercial, industrial, multiple dwellings, or unrestricted uses, \$30.00 per acre or any fraction thereof.

J. Recheck of Plats and Associated Construction Drawings:

1. \$200.00
2. Payment deadline: Due upon or before resubmission of corrected plat or drawing

K. Second Submittal Fee: \$200.00

L. Dedication Requirements for Neighborhood Parks in the City of Pearland

1. Land Requirements: Based on the 2013 population of 100,065 residents, the current level of service is one (1) acre per 323 people
2. 2.90 Persons per Household (PPH) for Single Family and 2.13 PPH for Multi-Family based on Census information for owner and renter-occupied units.

Single Family

323 people/2.90 PPH = 111 DUs

Dedication Requirements:

1 Acre per 111 DUs

Multi-Family

23 people/2.90 PPH = 151 DUs

Dedication Requirement:

1 Acre per 151 DUs

M. Fee in Lieu of Land for Neighborhood Parks: (assumes 1 acre costs \$136,000 to purchase)

1. Single Family: $\$136,000/111 \text{ DUs} = \$1,225 \text{ per DU}$
2. Multi-Family $\$136,000/151 \text{ DUs} = \900 per DU
3. Park Development Fee: The cost of improvements in an average park in Pearland is \$630,520. One park serves 6,254 people based on total city population of 100,065 being served by 16 parks (count includes 10 neighborhood parks, 4 community parks, a nature trail, and a connectivity trail system as a singular unit). Average cost is estimated to be \$100.82 per person ($\$630,520/6,254$) to develop a typical park.

Single Family

$\$100.82 \times 2.80 \text{ PPH} = \292.378 per DU

Multi-Family

$\$100.82 \times 2.13 = \214.75 per DU

Total Park Fee

Single Family

$\$292 + \$1,225 + \$1,517 \text{ per DU}$

Multi-Family

$\$214 + \$900 = \$1,114 \text{ per DU}$

N. Cluster Plans

1.	0 to less than 5 acres	\$1,800
2.	5 to less than 25 acres	\$2,000
3.	25 to less than 50 acres	\$2,400
4.	50 to less than 75 acres	\$3,000
5.	75 to less than 100 acres	\$3,800
6.	100 acres and over	\$4,600

III. P & Z Subdivision Variance

A. \$150 processing, plus a \$250 filing fee

IV. Zoning Board of Adjustments

A. Applications for Variance, Special Exceptions, etc.

1. Residential: \$150 processing fee, plus a \$350 filing fee
2. Commercial: \$150 processing fee, plus a \$350 filing fee

B. Required Notifications

1. Legal Notice, per each \$50.00
2. Public hearing notices, mailouts \$ 1.00 per letter

V. Zoning Verification Letters (Staff Drafted)

- A. Residential: \$25.00
B. Commercial: \$35.00

VI. Rescheduling

- A. Rescheduling of an item posted for Board/Commission/Council consideration
\$ 150.00

EXHIBIT B
ENGINEERING & PUBLIC WORKS FEE SCHEDULE

I. WATER & SEWER IMPACT FEE SCHEDULE

A. Fee Amount: Based on most current applicable impact fee study at the time of platting.

B. Payment Deadline:

1. Existing building:

a) Payment due before connection, or

b) Paid via 36 month payment plan with interest, subject to City Manager's approval.

2. New building: Due before issuance of building permit.

II. WATER & SEWER PRO-RATA FEE (LIMITED AREA):

A. Fee Amount:

1. Park Street between Walnut and Pear Streets:

	Lots 1-23 of Block 25	Lots 26-44 of Block 26
Water	\$354.29 per 25' (\$14.17 per linear foot)	\$354.29 per 25' Lot (\$14.17 per linear foot)
Sewer	\$537.83 per 25' Lot (\$21.51 per linear foot)	

2. Pearland Parkway between Barry Rose Road and Mary's Creek:

Water - 96.9 acres at \$776.00 per acre

Sewer - 360.2 acres at \$584.33 per acre

3. FM 518 at FM 1128 west of Reid Boulevard:

<u>North Side of FM 518</u>	<u>South Side of FM 518</u>
Sewer - \$44.60 per linear foot	\$53.91 per linear foot

