

Ordinance amending Section 14-1313 of the Corpus Christi Code to amend the roofing and siding building permit fees, certificate of occupancy fees, and oversized load permit fees; and amending Sections 14-1313, 14-1321, 14-1341, 14-1351, 14-1361 10-30, and 10-38 of the Corpus Christi Code to clarify future indexing of the Development Services fees, including the fees for roofing and siding building permits, certificate of occupancy, Plan Review, Building Permits, Technical Construction Code Permits, Excavation and Fill Permits, Unified Development Code Fees, Public Improvement Fees, Zoning Fees, Beachfront Construction Fees, Dune Protection Fees, and Sign Permit Fee; effective October 1, 2024.

WHEREAS, the Development Services fee schedules are necessary for cost recovery for the administration of the interrelated City regulatory programs; and

WHEREAS, pursuant to Texas Local Government Code §214.908, a building permit fee is abolished on the 10th anniversary after the date the fee is adopted or most recently reauthorized under this section unless the governing body of the municipality that adopted or reauthorized the fee: (1) holds a public hearing on the reauthorization of the fee; and (2) reauthorizes the fee by vote of the governing body.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Section 14-1313, Technical construction code fee schedules, of the Coprus Christi Code is amended and authorized by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Sec. 14-1313. Technical construction codes fee schedules.

The following fee schedules apply to activities under Article II of this chapter:

PLAN REVIEW FEES				
Fee Description	Year 1 10/1/2021- 9/30/2022	Year 2 10/1/2022- 9/30/2023	Year 3 10/1/2023- 9/30/2024	Year 4 10/1/2024- 9/30/2025
Residential: New construction, additions and remodeling	\$0.110 per square foot	\$0.121 per square foot	\$0.133 per square foot	\$0.146 per square foot
Commercial: New construction, additions and remodeling	40% of the building permit fee			

Floodplain Review/Inspections for Residential and Commercial (Public Works)	\$100.00			
Multiple plan review fee for Residential and Commercial	15% of the plan review fee for fourth review submittal			
Expedited plan review (internal staff) for Residential and Commercial	150% of the plan review rate			
Customized plan review for Residential and Commercial	150% of the plan review rate plus \$150.00 per hour with a two-hour minimum			
Minor Addendums for Residential and Commercial	\$100.00	\$110.00	\$121.00	\$131.10
Major Addendums for Residential and Commercial	Repayment of the Plan Review Fee			
BUILDING PERMIT FEES				
RESIDENTIAL - New Construction, additions and remodels (excludes mechanical, electrical and plumbing)	\$0.347 per square foot \$110 Min	\$0.381 per square foot \$121 Min	\$0.419 per square foot \$133.10 Min	\$0.461 per square foot \$146.41 Min
General Repair	\$110.00	\$121.00	\$133.10	\$146.41
Roofing and Siding	\$0.050 per square foot \$110 Min	\$0.054 per square foot \$121 Min	\$0.060 per square foot \$133.10 Min	\$133.10
COMMERCIAL				
\$0 to \$5 million	.70% of valuation			
\$5.001 to \$10 million	.65% of valuation			
\$10.001 to \$20 million	.60% of valuation			
\$20.001 to \$50 million	.58% of valuation			
Construction site offices	\$88.00	\$96.80	\$106.48	\$117.12
Roofing and Siding	\$0.050 per square foot \$110 Min	\$0.054 per square foot \$121 Min	\$0.060 per square foot \$133.10 Min	\$0.045 per square foot \$133.10 Min
SIGNS				
Sign	\$118.80	\$130.68	\$143.75	\$158.12
Building permit for electrical signs	\$88.00	\$96.80	\$106.48	\$117.13

