

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO AMEND THE BUILDING SAFETY SCHEDULE OF FEES TO REORGANIZE EXISTING FEES AND ADOPT NEW FEES ON A SCHEDULE OF FEES INCLUDING FEES FOR PERMITS, HEALTH AND FOOD SAFETY PERMITS, FENCE AND RETAINING WALL PERMITS, MOBILE HOME MOVING FEES, TEMPORARY PERMITS, AND INVESTIGATION AND ADMINISTRATIVE FEES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Denton last adopted a schedule of fees for Building Safety in September 27, 2022 via Ordinance number 22-1971; and

WHEREAS, since adoption, the City has identified necessary verbiage changes to improve clarity, organization, and ease of administration of the Building Safety Fee Schedule; and

WHEREAS, since adoption, the City has also updated the Denton Development Code (“DDC”) to allow for new actions which necessitate new permits, such as the addition of permit processes for Donation Boxes and Certificates of Land Use; and

WHEREAS, these changes have been incorporated into the amended and clarified Building Safety Fee Schedule which is attached hereto and made a part hereof as Exhibit “A” (the “Building Safety Fee Schedule”); and

WHEREAS, the amended schedule of fees is consistent with the cost recovery model; and said amended schedule more closely approaches the true cost of these services; and

WHEREAS, the City Council finds that the fees imposed by the Building Safety Fee Schedule reflect true costs of these services and are in the public interest; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The recitals contained in the preamble of this ordinance are hereby incorporated into the body of this ordinance are true and correct.

SECTION 2. The “Schedule of Fees” set forth in Exhibit “A”, is incorporated herein as though set forth in full, and is hereby adopted and approved.

SECTION 3. The provisions of this ordinance are severable, and the invalidity of any phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance. If any section, subsection, paragraph, sentence, phrase or word in this ordinance, or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance,

and City Council of the City of Denton, Texas hereby declares it would have enacted such remaining portions despite any such invalidity.

SECTION 4. Ordinance 22-1971 and all other prior conflicting fee schedules are hereby superseded and repealed, but only insofar as the portion of such prior ordinance shall be in conflict; and as to all other sections of the ordinance not in direct conflict herewith, this ordinance shall be and is hereby made cumulative, except as to such prior ordinances or portions thereof as are expressly repealed hereby.

SECTION 5. This ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by _____ and seconded by _____. This ordinance was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY


BY: _____

Exhibit A

Building Safety Fee Schedule

1 & 2 Family Dwelling Permit Fees	
Building Permit Fee - Per Sq Ft	\$0.89
Plan Review Fee	\$141
Fence Permit - Residential	\$44
Retaining Wall Plan Review	\$141

New Commercial and Multi-Family Building Permit Fees	
New Commercial Building Permit*	
\$1 to \$100,000.00	\$411.00 for the first \$50,000.00 plus \$3.00 for each additional \$1000.00 or fraction thereof, to and including \$100,000.00
\$100,000.00 to \$500,000.00	\$561.00 for the first \$100,000.00 plus \$2.00 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$1361.00 for the first \$500,000.00 plus \$7.56 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5141.00 for the first \$1,000,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof
Plan Review Fee	50% of the Building Permit Fee (Min. fee \$50.00)
Site Plan Review Fee	\$0.03 per Building SF, \$50.00 Min. not to exceed \$1,500.00
Parking Lot	
1-50	\$394
51-100	\$538
101-250	\$970
251-500	\$1,835
501-750	\$2,805
751-1000	\$3,775
*Building Valuation Data shall be based on the August issue of Building Safety Magazine, as published by the International Code Council Effective October 1 of each year.	

Electrical, Mechanical, and Plumbing Permit Fees	
Minimum Fee - Per Sq Ft (Min \$50)	\$0.21
MEP Flat Fee (i.e. Service Update, Water Heater, Mechanical)	\$50
Lawn Sprinkler System - Residential	\$118
Lawn Sprinkler System - Commercial	\$249
Lawn Sprinkler Alteration	\$48

FY24-25 Building Safety Fee Schedule

Addition/Alteration/Fire Damage Permit Fees	
Single Family Residential Alteration Permit	
Permit - Per Sq Ft (Min \$50)	\$0.25
Plan Review	\$50
Duplex/Triplex/Townhome Alteration Permit	
Permit - Per Sq Ft (Min \$50)	\$0.25
Plan Review	\$50
Multi-Family (4 or more units)	
Permit - Per Sq Ft (Min \$50)	\$1.42
Plan Review	\$222
Commercial Building	
Permit - Per Sq Ft (Min \$50)	\$1.48
Plan Review	\$222