4. Service Area 1 (South of Beltway 8, North of Clear Creek, West of State Highway 288, and East of FM 521):

Water – 1,638 acres at \$41.00 per acre

Sewer – 1,638 acres at \$15.00 per acre

5. Service Area 2 (South of Broadway Street, North of County 59, East of County Road 48, and West of State Highway 288):

Water – 521 acres at \$74.00 per acre

Sewer – 2,221 acres at \$33.00 per acre

B. Payment Deadline:

1. If platting, before approval of final plat.
2. If not platting, before issuance of building permit.

III. WATER AND/OR SEWER TAP FEE

A. Fee Amount: Actual cost, not less than \$250.00

B. Payment Deadline:

1. If at existing building, before connection.
2. If at new building, before issuance of building permit.

IV. PEARLAND PARKWAY STREET LIGHT CHARGE:

A. Fee Amount: \$1,200.00 per pole.

B. Payment Deadline:

1. If platting, before subdivision acceptance.
2. If not platting, before issuance of certificate of occupancy.

V. STREET LIGHT OPERATION AND MAINTENANCE ESCROW (TWO YEARS):

A. Fee Amount: \$16.00 - \$25.00 per light per month (minimum = \$384.00 per light).

B. Payment Deadline:

1. If platting, before subdivision acceptance.
2. If not platting, before issuance of certificate of occupancy.

VI. INSPECTION FEES FOR NEW SUBDIVISION CONSTRUCTION:

A. Fee Amount: One percent (1%) of direct construction cost, not including engineering, survey, testing, and contingencies.

B. Payment Deadline: payable prior to approval of the construction plans.

C. Construction Inspection Fees:

- 1. After hours and weekends: \$60.00 per hour
- 2. Holidays: \$75.00 per hour

VII. TRAFFIC IMPACT ANALYSIS / THOROUGHFARE AMENDMENT REVIEW FEE

A. Fee amount: \$750.00

B. Payment Deadline:

1. Development within City Limits:

a) If platting, before issuance of final permit.

b) If not platting, before issuance of building permit.

2. Development in ETJ: Due before approval of final plat.

VIII. VARIANCE APPLICATION FEE

A. Fee Amount: \$250.00

B. Payment Deadline: Due at time of application.

IX. SIDEWALK FEE (IN LIEU OF)

A. Fee Amount: The cost per square foot is \$7.00 and changes to reflect the city current contract price at any given tie.

B. Due before approval of final plat or before Certificate of Occupancy.

X. CONSENT TO ENCROACH

A. City Utility Easement: \$250.00

EXHIBIT C

CONSTRUCTION PERMIT FEE SCHEDULE

I. BUILDING PERMIT FEE SCHEDULE

A. Commercial Building Permits

1. Civil site work:

\$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter. A valuation of \$60.00 per square foot will be used as the minimum valuation for the proposed work.

2. New building, addition and swimming pool permit:

\$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter. A valuation of \$100.00 per square foot will be used as the minimum valuation for the proposed work.

3. Alteration and remodel permits:

a) Without reconfiguration of space: \$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter. A valuation of \$30.00 per square foot of work area will be used as the minimum valuation for the proposed work.

b) With reconfiguration of space: \$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter. A valuation of \$60.00 per square foot of work area will be used as the minimum valuation for the proposed work.

4. Commercial accessory structure

a) Minor (Requiring two inspections or less): \$120.00

b) Major (Requiring three inspections or more): \$180.00

5. Sign fence, and miscellaneous building permits:

\$16.50 for first \$1,000.00 of valuation plus \$5.50 for each \$1,000.00 of valuation or fraction thereof thereafter.

B. Residential Building Permits

1. New one and two family dwellings, townhomes and additions: \$0.41 per square foot

2. Alteration and remodel:

a) Without reconfiguration of space: \$120.00

b) With reconfiguration of space: \$180.00

3. Manufactured home placement: \$180.00
4. Residential accessory structure:
 - a) Minor (Requiring one inspection): \$60.00
 - b) Major (Requiring two inspections or more): \$120.00
5. Swimming pool: \$350.00
6. Residential miscellaneous permit: \$60.00

II. ELECTRICAL PERMIT FEE SCHEDULE

A. Commercial Electrical Permits

1. New, addition, remodel/alteration and accessory structure:
 - a) \$1.00 to \$2,000.00 of valuation: \$50.00
 - b) \$2,000.01 to \$50,000.00 of valuation: \$50.00 for the first \$2000.00 of valuation plus \$2.25 for each additional \$1,000.00 of valuation or fraction thereof.
 - c) \$50,000.01 to \$500,000.00 of valuation: \$158.00 for the first \$50,000.00 of valuation plus \$2.75 for each additional \$1,000.00 of valuation or fraction thereof.
 - d) \$500,000.01 and greater in valuation: \$1,395.50 for the first \$500,000.00 of valuation plus \$3.25 for each additional \$1,000.00 of valuation or fraction thereof.
2. Other commercial work: \$120.00