TRADE PERMITS				
ELECTRICAL				
Residential	\$0.055 per square foot	\$0.061 per square foot	\$0.067 per square foot	\$0.075 per square foot
Commercial	The greater of the minimum fee or .25% of the total project valuation			
Minimum Fee	\$110.00	\$121.00	\$133.10	\$146.41
PLUMBING				
Residential	\$0.055 per square foot	\$0.061 per square foot	\$0.067 per square foot	\$0.075 per square foot
Commercial	The greater of the minimum fee or .25% of the total project valuation			
Minimum Fee	\$110.00	\$121.00	\$133.10	\$146.41
MECHANICAL				
Residential	\$0.055 per square foot	\$0.061 per square foot	\$0.067 per square foot	\$0.075 per square foot
Commercial	The greater of the minimum fee or .25% of the total project valuation			
Minimum Fee	\$110.00	\$121.00	\$133.10	\$146.41
DEMOLITION PERMITS				
Residential	\$200.00	\$220.00	\$242.00	\$266.20
Commercial	\$400.00	\$440.00	\$484.00	\$532.40
CERTIFICATE OF OCCUPANCY				
Change of use of existing building or structure	\$331.10	\$364.21	\$400.63	\$350.00
Name Change	\$100.00	\$110.00	\$121.00	\$100.00
Temporary – Residential (every 30 days)	\$100.00	\$110.00	\$121.00	\$121.00
Temporary- Minor Commercial (every 30 days) Projects under \$5 Million	\$250.00	\$275.00	\$302.50	\$250.00
Temporary- Major Commercial (every 30 days) Projects over \$5 Million	\$500.00	\$550.00	\$605.00	\$500.00

After hour Certificate of Occupancy or Temporary Certificate of Occupancy	\$100.00 plus original fee	\$110.00 plus original fee	\$121.00 plus original fee	\$121.00 plus original fee
MOVE STRUCTURE/OVERSIZED LOAD PERMITS				
Move Structure	\$132.00	\$145.20	\$159.72	\$175.69
Traffic Engineering route sheet	\$67.10	\$73.81	\$81.19	\$89.31
Mobile Home/HUD-code manufactured housing installation permit	\$117.15	\$128.87	\$141.75	\$155.93
Backflow Prevention				
Backflow prevention device test filing fee	\$20.00			
Minimum Fee	\$100.00			
MISCELLANOUS PERMIT FEES				
Early Assistance Meetings	Development Services- \$75.00/per trade per hour (\$150.00/minimum) Traffic Engineering- \$100.00/per hour Stormwater- \$100.00/per hour Floodplain Management - \$50.00/per hour			
Permit Extension	Greater of \$80.00 or 33.75% of permit fee			
Renewal of expired permit	Greater of \$80.00 or 33.75% of permit fee plus permit extension fee			
Permit Research Fee (per hour)	\$16.50	\$18.15	\$19.97	\$21.96
Request for refund on canceled permit if no work or inspections are done	\$125.00	\$137.50	\$151.25	\$166.38
After hours inspections	\$240.00	\$264.00	\$290.40	\$250.00
Temporary event permit	\$150.00	\$168.75	\$189.84	\$208.83
Cost for scheduling inspections or providing review or inspections results by City staff if available on the free DSD Portal 24 hours a day.	\$10.00 Per service provided	\$11.00 Per service provided	\$12.10 Per service provided	\$13.31 Per service provided
Requests for interpretation, technical rulings, modifications of code, concurrence for use of an alternative material or method, and appeal from decision of	\$500.00	\$550.00	\$605.00	\$665.50

