DEVELOPMENT FEES

**Permits & Inspections Division**

**52 W College Ave.**

**San Angelo, TX 76903**

**(325) 657-4210, #1**

**Permits@costx.us**

Permits & Inspections

Permits & Inspections is a Division of the Department of Planning & Development Services

The minimum residential fee is $50.00 and the minimum commercial fee is $75.00.

Fee are Effective March 20, 2018Basic Building Fees

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| --- | --- |
| Residential Construction - Based Upon Size |  |
| Minimum fee | $50.00 |
| Living Area | $0.12/square foot |
| Garage, carport, porch, patio, accessory building | $0.09/square foot |
| Remodel, repair, etc. | $0.05/square foot |
| Commercial Construction - Based Upon Project Value |  |
| Minimum fee for first $2,000  | $75.00 |
| $2,001 - $30,000 | $75.00 for the first $2,000.00 plus $6.50 for each additional thousand or fraction thereof, up to and including $30,000.00 |
| $30,001 - $50,000 | $257.00 for the first $30,000.00 plus $5.00 for each additional thousand or fraction thereof, up to and including $50,000.00 |
| $50,001 - $100,000 | $357.00 for the first $50,000.00 plus $4.00 for each additional thousand or fraction thereof, up to and including $100,000.00 |
| $100,001 - $500,000 | $557.00 for the first $100,000.00 plus $2.75 for each additional thousand or fraction thereof, up to and including $500,000.00 |
| $500,001 and up | $1,657.00 for the first $500,000.00 plus $2.25 for each additional thousand or fraction thereof |
| Change of occupancy |  |
| No alterations | $75.00 |
| Minor alterations - building & fire inspections only, non-structural | $125.00 |
| Minor alterations - increase in occupancy, multiple inspectors, non-structural | $325.00 |
| Plan Reviews |  |
| Expedited reviews, available through a third-party reviewer | 15% of the most current published plan review rates of a COSA approved third party plan review service |
| Basic reviews – Does not include Site Plan review | covered in the basic building permit fee. |
| Preliminary reviews (prior to filing application for permit) | 50% of the building permit fee that would have been charged if sought. |
| Site Plan review - due at submission Tier I – project valuation $0 - $100,000 Tier II – project valuation $100,001 - $500,000 Tier III – project valuation $500,001 - up | $50$100$250 |

Trade-Specific Fees

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| Electrical |  |
| Electrical Permit Fee | $35.00 |
| Renovations & Additions (requiring 2 inspections, no increase in service size) | $30.00 |
| Renovations & Additions (requiring more than 2 inspections, with no increase in service size) | $50.00 plus 50% existing ampere |
| 120/240 Volt Single or Three Phase | $0.30 per ampere plus permit fee |
| 480 Volt | $0.50 per ampere plus permit fee |
| Plumbing |  |
| Plumbing/Fuel/Gas Permit | $35.00 |
| Small Fixtures  | $3.00 each |
| Large Fixtures | $7.50 each |
| Mechanical |  |
| Mechanical Permit | $35.00 |
| 0 to 5 Tons Cooling | $10.00 |
| 150,001 - 250,000 BTUs gas or 26-50 KW electric heating | $25.00 |
| Package unit or rooftop unit (RTU) with or without heat (includes duct openings) | $20.00 |
| 5-1/2 - 15 Tons Cooling | $25.00 |
| 150,001 - 250,000 BTUs gas or 26-50 KW electric heating | $25.00 |
| Package unit or rooftop unit (RTU) with or without heat (includes duct openings) | $45.00 |
| 15.1 & up Tons Cooling | $4.00 / ton |
| 150,001 - 250,000 BTUs gas or 26-50 KW electric heating | $50.00 |
| Package unit or rooftop unit (RTU) with or without heat (includes duct openings) | $4.00 / ton |
| Commercial Vent-A-Hood | $25.00 |
| System Retrofit (5-40 openings) | $30.00 |
| System Retrofit (41 openings & up) | $150.00 |
| All Other Equipment Not Specifically Listed | $45.00 |

Sign, Tent, & Swimming Pool Fees

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| Swimming Pools |  |
| Residential - Above Ground | $25.00 |
| Residential - In Ground | $35.00 |
| Commercial | $75.00 |
| Street Use / Special Event / Street Closure |  |
| Street Use Permit | $35.00 |
| Special Event Permit | $25.00 |
| Street Closure Permit | $35.00 |
| Barricade Deposit (regardless of number of barricades) | $100.00 |
| Barricade Fee Per Location | $25.00 |
| Tent/Sign Permits |  |
| Temporary Tent Permit | $25.00 |
| Portable Sign Permit | $25.00 |
| Wall Sign Permit | $30.00 |
| Freestanding Sign Permit (2-50 square feet) | $40.00 |
| Freestanding Sign Permit (51 square feet & up) | $60.00 |
| Billboard Sign Permit | $150.00 ($15 Site Inspection Fee) |

Miscellaneous Fees

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| Demolition - Residential |  |
| Deposit (refundable upon approved final inspection) | $100.00 |
| Demolition | $50.00 |
| Demolition of Accessory Structures | $15.00 |
| Demolition - Commercial |  |
| Deposit (refundable upon approved final inspection) | $250.00 |
| Demolition | $100.00 |
| Foundation-Only (Requires Specific Approval) |  |
| Residential Dwelling | $50.00 |
| Residential Accessory Structure | $25.00 |
| Commercial | $0.10/square foot, max $900.00 |
| Approach / Curb Cut |  |
| Residential | $25.00 |
| Commercial | $45.00 |
| If in state right-of-way | Add $5.00 |
| Moving  |  |
| Moving Permit Fee (12' and wider) | $75.00 |
| Residential Compliance Inspection (Required) | $500.00 |
| Commercial Compliance Inspection (Required) | $1,250.00 |
| Partial or Temporary Occupancy (Requires Specific Approval) |  |
| Residential (30 day limit) | $50.00 |
| Commercial (30 day limit) | $75.00 |
| Extension Request (30 day limit) | $100.00 |
| Additional Inspection Fees |  |
| Commencing Work Without Appropriate Permit | 200% of applicable permit fee |
| Concealing Work | $252.00 |
| Reinspection or Failed Inspection | $39.00 |
| Inspections Outside City Limits (with City utility) | 150% of regular rate |
| Inspections Outside City Limits (without City utility) | 200% of regular rate |
| Emergency Inspections (requested with less than 1/2 day notice) | $25.00 |
| Overtime Rate | $42.00 / hour |
| Inspections Requested for After 4:30 pm (2 hour minimum) | $106.00 for first 2 hours, plus inspection fee; $53.00 / hour thereafter |
| Hourly Rate in Excess of Two Hours (plan re-review, etc) | $42.00 / hour |