B. Residential Electrical Permits

1. New and addition:

\$200.00 for the first 2,500 square feet and \$6.50 for every 100 square feet or fraction thereof in excess of 2,500 square feet.
2. Remodels/alterations and swimming pools: \$120.00
3. Other residential work: \$60.00

III. MECHANICAL PERMIT FEE SCHEDULE

A. Commercial Mechanical Permits:

1. New, addition and remodel/alteration:

- a) \$1.00 to \$2,000.00 of valuation: \$50.00
- b) \$2,000.01 to \$50,000.00 of valuation: \$50.00 for the first \$2000.00 of valuation plus \$2.25 for each additional \$1,000.00 of valuation or fraction thereof.
- c) \$50,000.01 to \$500,000.00 of valuation: \$158.00 for the first \$50,000.00 of valuation plus \$2.75 for each additional \$1,000.00 of valuation or fraction thereof.
- d) \$500,000.01 of valuation and greater: \$1,395.50 for the first \$500,000.00 of valuation plus \$3.25 for each additional \$1,000.00 or fraction thereof.

2. Other commercial work: \$120.00

B. Residential Mechanical Permits:

1. New and addition:

\$160.00 for the first 2,500 square feet and \$3.25 for every 100 square feet or fraction thereof in excess of 2,500 square feet.

2. Remodels/alterations: \$120.00

3. Other residential work: \$60.00

IV. MISCELLANEOUS PERMIT FEES

A. Operating Certificate permit:

1. Without food prep: \$180.00

2. With food prep: \$300.00

B. Garage Sale permit*: \$20.00

C. Moving (Placement) permits: \$180.00

D. Foster home permit: \$60.00

E. Banner permit: \$20.00

F. Grading permit: \$125.00

G. Demolition permits: \$60.00

*No processing fee charged for garage sale permits.

V. OTHER FEES

A. Re-Inspection fee: \$75.00

- B. Returned check fee: \$25.00
- C. Plan review fee: Amount equal to one-half of the building permit fee.
- D. Processing fee: ~~\$20.00~~25.00
- E. Special inspection fee (Same day/after hours): \$120.00
- F. Temporary Certificate of Occupancy fee: \$60.00/Division inspection.

VI. PLUMBING PERMIT FEE SCHEDULE

A. Commercial Plumbing Permits:

1. New, addition, remodel/alteration and accessory structure:

- a) \$1.00 to \$2,000.00 of valuation: \$50.00
- b) \$2,000.01 to \$50,000.00 of valuation: \$50.00 for the first \$2000.00 of valuation plus \$2.25 for each additional \$1,000.00 of valuation or fraction thereof.
- c) \$50,000.01 to \$500,000.00 of valuation: \$158.00 for the first \$50,000.00 of valuation plus \$2.75 for each additional \$1,000.00 of valuation or fraction thereof.
- d) \$500,000.01 of valuation and greater: \$1,395.50 for the first \$500,000.00 of valuation plus \$3.25 for each additional \$1,000.00 of valuation or fraction thereof.

2. Other commercial work: \$120.00

B. Residential Plumbing Permits

1. New and addition:

\$200.00 for the first 2,500 square feet and \$6.50 for every 100 square feet or fraction thereof in excess of 2,500 square feet.

2. Remodels/alterations and swimming pools: \$120.00

3. Other residential work: \$60.00

EXHIBIT D
FIRE DEPARTMENT FEE SCHEDULE

I. BUILDING PERMITS

A. Commercial Building Permits- Fire

1. Fire Alarm, Fire Protection, Fire Sprinkler, and Fire Sprinkler - Alteration:

\$60.00 for first \$8,000.00 of valuation plus ~~\$55.00~~5.50 for each \$1,000.00 of valuation or fraction thereof thereafter.

2. Fire Plan Check Fee:

Amount equal to one-half of the total permit fee for commercial building permits -fire.

II. OTHER FEES

A. Processing Fee	\$20.00 <u>25.00</u>
B. Fire Marshall Inspection Fail – first	\$75.00
C. Fire Marshall Inspection Fail – second	\$75.00
D. Fire Marshall Inspection Fail – beyond 2 nd	\$200.00
E. Fire Special Inspection	\$20.00 <u>200.00</u>
F. Returned Check Fee	\$25.00