Building Official to Technical Constriction Appeal and Advisory Board.				
Floodplain Hardship Variance Application Fee in addition to the cost of the Technical Constriction Appeal and Advisory Board (Public Works)	\$300.00			
Floodplain Determination (Public Works)	\$150.00			
Overview and Concurrence Letter of Map Revision (Public Works)	Single Lot - \$250.00 Multiple Lots - \$250.00 plus \$50.00 per lot (\$5,000 maximum)			
DSD Administration Surcharge	4.5% on all permits and fees under Sec. 14-1313			
PENALTY FEES				
Work Commenced without a permit	2 times the permit cost plus investigative fee			
Investigative Fee	\$495.00	\$544.50	\$598.95	\$658.85
Re-inspection fee after 2 nd inspection (per inspection)	\$88.00	\$96.80	\$106.48	\$117.13
LICENSES/REGISTRATIONS				
House Mover	\$146.30	\$160.93	\$177.02	\$194.73
Mechanical Contractor	\$148.50	\$163.35	\$179.69	\$197.65
Lawn Irrigator	\$148.50	\$163.35	\$179.69	\$197.65
Backflow prevention assembly tester	\$148.50	\$163.35	\$179.69	\$197.65
BILLBOARDS				
Signs <100 square feet- Annually	\$14.30 plus \$0.055 per square foot	\$15.73 plus \$0.061 per square foot	\$17.30 plus \$0.067 per square foot	\$19.30 plus \$0.073 per square foot
Signs 101-300 square feet- Annually	\$30.80 plus \$0.055 per square foot	\$33.88 plus \$0.061 per square foot	\$37.27 plus \$0.067 per square foot	\$40.99 plus \$0.073 per square foot

>301 square feet- Annually	\$44.00 plus \$0.055 per square foot	\$48.40 plus \$0.061 per square foot	\$53.24 plus \$0.067 per square foot	\$58.56 plus \$0.073 per square foot
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After Fiscal Year 24-25, all fees in this section shall be indexed to the August Construction Index published in the Engineering News-Record and shall automatically increase adjusted on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.

SECTION 2. Section 14-1321, Fees for excavation and fill permits, of the Corpus Christi Code is amended and authorized by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Sec. 14-1321. Fees for excavation and fill permits.

The fees in this division apply to applications for excavation and fill permits.

EXCAVATION & FILL PERMIT FEES				
Fee Description	Year 1 10/1/2021- 9/30/2022	Year 2 10/1/2022- 9/30/2023	Year 3 10/1/2023- 9/30/2024	Year 4 10/1/2024- 9/30/2025
Excavation permit application fee	\$275.00	\$302.50	\$332.75	\$366.03
Monthly fee for excavation permit	\$55.00 per month	\$60.50 per month	\$66.55 per month	\$73.21 per month
Processing fee for appeal of denial of excavation permit to Planning Commission	\$110.00	\$121.00	\$133.10	\$146.41
Processing fee for appeal of denial of excavation permit to City Council	\$110.00	\$121.00	\$133.10	\$146.41
Fill permit application fee	\$275.00	\$302.50	\$332.75	\$366.03
DSD Administration Surcharge	4.5% on all permits and fees under Sec. 14-1321			

After Fiscal Year 24-25, all fees in this section shall be indexed to the August Construction Index published in the Engineering News-Record and shall automatically increase adjusted on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.

SECTION 3. Section 14-1341, Unified Development Code fees, of the Corpus Christi Code is amended and authorized by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Sec. 14-1341. Unified Development Code fees.

This division sets the amounts of the fees required by the Unified Development Code.

UNIFIED DEVELOPMENT CODE FEES				
Fee Description	Year 1 10/1/2021- 9/30/2022	Year 2 10/1/2022- 9/30/2023	Year 3 10/1/2023- 9/30/2024	Year 4 10/1/2024- 9/30/2025
PLATTING APPLICATION FEES				
PRELIMINARY PLAT				
<1 acre	\$1,400.00	\$1,540.00	\$1,694.00	\$1,863.40
1-5 acre	\$1,800.00	\$1,980.00	\$2,178.00	\$2,395.80
>5 acre	\$2,200.00	\$2,420.00	\$2,662.00	\$2,928.20
FINAL PLAT APPLICATION (NON-PUBLIC)				
<1 acre	\$900.00	\$990.00	\$1,089.00	\$1,197.90
1-5 acre	\$1,300.00	\$1,430.00	\$1,573.00	\$1,730.30
>5 acre	\$1,700.00	\$1,870.00	\$2,057.00	\$2,262.70
FINAL PLAT APPLICATION (PUBLIC NOTICE- PLUS PUBLIC NOTICE SURCHARGE)				
<1 acre	\$900.00	\$990.00	\$1,089.00	\$1,197.90
1-5 acre	\$1,300.00	\$1,430.00	\$1,573.00	\$1,730.30
>5 acre	\$1,700.00	\$1,870.00	\$2,057.00	\$2,262.70
Minor Plat Application (4 lots or less) Reduced permit fees for non-taxing, non-profit ad valorem tax exempt entities	\$685.00	\$753.50	\$828.85	\$911.74
Amending plat application	\$753.50	\$828.85	\$911.74	\$1,002.91
Vacating plat application	\$753.50	\$828.85	\$911.74	\$1,002.91
Planning Commission Application- Appeal or Waiver	\$800.00	\$880.00	\$968.00	\$1,064.80
Plat time extension application	\$300.00	\$330.00	\$363.00	\$399.30