Sign Permit Fees	
Off Premise Signs on State Highways: Annual Review/Permit	\$100
Sign Permit	
0-60 sq ft	\$137
60-120 sq ft	\$206
120-250 sq ft	\$274
>250 sq ft	\$343
Wind Device Permits	\$33
Window/Door Vinyl Permit	\$50
Special Sign District	\$549
Annual Banner– each banner	\$66
Sign Installed Without Permit	\$108

FY24-25 Building Safety Fee Schedule

Miscellaneous Permit Fees	
Curb Cut Permit -Commercial	\$330
Curb Cut Permit - Residential	\$50
Fence Permit - Residential	\$44
Fence Permit - Commercial (Per linear foot)	\$0.71
Retaining Wall Permit (Per linear foot)	\$1.08
Retaining Wall Plan Review	\$141
Residential Reroof Permit	\$50
Commercial Reroof Plan Review	\$141
Commercial Reroof Permit per square foot	\$.02
Donation Box Permit	\$162

Miscellaneous Permit Fees Cont.	
Golf Cart Permit	\$162
Construction Trailer Permit (leasing office, construction, etc.)	\$287
House Moving Permit	\$573
Residential Demolition Permit	\$179
Residential Interior Demolition Permit	\$50
Commercial Demolition Permit	\$471
Commercial Interior Demolition Permit	\$272
Spa/Hot Tub/Above Ground Pool	\$50
In-Ground Pool	\$357
Landscape Fee	\$222
Mobile Home Park Annual License/Permit	
<100 stands	\$108
100-499 stands	\$216
≥500 stands	\$432
Mobile Home Move-in Permit	\$179
Temporary Portable Storage Unit Permit	\$50
Temporary Batch Plant Permit	\$178
Temporary Fence Permit	\$100
Tree Removal Permit (in addition to tree mitigation fees if apply)	\$215
Clearing and Grading Permit	\$427
Plan review or inspection fees utilizing outside consultants	Actual Cost

FY24-25 Building Safety Fee Schedule

Appeal/ Variance/Special Exception Fees	
Traffic Safety Commission Appeal or Variance	\$300.00
Health and Building Safety Code Appeal or Variance	\$250
Sign - Special Exception or Variance or Appeal (cost per request/variance/appeal)	\$250

Health and Food Safety Permit Fees	
New Permit Application Fee	\$162
Annual Commercial Pool or Spa Permit	\$162
Annual Restaurant Health Permit	
<1000 sq ft GFA	\$162
>1000 sq ft GFA	\$487

FY24-25 Building Safety Fee Schedule

Health and Food Safety Permit Fees	
Annual Mobile Food Unit Permit	
Class I Mobile Food Unit	\$162
Class II Mobile Food Unit	\$324
Class III Mobile Food Unit	\$162
Class IV Mobile Food Unit	\$81
Annual Grocery Store Permit	
<12,000 sq ft GFA	\$324
>12,000 sq ft GFA	\$487
Convenience Store without deli	\$162
Convenience Store with deli	\$324
Miscellaneous Permits	
Annual Bar Health Permit	\$324
Annual Daycare/Nursing Homes/Other Health Permit	\$324
Annual School Cafeteria Health Permit	\$487
Farmers/Community Market Permit	\$100
Beer/Wine/Mixed Beverage Permit	Based on TABC Maximum Local Limits
Seasonal Permit (concession stand, snow-cone stand or similar structure)	\$162
Temporary Event Food Permit	\$50
Health Re-Inspection	\$50
Registration/CO/Inspection/Misc. Fees	
Certificate of Occupancy	\$75
Temporary Certificate of Occupancy (TCO) – per square foot, minimum \$75	\$0.008
Certificate of Land Use	\$75
Sign Contractor Annual Registration	\$66
General Contractor Annual Registration	\$66
Electrical Contractor Annual Registration	\$0
Plumbing Contractor Annual Registration	\$0
Irrigation Contractor Annual Registration	\$66
Mechanical Contractor Annual Registration	\$0
Short Term Rental Registration	\$100
Re-Inspection Fee	\$50
Same Day Inspection Fee	\$183
After hours inspection, per hour, minimum \$366	\$183
Temporary Gas/Electric Inspection	\$96
Temporary Power Pole Inspection	\$48
Working without a Permit	\$108
Investigation Fee	\$80
Administrative Fee – per 15 min	\$33
Business License	\$207