Plat Revision Fee	15% of application fee after 2 nd review			
Final plat addressing fee	\$100.00	\$110.00	\$121.00	\$133.10
Master Preliminary Plat Application	\$500.00	\$550.00	\$605.00	\$665.50
AGREEMENTS				
Water contract Application	\$1,947.00	\$2,141.70	\$2,355.87	\$2,591.46
Water contract administratively	\$150.00	\$165.00	\$181.50	\$199.65
Deferment Agreement	.5% (half of one percent) of amount requested			
Reimbursement Agreement	.5% (half of one percent) of amount requested			
Participation Agreement	.5% (half of one percent) of amount requested			
INFRASTRUCTURE TRUST FUND LOT & ACREAGE FEES				
Lot fee for water infrastructure	\$394.90	\$434.39	\$477.83	\$525.61
Acreage fee for water infrastructure	\$1,582.90	\$1,741.19	\$1,915.31	\$2,106.84
Lot fee for water infrastructure for single-family or duplex	\$200.20	\$220.22	\$242.24	\$266.47
Acreage fee for water infrastructure for single-family or duplex	\$790.90	\$869.99	\$956.99	\$1,052.69
Surcharge for water infrastructure for single-family or duplex	\$267.30	\$294.03	\$323.43	\$355.78
Water distribution line front foot pro rata fee	\$11.58	\$12.74	\$14.02	\$15.42
PIIC water tap fee	\$528.00	\$580.80	\$638.88	\$702.77
PIIC lot fee for water infrastructure	\$528.00	\$580.80	\$638.88	\$702.77
PIIC acreage fee for water infrastructure	\$1,320.00	\$1,452.00	\$1,597.20	\$1,756.92
Lot fee for wastewater infrastructure	\$432.30	\$475.33	\$523.08	\$575.39
Acreage fee for wastewater infrastructure	\$1,728.10	\$1,900.91	\$2,091.00	\$2,300.10
Surcharge for wastewater infrastructure	\$304.70	\$335.17	\$368.69	\$405.56
Collection line front foot pro rata fee	\$13.40	\$14.74	\$16.21	\$17.83
Wastewater fee exemption for City Council consideration	\$600.00	\$660.00	\$726.00	\$798.60
MISCELLANEOUS UNIFIED DEVELOPMENT FEES				

Utility availability letter	\$250.00	\$275.00	\$302.50	\$332.75
Easement encroachment license	\$583.00	\$641.30	\$705.43	\$775.97
Utility easement by separate instrument	\$530.00	\$583.00	\$641.30	\$705.43
Closing or abandonment of easement	\$1,054.00	\$1,159.40	\$1,275.34	\$1,402.87
Proportionality/Rights Determination	\$500.00	\$550.00	\$605.00	\$665.50
Proportionality/Rights Determination- Appeal to City Council	\$1,200.00	\$1,320.00	\$1,452.00	\$1,597.20
Change of Address (per address)	\$50.00	\$55.00	\$60.50	\$66.55
Temporary Addressing Request (per address)	\$100.00	\$110.00	\$121.00	\$133.10
Building/Suite address reassignment	\$100.00	\$110.00	\$121.00	\$133.10
Recording fee	Actual cost +\$50.00	Actual cost +\$55.00	Actual cost +\$60.50	Actual cost +\$66.55
Public Notice Surcharge (waived if initiated by City Council or Landmark Commission)	\$250.00			
DSD Administration Surcharge	4.5% on all fees under Sec. 14-1341			

After Fiscal Year 24-25, all fees in this section shall be indexed to the August Construction Index published in the Engineering News-Record and shall automatically increase adjusted on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.

SECTION 4. Section 14-1351, Public Improvement Fees, of the Corpus Christi Code is amended and authorized by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Sec. 14-1351 Public Improvement Fees

PUBLIC IMPROVEMENT FEES				
Fee Description	Year 1 10/1/2021- 9/30/2022	Year 2 10/1/2022- 9/30/2023	Year 3 10/1/2023- 9/30/2024	Year 4 10/1/2024- 9/30/2025

PIP- Public Improvement Plan Review				
<1 acre*	\$1,629.00	\$1,791.90	\$1,971.09	\$2,168.19
1-5 acre*	\$2,046.00	\$2,250.60	\$2,475.66	\$2,723.23
>5 acre*	\$3,675.00	\$4,042.50	\$4,446.75	\$4,891.43
Site Development*	\$1,629.00	\$1,791.90	\$1,971.09	\$2,168.19
Minor Reviews* (single fire hydrant or utility connection)	\$250.00	\$275.00	\$302.50	\$332.75
DSD Administration Surcharge	4.5% on all permits and fees under Sec. 14-1351 indicated with *			
Engineering Inspections (Engineering Services)				
Public Improvement without a plat	\$175	\$233.33	\$291.66	\$350
Public Improvement with a non-preliminary plat	\$225/acre plus \$25 per lot over 24 lots	\$300/acre plus \$33.33 per lot over 24 lots	\$375/acre plus \$41.66 per lot over 24 lots	\$450/acre plus \$50 per lot over 24 lots

After Fiscal Year 24-25, all fees in this section shall be indexed to the August Construction Index published in the Engineering News-Record and [shall automatically increase adjusted](#) on October 1 of each fiscal year [by the same quantum as the annual increase in the August Construction Index for the preceding year.](#)

SECTION 5. Section 14-1361, Zoning Ordinance fees, of the Corpus Christi Code is amended and authorized by adding the following language that is underlined ([added](#)) and deleting the language that is stricken ([deleted](#)) as delineated below:

Sec. 14-1361. Zoning ordinance fees.

This division sets the amounts of the fees required by the zoning ordinance.

ZONING FEES				
Fee Description	Year 1 10/1/2021- 9/30/2022	Year 2 10/1/2022- 9/30/2023	Year 3 10/1/2023- 9/30/2024	Year 4 10/1/2024- 9/30/2025
REZONING APPLICATION FEES				
0.00 to 0.99 acre (plus Public Notice Surcharge)	\$1,500.00	\$1,650.00	\$1,815.00	\$1,996.50

1.00 to 9.99 acre (plus Public Notice Surcharge)	\$2,250.00	\$2,475.00	\$2,722.50	\$2,994.75
10.00 to 24.99 acre (plus Public Notice Surcharge)	\$3,000.00	\$3,300.00	\$3,630.00	\$3,993.00
25.00 acre (plus Public Notice Surcharge)	\$3,750.00 plus \$25.00 per acre over 25 acres	\$4,125.00 plus \$25.00 per acre over 25 acres	\$4,537.50 plus \$25.00 per acre over 25 acres	\$4,991.25 plus \$25.00 per acre over 25 acres
Planned Unit Development application surcharge (surcharge to zoning application fee)	\$1,000.00	\$1,125.00	\$1,265.63	\$1,300.43
Special use permit application fee (surcharge to zoning application fee)	\$500.00	\$550.00	\$605.00	\$621.64
HISTORIC PRESERVATION				
Historic Overlay Zoning Application (waived if initiated by City Council or Landmark Commission)	Same as the Zoning Application fee			
Certificate of Appropriateness (Commercial properties only)	\$100.00 Plus Public Notice Surcharge	\$110.00 Plus Public Notice Surcharge	\$121.00 Plus Public Notice Surcharge	\$133.10 Plus Public Notice Surcharge
Certificate of Appropriateness- Post commencement work	\$200.00 Plus Public Notice Surcharge	\$220.00 Plus Public Notice Surcharge	\$242.00 Plus Public Notice Surcharge	\$266.20 Plus Public Notice Surcharge
Certification of Appropriateness for demolition in addition to a Demo Permit	\$500.00 Plus Public Notice Surcharge	\$550.00 Plus Public Notice Surcharge	\$605.00 Plus Public Notice Surcharge	\$665.50 Plus Public Notice Surcharge
MISCALLENIOUS ZONING FEES				
Landscape inspections	\$80.00	\$88.00	\$96.80	\$106.48
Zoning verification letter	\$150.00	\$165.00	\$181.50	\$199.65
Request to table zoning case	\$100.00	\$110.00	\$121.00	\$133.10
Zoning sign, each	\$15.00	\$16.50	\$18.15	\$19.97
Written Interpretation (UDC)	\$500.00	\$550.00	\$605.00	\$665.50

Certification of UDC Compliance	\$150.00	\$165.00	\$181.50	\$199.65
Non-conforming use determination	\$500.00	\$550.00	\$605.00	\$665.50
Temporary use permit	\$150.00	\$165.00	\$181.50	\$199.65
Board of Adjustment Application fee, Special use exemption, administrative appeal, or variance; including fence exception application. (plus public notice surcharge, if applicable)	\$1,120.00	\$1,232.00	\$1,355.20	\$1,490.72
Public Notice Surcharge (waived if initiated by City Council or Landmark Commission)	\$250.00			
DSD Administration Surcharge	4.5% on all permits and fees under Sec. 14-1361			

After Fiscal Year 24-25, all fees in this section shall be indexed to the August Construction Index published in the Engineering News-Record and shall automatically increase adjusted on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.

SECTION 6. Section 10-30, Application Fees, of the Corpus Christi Code is amended and authorized by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Sec. 10-30. - Application fees.

(a) The application fee for a dune protection permit for Kleberg County is \$1,060.00 plus a Public Surcharge Notice (\$250.00), if applicable. 4.5% surcharge will be applied in addition to the application fee.

(b) After Fiscal Year 24-25, all fees in this section shall be indexed to the August Construction Index published in the Engineering News-Record and shall automatically increase adjusted on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.

SECTION 7. Section 10-38, Application Fees, of the Corpus Christi Code is amended and authorized by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Sec. 10-38. - Application fees.

(a) The application fees for a beachfront construction certificate are as follows:

(1) *Small-scale construction project*: \$350.00 plus a Public Surcharge Notice (\$250.00), if applicable. 4.5% surcharge will be applied in addition to the application fee.

(2) *Large-scale construction project, including any oil and gas exploration, production, and pipeline*: \$ 750.00 plus a Public Surcharge Notice (\$250.00), if applicable. 4.5% surcharge will be applied in addition to the application fee.

(3) *Master planned development project*: \$ 750.00 plus a Public Surcharge Notice (\$250.00), if applicable. 4.5% surcharge will be applied in addition to the application fee.

After Fiscal Year 24-25, all fees in this section shall be indexed to the August Construction Index published in the Engineering News-Record and shall automatically increase adjusted on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.

(b) The application fees must be paid before an application is accepted for review.

SECTION 8. If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it may not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance be given full force and effect for its purpose.

SECTION 9. This Ordinance shall become effective on October 1, 2024.

Introduced and voted on the _____ day of _____, 2024.

PASSED and APPROVED on the _____ day of _____, 2024.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary