



DEVELOPMENT SERVICES

FY 2026 **Development Fee Schedule**

*Partnering with our Community to Build
and Maintain a Safer San Antonio*



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CITY OF SAN ANTONIO
NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT

CITY OF SAN ANTONIO FEE WAIVER PROGRAM

APPLICATION OPENS JANUARY 2026

FEE WAIVERS AVAILABLE **CITYWIDE** FOR ELIGIBLE PROJECTS
IN **THREE CATEGORIES**, SUBJECT TO FUNDING AVAILABILITY



- AFFORDABLE HOUSING
[INCLUDING ACCESSORY DWELLING UNITS]
- HISTORIC REHABILITATION
- SMALL BUSINESS DEVELOPMENT

ELIGIBLE PROJECTS MAY RECEIVE

100%

WAIVER OF APPLICABLE CITY FEES
SHOWN IN **RED TEXT** IN THE FEE SCHEDULE

ELIGIBLE PROJECTS MAY RECEIVE
ADDITIONAL SAWS IMPACT FEE
WAIVERS

FOR MORE INFORMATION, CONTACT THE FEE WAIVER TEAM AT
COSAFEWAIVERS@SANANTONIO.GOV OR VISIT
SANANTONIO.GOV/FEewaivers

BUILDING DEVELOPMENT FEES

The Building Development fees are assessed for plan review, inspections, certificates of occupancy, and trade licenses, and renewals. Commercial and existing residential building plan review and permit fees are based upon valuation. New residential building plan review and permit fees (including trade permit fees) are based upon square footage. For new commercial construction, the building plan review fee includes the following reviews: Building, Fire, Electrical, Mechanical, Plumbing, Street, Traffic, Drainage, Aviation, and Historic Preservation. The department also has review fees for reviews involving only one trade. Commercial trade permit fees are based upon a flat rate plus additional charges for specific items inspected.

Building License and Registration Fees	
Homebuilders – License Registration (good for 2 years)	\$170.00
Home Improvement Contractor - License Registration (good for 2 years)	\$150.00
License Registration – Appeal of Denial of License	\$155.00
Duplicate Copy of Home Improvement Contractor (plus tax)	\$5.00

BUILDING PLAN REVIEW AND PERMIT FEES

Residential Construction - New, Remodels, and Additions

The plan review and permit fees for new residential construction is based upon the project's square footage. Under the new fee structure, customers will pay for their trade permit fees at the time the building permit is issued. These fees will be assessed to the building permit. Electrical, mechanical, and plumbing subcontractors will still need to obtain a separate permit but the permit fees will not be assessed if the fees are paid on the building permit. The subcontractor will need to link their permits to the parent permit using the parent-child relationship. Unfinished interior building permit fees are discounted 50%.

SF Range	Building Permit	Electrical Permit	Mechanical Permit	General Plumbing Permit	Sewer Permit	Plan Review***	Total Basic Permit Fees	TML Permit*	TOPS Permit*	Gas Per mit*
0000-0500	\$ 150	\$ 100	\$ 80	\$ 60	\$ 64	\$ 200	\$ 654	\$ 57	\$ 54	\$ 64
0501-1000	\$ 425	\$ 100	\$ 80	\$ 119	\$ 64	\$ 200	\$ 988	\$ 57	\$ 54	\$ 64
1001-1250	\$ 450	\$ 100	\$ 80	\$ 128	\$ 64	\$ 200	\$ 1,022	\$ 57	\$ 54	\$ 64
1251-1500	\$ 625	\$ 100	\$ 80	\$ 132	\$ 64	\$ 200	\$ 1,201	\$ 57	\$ 54	\$ 64
1501-1750	\$ 800	\$ 100	\$ 85	\$ 145	\$ 64	\$ 200	\$ 1,394	\$ 57	\$ 54	\$ 64
1751-2000	\$ 850	\$ 100	\$ 85	\$ 149	\$ 64	\$ 200	\$ 1,448	\$ 57	\$ 54	\$ 64
2001-2250	\$ 850	\$ 100	\$ 85	\$ 151	\$ 64	\$ 200	\$ 1,450	\$ 57	\$ 54	\$ 64
2251-2500	\$ 850	\$ 100	\$ 85	\$ 156	\$ 64	\$ 200	\$ 1,455	\$ 57	\$ 54	\$ 64
2501-3000	\$ 880	\$ 110	\$ 85	\$ 164	\$ 64	\$ 200	\$ 1,503	\$ 57	\$ 54	\$ 64
3001-3500	\$ 920	\$ 110	\$ 90	\$ 178	\$ 64	\$ 400	\$ 1,762	\$ 57	\$ 54	\$ 64
3501-4000	\$ 930	\$ 120	\$ 110	\$ 190	\$ 64	\$ 400	\$ 1,814	\$ 57	\$ 54	\$ 64
4001-5000	\$ 1,000	\$ 125	\$ 140	\$ 207	\$ 64	\$ 400	\$ 1,936	\$ 57	\$ 54	\$ 64
5001-6000	\$ 1,100	\$ 125	\$ 165	\$ 223	\$ 64	\$ 400	\$ 2,077	\$ 57	\$ 54	\$ 64
6001-6500	\$ 1,200	\$ 150	\$ 245	\$ 283	\$ 64	\$ 600	\$ 2,542	\$ 57	\$ 54	\$ 64
6501-7000	\$ 1,400	\$ 150	\$ 245	\$ 342	\$ 64	\$ 600	\$ 2,801	\$ 57	\$ 54	\$ 64
7001-7250	\$ 1,550	\$ 200	\$ 245	\$ 351	\$ 64	\$ 600	\$ 3,010	\$ 57	\$ 54	\$ 64
7251-7500	\$ 1,725	\$ 200	\$ 245	\$ 355	\$ 64	\$ 600	\$ 3,189	\$ 57	\$ 54	\$ 64
7501-7750	\$ 1,900	\$ 200	\$ 250	\$ 368	\$ 64	\$ 600	\$ 3,382	\$ 57	\$ 54	\$ 64
7751-9000**	\$ 2,000	\$ 200	\$ 250	\$ 372	\$ 64	\$ 600	\$ 3,486	\$ 57	\$ 54	\$ 64

* Optional Fees

** For projects over 9000 sq. ft., the fees are determined by combining smaller increments to equal the square footage

*** Remodels and additions are not assessed a plan review fee for projects under 1,000 square feet.

Unfinished interior building plan review and permit fees are discounted 50%. For example, a 1,500 sq. ft. project with an unfinished interior will be assessed fees for a 750 sq. ft. project.

Flat Fees for Miscellaneous Residential Projects	
Mobile Home Installation	\$50.00
Residential Swimming Pool Permit Fee	\$360.00
Carports and Decks	\$160.00
Foundations	\$160.00
General Repairs – Window, Doors, Siding	\$150.00
General Repairs – Full Remodel	\$210.00
Residential Plan Retrieval Fee	\$100.00
Residential Fence Permit	\$25.00
Residential Re-roof Permit	\$25.00

Commercial Construction

Development Services establishes minimum values for the cost of commercial construction based upon the costs per square foot as published and updated by the International Code Council and used with the Army Corp of Engineers' modifier for the City of San Antonio. This value is established at the time the building plans are submitted. Additional valuation checks may be performed by the plan examiners during their review of the plans.

Plan Review Fees – Commercial	
Valuation \$0 - \$1,000	\$100.00
Valuation \$1,001 - \$200,000	\$100.00+\$1.60/\$1,000, or fraction thereof, over \$1,000
Valuation \$200,001 - \$1,000,000	\$418.40+\$1.50/\$1,000, or fraction thereof, over \$200,000
Valuation \$1,000,001 - \$5,000,000	\$1,618.40+\$0.75/\$1,000, or fraction thereof, over \$1,000,000
Valuation > \$5,000,000	\$4,618.40+\$0.50/\$1,000, or fraction thereof, over \$5,000,000
Landscape Plan Review	
0-1.9 acre	\$175
2-2.9 acres	\$200
3-5.9 acres	\$300
6-10.9 acres	\$400
11-15.9 acres	\$500
16-20.9 acres	\$600
21-30.9 acres	\$700
31-35.9 acres	\$800
36-40.9 acres	\$900
41+ acres	\$1000
Commercial Irrigation Plan Review	\$100.00
Commercial Swimming Pool Plan Review Fee	Based on Valuation
Pool Commercial Landscape Plan Review	
0-1.9 acre	\$175

2-2.9 acres	\$200
3-5.9 acres	\$300
6-10.9 acres	\$400
11-15.9 acres	\$500
16-20.9 acres	\$600
21-30.9 acres	\$700
31-35.9 acres	\$800
36-40.9 acres	\$900
41+ acres	\$1000
Fire Systems Plan Review Fee	\$100/per permit

Permit Fees – Commercial	
Valuation: \$0-\$1,000	\$100.00
Valuation: \$1,001 - \$25,000	\$100.00 + \$7.28/\$1,000, or fraction thereof, over \$1,000
Valuation: \$25,001 - \$75,000	\$274.87+ \$5.72/\$1,000, or fraction thereof, over \$25,000
Valuation: > 75,000	\$560.00 + \$2.00/\$1,000, or fraction thereof, over \$75,000
Commercial Conditional Permit Fees (plus the Building Permit Fee)	\$200.00
Commercial Fence (plus Plan Review Fee)	Based Upon Building Valuation
Commercial Re-Roof (plus Plan Review Fee when applicable)	Based Upon Building Valuation
Commercial Permit Extension Fee	50% of Permit (plus cost of permit)

New Commercial Construction - Complex Plans

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed. Below are the fees for Occupancy Groups A (Assembly), B (Business), E (Educational), F (Factory and Industrial), H (High Hazard), I (Institutional), M (Mercantile), and U (Utility and Miscellaneous). Projects with an S (Storage) occupancy group will be calculated at 50% of fees noted below (with a minimum fee of \$100.00).

OCCUPANCY GROUPS: A, B, E, F, H, I, M, S, U			
Range (SQ.FT.)	MECHANICAL	ELECTRICAL	PLUMBING
≤1,000	\$ 100.00	\$ 100.00	\$ 100.00
per additional 1,000 over 1,000	\$5.00	\$5.00	\$5.00
≤ 5,000 sq. ft.	\$120.00	\$120.00	\$120.00
per additional 1,000 over 5,000	\$15.00	\$15.00	\$15.00
≤ 10,000 sq. ft.	\$195.00	\$195.00	\$195.00
per additional 1,000 over 10,000	\$20.00	\$20.00	\$30.00
≤ 25,000 sq. ft.	\$495.00	\$495.00	\$645.00
per additional 1,000 over 25,000	\$30.00	\$30.00	\$35.00
≥ 50,000 sq. ft.	\$1,245.00	\$1,245.00	\$1,520.00
per additional 5,000 over 50,000	\$35.00	\$35.00	\$40.00

As noted in above table, there is an additional charge beyond the flat fee when the size of a project is greater than the base size. For example, an Occupancy B project size area equal to 1,901 square feet:

- 1,000 sq. ft. base fee = \$100.00
- Each additional 1,000 square feet or increment thereof over 1,000 square feet will assess an additional charge of \$5.00
- Total Fee= \$100 + [\$5.00 x (1,901-1,000)/1,000] = \$104.51

Rather than paying a fee of \$100.00, the final fee is \$104.51 for a project that is 1.901 square feet in size.

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed. Below are the fees for Occupancy Groups R1 (Residential – Hotels) and R2 (Residential - Apartments).

OCCUPANCY GROUPS: R-1 & R-2			
Range (SQ.FT.)	MECHANICAL	ELECTRICAL	PLUMBING
≤ 1,000 sq. ft.	\$140.00	\$140.00	\$140.00
per additional 1,000 over 1,000	\$7.00	\$7.00	\$7.00
≤ 5,000 sq. ft.	\$168.00	\$168.00	\$168.00
per additional 1,000 over 5,000	\$21.00	\$21.00	\$21.00
≤ 10,000 sq. ft.	\$273.00	\$273.00	\$273.00
per additional 1,000 over 10,000	\$28.00	\$28.00	\$42.00
≤ 25,000 sq. ft.	\$693.00	\$693.00	\$903.00
per additional 1,000 over 25,000	\$42.00	\$42.00	\$49.00
≥ 50,000 sq. ft.	\$1,743.00	\$1,743.00	\$2,128.00
per additional 5,000 over 50,000	\$49.00	\$49.00	\$56.00

For partial/phased commercial permits, the above fee structure for both sets of occupancy groups (listed above) will be applied, but the Mechanical, Electrical and Plumbing (MEP) fees will be charged in BuildSA, starting in winter of 2020, as follows:

Commercial Building – “Partial Permits” for Site Work, Foundation and Shells	
Site Work	10% of Electrical & Plumbing fees only (with minimum fee of \$100.00)
Foundation	10% of Electrical & Plumbing fees only (with minimum fee of \$100.00)
Shell	80% of Electrical & Plumbing and 100% of Mechanical fees
Interior Finish Out	100% of MEP fees

When a partial/phased approach is taken, such as completing only the site work, a proportion of fees will be assessed. For example, a phased project for Occupancy B with Site work equal to 50,000 square feet with electrical work indicated by customer:

50,000 sq. ft. base fee = \$1,245.00
 Electrical Fee: \$100 * 10% (\$1,245.00) = \$124.50

Plumbing, Gas, Sewer Permit Fees – Commercial and Existing Residential

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed.

Commercial Permit Fees for “Gas, Sewer, Medical Gas (Med Gas), Irrigation, Temporary Meter Loop (TML) Temporary on Permanent Set (TOPS)”						
Square Footage Ranges	GAS	SEWER	MEDGAS	IRR	TML	TOPS
≤ 5,000 sq. ft.	\$80.00	\$100.00	\$80.00	\$150.00	\$100.00	\$100.00
< 50,000 sq. ft.	100	100	100	150	100	100
≥ 50,000 sq. ft.	120	100	120	150	100	100

Document Management Fees	
Walk Through Plans	\$10.00
School Districts-Interior Finish Out	\$10.00
School Districts-New	\$150/roll
Retaining Walls	\$10.00
Demolition	\$10.00
Site Plans	\$30.00
10 Day Plans	\$25.00
20 Day Plans	\$50.00
35 Day Plans	\$50.00

BUILDING PLAN REVIEW AND INSPECTION - SPECIAL SERVICES FEES

Special Services Fees	
Additional Plan Review (i.e. revised) – per Reviewer – All Disciplines (per hour, 1 hour minimum)	\$100.00
Administrative Exception Code Variance Request	\$350.00
Administrative Code Modification Request	\$350.00
After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
After-hour Plan Review – per Reviewer (All Disciplines) per hour (1-hour minimum)	\$100.00
After-hour Plan Review– Residential - Building, Tree Preservation, Drainage (1.25-hour minimum)	\$100.00
Commercial Plan Retrieval Fee per Plan	\$100.00
Commercial Project Modification Request Fee per Modification Request	\$350.00
Commercial Walk-Through Fee for Plans over 500 sq. ft. (per plan)	\$100.00
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	\$100.00
Inspection Schedule Fee (Free on-line) (applies to all types of inspections)	\$3.00
Link Child-Parent Permits	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Permit Processing/Amendment Fee	\$10.00

Median and Turn Lane Review (Outside of Plat) per hour	\$100.00
Plan Review by Appointment Processing Fee (per appointment) (plus the Building Permit Fee)	\$200.00
Fee per Reviewer per hour (1-hour minimum)	\$100.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee	\$50.00
On-Line Research Fee	\$25/Hour
Plan Review Extension Fee	25% of Plan Review fee
Residential Building Plan Application Administrative Processing Fee (Free on-line)	\$10.00
Permit Extension Fee	50% of Original Permit
Preliminary Meeting	
Fee per hour per Discipline (1 hr minimum)	\$100.00
Plus, Additional Fee per hour per Discipline	\$100.00

Building and Fire Appeals Fees	
Building related and Fire Code Board of Appeals and Advisory Board	\$155.00
Appeals of Building related and Fire Code Appeals and Advisory Board Decisions	\$155.00

SCHOOL DISTRICT PLAN REVIEWS

School districts with school district projects valued at \$500,000 shall be entitled to a 25% waiver of plan review and permit fees, but in no case shall said school district pay less than a minimum fee of \$868.40 for plan review, \$1,410 for building permit, and \$136.70 for the related surcharges.

CERTIFICATE OF OCCUPANCY (C OF O)

C of O - Residential	
Temporary Residential Certificate of Occupancy	\$150.00
Temporary Residential Certificate of Occupancy Extension	\$75.00
After-Hour Fee for Counter Service for Temporary Certificate of Occupancy	\$50/Hour
Residential Construction moving-in without Certificate of Occupancy	\$300.00

C of O - Commercial	
Commercial Certificate of Occupancy	\$200.00
Temporary Commercial Certificate of Occupancy	\$500.00
Temporary Commercial Certificate of Occupancy Extension	\$100.00
Expired Certificate of Occupancy Fine (basic fee plus C of O fee)	\$500.00
After-Hour Fee for Counter Service for Temporary Certificate of Occupancy	\$50/Hour

Fine for New Commercial Construction Occupancy without C of O	\$500.00
Fine for Existing Commercial Construction Occupancy without C of O (plus C of O Fee)	\$200.00
Occupant Load Adjustment Fee per hour	\$100.00

C of O - Miscellaneous	
Certificate of Occupancy - Tent Fee	\$100.00
Certificate of Occupancy - Name Change	\$50.00
Duplicate Copy of Certificate of Occupancy (plus tax)	\$5.00
Re-inspection Fee	\$50.00

DEMOLITION

Demolition License Fees	
Demolition Contractor - Initial - City License	\$85.00
Demolition Contractor - Renewal - City License	\$35.00
Duplicate Copy of Demolition License (plus tax)	\$5.00

Demolition Permit Fees	
Residential - Demolition Permit	\$75.00
Commercial - Demolition Permit - Single-story	\$100.00
Commercial - Demolition Permit-2 - 3 stories	\$200.00
Commercial - Demolition Permit- >3 stories	\$650.00
Refund Fee (refund will not be issued if work was performed under the permit and/or was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00

ELECTRICAL

Master Electrical License and Registration Fees	
Renewal – City License (2-year renewal)	\$300.00
DBA Change on Master Electrical License	\$20.00
State Electrical Contractor License Registration and Annual Renewal	\$85.00
Restricted Residential Wireman – Renewal of City License (2-year renewal)	\$60.00
Maintenance Electrician Renewal of City License	\$60.00
Maintenance Technician – Annual (may only perform limited scope of work associated with a maintenance permit)	\$35.00
Duplicate Copy any Electrical License (plus tax)	\$5.00

Electrical Fees – New Residential Construction

For electrical work associated with new residential construction, the electrical permit fees are based upon square footage and will be assessed on the parent building permit. These fees do not apply to electrical work associated with swimming pools and electrical work not associated with the initial residential building permit application. TML's, TOP's, and Gas permits are based upon a flat fee as indicated below. For new residential, your electrical permit must be linked to the parent permit:

Sq. Ft	Electrical Permit Fee	Optional TML Permit	Optional TOPS Permit	Optional Gas Permit
0000-2500	\$ 100	\$ 57.00	\$ 54.00	\$ 10.00
2501-3500	\$ 110	\$ 57.00	\$ 54.00	\$ 10.00
3501-4000	\$ 120	\$ 57.00	\$ 54.00	\$ 10.00
4000-6000	\$ 125	\$ 57.00	\$ 54.00	\$ 10.00
6001-7000	\$ 150	\$ 57.00	\$ 54.00	\$ 10.00
7001-9000*	\$ 200	\$ 57.00	\$ 54.00	\$ 10.00
*For projects over 9000 sq.ft., the fees are determined by combining smaller increments to equal the square footage				

Electrical Fees – Commercial, Existing Residential and Limited Service Repair

New Commercial Construction - Complex Plans

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed. Below are the fees for Occupancy Groups A (Assembly), B (Business), E (Educational), F (Factory and Industrial), H (High Hazard), I (Institutional), M (Mercantile), and U (Utility and Miscellaneous). Projects with an S (Storage) occupancy group will be calculated at 50% of fees noted below (with a minimum fee of \$100.00).

OCCUPANCY GROUPS: A, B, E, F, H, I, M, S, U			
Range (SQ.FT.)	MECHANICAL	ELECTRICAL	PLUMBING
≤1,000	\$ 100.00	\$ 100.00	\$ 100.00
per additional 1,000 over 1,000	\$5.00	\$5.00	\$5.00
≤ 5,000 sq. ft.	\$120.00	\$120.00	\$120.00
per additional 1,000 over 5,000	\$15.00	\$15.00	\$15.00
≤ 10,000 sq. ft.	\$195.00	\$195.00	\$195.00
per additional 1,000 over 10,000	\$20.00	\$20.00	\$30.00
≤ 25,000 sq. ft.	\$495.00	\$495.00	\$645.00
per additional 1,000 over 25,000	\$30.00	\$30.00	\$35.00
≥ 50,000 sq. ft.	\$1,245.00	\$1,245.00	\$1,520.00
per additional 5,000 over 50,000	\$35.00	\$35.00	\$40.00

As noted in above table, there is an additional charge beyond the flat fee when the size of a project is greater than the base size. For example, an Occupancy B project size area equal to 1,901 square feet:

- 1,000 sq. ft. base fee = \$100.00
- Each additional 1,000 square feet or increment thereof over 1,000 square feet will assess an additional charge of \$5.00
- Total Fee= \$100 + [\$5.00 x (1,901-1,000)/1,000] = \$104.51

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed. Below are the fees for Occupancy Groups R1 (Residential – Hotels) and R2 (Residential - Apartments).

OCCUPANCY GROUPS: R-1 & R-2			
Range (SQ.FT.)	MECHANICAL	ELECTRICAL	PLUMBING
≤ 1,000 sq. ft.	\$140.00	\$140.00	\$140.00
per additional 1,000 over 1,000	\$7.00	\$7.00	\$7.00
≤ 5,000 sq. ft.	\$168.00	\$168.00	\$168.00
per additional 1,000 over 5,000	\$21.00	\$21.00	\$21.00
≤ 10,000 sq. ft.	\$273.00	\$273.00	\$273.00
per additional 1,000 over 10,000	\$28.00	\$28.00	\$42.00
≤ 25,000 sq. ft.	\$693.00	\$693.00	\$903.00
per additional 1,000 over 25,000	\$42.00	\$42.00	\$49.00
≥ 50,000 sq. ft.	\$1,743.00	\$1,743.00	\$2,128.00
per additional 5,000 over 50,000	\$49.00	\$49.00	\$56.00

Electrical Inspection Fee and Limited Service Repair Permits (Commercial and Existing Residential)	
Electrical Inspection Permit Fee (Basic Fee)	\$50.00
Permit Administrative Processing Fee (free on-line)	\$10.00
Contractor Number Research Fee (contractor)	\$10.00

Service Rating	
0-200 amps	\$3.25
201-600 amps	\$6.50
601-1000 amps	\$8.65
1001-2500 amps	\$10.80
Over 2500 amps	\$12.50
Temporary Meter Loop (TML)	\$2.15
Temporary on Permanent Set (TOPS)	\$2.15
Work with CPS	\$2.15

Gear Items	
Switchboards up to 4 handles	\$10.25
Switchboards each additional handle	\$1.60
Panel boards/Load centers	\$4.85
Xmfr 1-50 kva	\$4.30

Xmfr over 50 kva	\$9.70
Safety Switch or Circuit Breaker 30 amps & over	\$1.10
Miscellaneous Items	
Underground work per 100 linear ft	\$1.60
Outside overhead work per linear ft	\$1.60
Foundation/Concrete Encased Electrode	\$1.60
Controls/Low Voltage Systems over 50 volts	\$1.60
Commercial/Industrial Repair	\$9.75

Light Fixtures	
HID Fixtures	\$1.60
Ceiling Fans	\$1.60
Fluorescent Fixtures/Ballast Retrofits	\$0.16
Sign Circuit	\$1.10
General Purpose Outlets/Devices/Equipment less than 1 hp	\$0.16
Dedicated Equipment/Appliance Outlets 20 amps and over	\$1.50

Motors	
1-7.5 hp	\$2.15
7.5-25 hp	\$3.25
25-50 hp	\$8.10
Over 50 hp	\$10.80

UPS/Generator/Distributed Generation/Storage Batteries	
1-5 kW	\$1.60
6-50 kW	\$3.25
51-300 kW	\$4.85
Over 301 kW	\$6.50

Temporary Wiring	
Power/Lights (Per Every 10 outlets)	\$3.25
Festival Booths	\$5.00
Carnival Rides	\$5.00

Special Occupancies	
Class 1, 2, or 3, of Article 500 (per each circuit)	\$1.00
Medical Equipment (MRI, X-Ray, Scanners, etc.) each circuit	\$1.00

Miscellaneous Electrical Permits	
Reconnect Inspection	\$50.00
30-day Temporary Reconnect Fee	\$2.15
180-day Temporary Reconnect Fee	\$12.98
Notary Fee	\$6.00

Maintenance Permit Fee (Electric Only)	
Basic Permit Fee	\$50.00
Plus, per Residential Apartment Unit	\$0.21
Plus, per 10,000 sq. ft. of Commercial Space	\$7.00

Special Services for Electrical	
After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Electrical Plan Review only (without building plan number) – (per hour with 1 hour minimum)	\$100.00
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	\$100.00
Inspection Schedule Fee (free on-line)	\$3.00
Link Child-Parent Permits	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Permit Processing/Amendment Fee	\$10.00
Contractor Number Research Fee (contractor)	\$10.00
Permit Extension Fee	50% of permit (plus cost of permit)
Open Permit Review Fee	\$3.00/permit
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee	\$50.00

Electrical Appeals Fees	
Electrical Appeals to the Building related and fire codes appeals and Advisory Board	\$155.00
Appeal of Electrical building related and fire codes appeals and Advisory Boards Decisions	\$155.00

HEATING AND AIR CONDITIONING (MECHANICAL)

Heating and Air Conditioning (Mechanical) License Fees	
Master - Annual City License Renewal	\$150.00
Technician - Journeyman Renewal (may only perform work not requiring a permit)	\$35.00
Mechanical Annual Agent Registration Fee	\$25.00
Duplicate Copy any Heating and Air Conditioning License (plus tax)	\$5.00
Annual Continuing Education for City License Holder	\$150.00

Heating and Air Conditioning (Mechanical) Permit Fees – New Residential Construction

For mechanical work associated with new residential construction, the fees are based upon square footage and will be assessed on the parent building permit. Your mechanical permit must be linked to the parent permit. The table below details the fee-structure:

Sq Ft	Permit Fees	Sq Ft	Electrical Permit Fees
0000-1599	\$ 80	4001-5000	\$ 140
1601-3000	\$ 85	5001-6000	\$ 165
3001-3500	\$ 90	6001-7500	\$ 245
3501-4000	\$ 110	7501-9000*	\$ 250
*For projects over 9000 sq. ft., the fees are determined by combining smaller increments to equal the square footage			

New Commercial Construction - Complex Plans

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed. Below are the fees for Occupancy Groups A (Assembly), B (Business), E (Educational), F (Factory and Industrial), H (High Hazard), I (Institutional), M (Mercantile), and U (Utility and Miscellaneous). Projects with an S (Storage) occupancy group will be calculated at 50% of fees noted below (with a minimum fee of \$100.00).

OCCUPANCY GROUPS: A, B, E, F, H, I, M, S, U			
Range (SQ.FT.)	MECHANICAL	ELECTRICAL	PLUMBING
≤1,000	\$ 100.00	\$ 100.00	\$ 100.00
per additional 1,000 over 1,000	\$5.00	\$5.00	\$5.00
≤ 5,000 sq. ft.	\$120.00	\$120.00	\$120.00
per additional 1,000 over 5,000	\$15.00	\$15.00	\$15.00
≤ 10,000 sq. ft.	\$195.00	\$195.00	\$195.00
per additional 1,000 over 10,000	\$20.00	\$20.00	\$30.00
≤ 25,000 sq. ft.	\$495.00	\$495.00	\$645.00
per additional 1,000 over 25,000	\$30.00	\$30.00	\$35.00
≥ 50,000 sq. ft.	\$1,245.00	\$1,245.00	\$1,520.00
per additional 5,000 over 50,000	\$35.00	\$35.00	\$40.00

As noted in above table, there is an additional charge beyond the flat fee when the size of a project is greater than the base size. For example, an Occupancy B project size area equal to 1,901 square feet:

- 1,000 sq. ft. base fee = \$100.00
- Each additional 1,000 square feet or increment thereof over 1,000 square feet will assess an additional charge of \$5.00
- Total Fee= \$100 + [\$5.00 x (1,901-1,000)/1,000] = \$104.51

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed. Below are the fees for Occupancy Groups R1 (Residential – Hotels) and R2 (Residential - Apartments).

OCCUPANCY GROUPS: R-1 & R-2			
Range (SQ.FT.)	MECHANICAL	ELECTRICAL	PLUMBING
≤ 1,000 sq. ft.	\$140.00	\$140.00	\$140.00
per additional 1,000 over 1,000	\$7.00	\$7.00	\$7.00
≤ 5,000 sq. ft.	\$168.00	\$168.00	\$168.00
per additional 1,000 over 5,000	\$21.00	\$21.00	\$21.00
≤ 10,000 sq. ft.	\$273.00	\$273.00	\$273.00
per additional 1,000 over 10,000	\$28.00	\$28.00	\$42.00
≤ 25,000 sq. ft.	\$693.00	\$693.00	\$903.00
per additional 1,000 over 25,000	\$42.00	\$42.00	\$49.00
≥ 50,000 sq. ft.	\$1,743.00	\$1,743.00	\$2,128.00
per additional 5,000 over 50,000	\$49.00	\$49.00	\$56.00

Heating and Air Conditioning (Mechanical) Inspection Fees and Limited Service Repair Permits - Commercial and Existing Residential Construction

Heating and Air Conditioning (Mechanical) Inspection Fees and Limited Service Repair Permits (Commercial and Existing Residential)	
Basic Heating and Air Conditioning (Mechanical) Permit (Basic Fee)	\$50.00
Permit Administrative Processing Fee (free on-line)	\$10.00
Existing Residential (new systems-no pre-existing central HVAC unit (includes inspection fee)	\$77.00
Contractor Number Research Fee (contractor)	\$10.00
Each Additional System (includes inspection fee)	\$55.00
Roof-Top Unit (gas or electric)	\$15.85
Gas furnace; gas wall furnace; gas unit heater; gas radiant heater; gas boiler (steam); gas floor furnace; commercial gas dryer; gas boiler (hot water); gas duct heater (per each item)	\$9.60
Condensing unit; condensing unit/heat pump; indoor condensing unit; cooling coil; commercial exhaust fan; condenser (no compressor); commercial electric dryer; fan coil unit; fan powered box; type II range hood (steam); chiller; absorption unit; reach-in cooler; wall mounted unit; make-up air; heat pump; refrigeration unit; air handler; electric furnace; electric unit heater; electric radiant heater; ventilation fan; variable air volume unit; type I range hood (grease); fume hood; cooling tower; walk-in cooler; icemaker (split system); evaporative cooler (refrigeration equipment); hot water coil; remote condensing unit; condenser (refrigeration equipment); ventilating fan (not on other permitted installation); hood served by mechanical exhaust (including ducts and makeup air systems); condensing unit (mobile homes and manufactured housing); any regulated device for which no specific fee is listed; replacement of any device which originally required a permit (per each item)	\$6.25

Curtain Fire Damper; Smoke Damper; Duct Outlet; Ceiling Fire Damper; Smoke/Fire Damper (per each item)	\$2.00
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Special Heating & Air Conditioning (Mechanical) Fees	
After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Inspection for which no Fee is Specifically Indicated (per hour, hour minimum)	\$100.00
Inspection Schedule Fee (Free on-line)	\$3.00
Link Child-Parent Permit	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Permit Processing/Amendment Fee	\$10.00
Contractor Number Research Fee (contractor)	\$10.00
Open Permit Review Fee per Permit	\$3.00
Mechanical Plan Review – This fee is charged to review plans without a building permit (per hour with a 1 hour minimum)	\$100.00
Permit Extension Fee	50% of Permit (plus cost of permit)
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee	\$50.00

Heating and Air Conditioning (Mechanical) Appeals Fees	
Mechanical appeals to the Building related and fire codes appeals and Advisory Board	\$155.00
Appeal of Mechanical building related and fire codes appeals and Advisory Boards Decisions	\$155.00

PLUMBING, GAS AND SEWER

Plumbing License and Registration Fees	
Water Treatment Contractor Annual State License Registration Fee	\$85.00
Annual Irrigation Contractor Registration Fee	\$85.00
Duplicate Copy any Plumbing License (plus tax)	\$5.00

Plumbing, Gas, Sewer Permit Fees – New Residential

For plumbing work associated with new residential construction, the permit fees are based upon square footage and will be assessed on the parent building permit. The permit fees for gas will be a flat fee of \$64 and will also be assessed on the parent building permit. Plumbing permits not included are irrigation and (MRFPSS), and fees not included are scheduling, re-inspection and after hour's fees. The table below details the fee-structure:

Sq Ft	Fee	Sq Ft	Fee	Sq Ft	Fee
0000-0500	\$ 600	2251-2500	\$ 156	6501-7000	\$ 342
0501-1000	\$ 119	2501-3000	\$ 164	7001-7250	\$ 351
1001-1250	\$ 128	3001-3500	\$ 178	7251-7500	\$ 355
1251-1500	\$ 132	3501-4000	\$ 190	7501-7750	\$ 368
1501-1750	\$ 145	4001-5000	\$ 207	7751-9000*	\$ 372
1751-2000	\$ 149	5001-6000	\$ 223	Sewer	\$ 64
2001-2250	\$ 151	6001-6500	\$ 283	Gas	\$ 64
*For projects over 9000 sq. ft., the fees are determined by combining smaller increments to equal the square footage					

New Commercial Construction - Complex Plans

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed. Below are the fees for Occupancy Groups A (Assembly), B (Business), E (Educational), F (Factory and Industrial), H (High Hazard), I (Institutional), M (Mercantile), and U (Utility and Miscellaneous). Projects with an S (Storage) occupancy group will be calculated at 50% of fees noted below (with a minimum fee of \$100.00).

OCCUPANCY GROUPS: A, B, E, F, H, I, M, S, U			
Range (SQ.FT.)	MECHANICAL	ELECTRICAL	PLUMBING
≤1,000	\$ 100.00	\$ 100.00	\$ 100.00
per additional 1,000 over 1,000	\$5.00	\$5.00	\$5.00
≤ 5,000 sq. ft.	\$120.00	\$120.00	\$120.00
per additional 1,000 over 5,000	\$15.00	\$15.00	\$15.00
≤ 10,000 sq. ft.	\$195.00	\$195.00	\$195.00
per additional 1,000 over 10,000	\$20.00	\$20.00	\$30.00
≤ 25,000 sq. ft.	\$495.00	\$495.00	\$645.00
per additional 1,000 over 25,000	\$30.00	\$30.00	\$35.00
≥ 50,000 sq. ft.	\$1,245.00	\$1,245.00	\$1,520.00
per additional 5,000 over 50,000	\$35.00	\$35.00	\$40.00

As noted in above table, there is an additional charge beyond the flat fee when the size of a project is greater than the base size. For example, an Occupancy B project size area equal to 1,901 square feet:

- 1,000 sq. ft. base fee = \$100.00
- Each additional 1,000 square feet or increment thereof over 1,000 square feet will assess an additional charge of \$5.00
- Total Fee= \$100 + [\$5.00 x (1,901-1,000)/1,000] = \$104.51

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed. Below are the fees for Occupancy Groups R1 (Residential – Hotels) and R2 (Residential - Apartments).

OCCUPANCY GROUPS: R-1 & R-2			
Range (SQ.FT.)	MECHANICAL	ELECTRICAL	PLUMBING
≤ 1,000 sq. ft.	\$140.00	\$140.00	\$140.00
per additional 1,000 over 1,000	\$7.00	\$7.00	\$7.00
≤ 5,000 sq. ft.	\$168.00	\$168.00	\$168.00
per additional 1,000 over 5,000	\$21.00	\$21.00	\$21.00
≤ 10,000 sq. ft.	\$273.00	\$273.00	\$273.00
per additional 1,000 over 10,000	\$28.00	\$28.00	\$42.00
≤ 25,000 sq. ft.	\$693.00	\$693.00	\$903.00
per additional 1,000 over 25,000	\$42.00	\$42.00	\$49.00
≥ 50,000 sq. ft.	\$1,743.00	\$1,743.00	\$2,128.00
per additional 5,000 over 50,000	\$49.00	\$49.00	\$56.00

Plumbing, Gas, Sewer Permit Fees – Commercial and Existing Residential

Beginning with the launch of BuildSA in the winter of 2020, a flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed.

Commercial Permit Fees for “Gas, Sewer, Medical Gas (Med Gas), Irrigation, Temporary Meter Loop (TML) Temporary on Permanent Set (TOPS)”						
Square Footage Ranges	GAS	SEWER	MEDGAS	IRR	TML	TOPS
≤ 5,000 sq. ft.	\$80.00	\$100.00	\$80.00	\$150.00	\$100.00	\$100.00
< 50,000 sq. ft.	100	100	100	150	100	100
≥ 50,000 sq. ft.	120	100	120	150	100	100

Plumbing, Gas, Sewer Permit Fees & Limited Service Repair Permits (Commercial and Existing Residential)	
Plumbing Inspection (Basic Fee)	\$50.00
Permit Administrative Processing Fee (free on-line)	\$10.00
Contractor Number Research Fee (contractor)	\$10.00
Fixture; Roof Drain; Reverse Osmosis (per unit)	\$7.00
Grease Trap; Oil Separator; Sand Trap; Lint Trap; Neutralization Tank (or tank receiving discharge of liquid waste from fixtures); Drain, Appurtenance; Appliance	
0 – 500 gallons	\$12.00
>500 gallons	\$17.00
Water Heater, Vent (gas/electric)	\$8.00
Back-flow Prevention Device	

Based on the nature on the work involved, and beginning with the launch of BuildSA in the winter of 2020, the department will continue to charge \$50 for the backflow inspection and will charge a per device fee based on the size of the backflow preventer device for commercial projects.

Less than 2"	\$15.00
2" or larger	\$100.00
Water Softener	\$17.00

Gas Inspection

Basic Fee Inspection	\$50.00
1 – 5 openings (fee for each of the first five opening)	\$10.00
>5 openings (fee for each opening over five)	\$3.00

Gas Test

Basic Fee Test	\$8.00
Extension (with 1 opening);	\$8.00
Replace Gas Line	\$8.00
Split Meter	\$8.00
Move Meter	\$8.00
Butane Conversion	\$8.00

Reclaim Water Line Openings Inspection

Basic Fee Inspection	\$50.00
1 – 4 openings (flat fee)	\$40.00
>4 openings (fee for each opening over four)	\$5.00

Underground Waterline

0 -100 ft	\$10.00
101 – 250 ft	\$15.00
251 – 500 ft	\$25.00
501 – 1000 ft	\$45.00
1001 – 2000 ft	\$75.00
2001 – 3000 ft	\$100.00
Over 3001 ft (plus additional \$25 for each 200 ft or part thereof over 3001 ft)	\$125.00

Sewer Inspection

Basic fee	\$50.00
0 – 60 ft	\$10.00
61 – 150 ft	\$20.00
151 – 300 ft	\$35.00
301 – 500 ft	\$50.00
501 – 750 ft	\$70.00
751 – 1,000 ft	\$110.00
>1,000 ft	\$125.00
Plus, for each additional 150 ft	\$20.00

Medical Gas Inspection	
(oxygen – O ₂ ; nitrous oxide – N ₂ O; medical compress air – Med Air Nitrogen – N ₂ ; vacuum – Vac; carbon dioxide – CO ₂ ; helium – He)	\$50.00
1 – 5 openings (flat fee)	\$13.00
>5 openings (fee for each opening over five)	\$3.00

Lawn Sprinkler System	
Irrigation System Inspection Fee	\$50.00
Residential Landscape Irrigation System Permit Fee	\$50.00
Commercial Landscape Irrigation System Permit Fee	\$100.00

Special Services for Plumbing Fees	
After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Inspection for which no Fee is Specifically Indicated (per hour, hour minimum)	\$100.00
Inspection Schedule Fee (Free on-line)	\$3.00
Link Child-Parent Permit	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Permit Processing/Amendment Fee	\$10.00
Contractor Number Research Fee (contractor)	\$10.00
Open Permit Review Fee per Permit	\$3.00
Plumbing Plan Review – This fee is charged to review plans without a building permit (per hour with a 1 hour minimum)	\$100.00
Permit Extension Fee	50% of Permit (plus cost of permit)
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee	\$50.00

Plumbing, Gas and Sewer Appeals Fees	
Plumbing appeals to the Building related and fire codes appeals and Advisory Board	\$155.00
Appeal of Plumbing building related and fire codes appeals and Advisory Boards Decisions	\$155.00

MISCELLANEOUS BUILDING DEVELOPMENT FEES (RESIDENTIAL AND COMMERCIAL)

Miscellaneous Fees	
Link Child-Parent Permit	\$5.00
Residential Permit	\$10.00
Commercial Permit	\$50.00
Building Permit Ready/Status Letter	\$1.00
Permit Refund Fee (add other language)	\$10.00
Permit Processing/Amendment Fee	\$10.00
Permit Reprint Fee (subject to sales tax)	\$5.00
Name, Address or DBA Change on Permit	\$50.00
Inspection for which no fee is specifically indicated (per hour with 1 hour minimum)	\$100.00
After-hour Inspection Fee (per hour with 1 hour minimum)	\$100.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee (all Trades)	\$50.00
Open Permit Review Fee per Permit	\$3.00
Contractor Number Research Fee (per Contractor)	\$10.00

Moving Buildings	
Moving building on same property in one section	\$18.00
Moving buildings or structures over 400 sq. ft. per section, per day on City Street	\$100.00

SIDEWALKS, STREETS AND LIGHTS

License Fees	
Sidewalk Contractor Annual City License	\$60.00
Street Number Painter Annual City License	\$35.00
Duplicate Copy any Street / Sidewalk License (plus tax)	\$5.00

Sidewalk, Gutter, and Curb Fees	
Curb (per linear foot) (\$50 minimum)	\$0.15
Flatwork (per square feet) (\$50 minimum)	\$0.15
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	\$100.00
After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Re-inspection Fee	\$50.00
Link Child-Parent Permit	
Residential Permit	\$5.00
Commercial Permit	\$10.00

Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Inspection Schedule Fee (Free on-line)	\$3.00
Permit Processing	\$10.00

Barricade	
Barricades, on City Streets (including sidewalks and alleys) per sq. ft. per day Barricades in traveled portion of City Streets between curbs including sidewalk and alley, per sq. ft. per day	\$50.00 minimum
Private barricading of streets or portions of streets - block parties (per block, per day)	\$75.00

Parking / Traffic Control	
Facility/Parking Traffic Control District Application Fee	\$150.00
Facility/Parking Traffic Control District Transfer Fee	\$10.00

Encroachment	
Encroachment Permit onto Public Right Away Encroachment Review Fee (non-refundable)	\$100.00
Encroachment Permit Fee	\$100.00

House Moves License and Permit	
House Mover - Annual License	\$60.00
House Mover Permit –building moves of structures over 400sq.ft. per section, per day on City Street Duplicate Copy any House Mover License (plus tax)	\$100.00

Parking / Traffic Control	
100-watt high pressure sodium (per unit)	\$1,173.00
250-watt high pressure sodium single arms (per unit)	\$2,369.00
250-watt high pressure sodium double arms (per unit)	\$3,047.00
250-watt high pressure sodium decorative double arms (per unit)	\$3,500.00
Rock Soil Conditions (per site)	\$401.00
Trenching (per linear foot)	\$12.70

Street Name Change Fees	
Processing, Application Fee (base fee plus postage)	\$1,000.00
Notification Fee (per lot/parcel)	\$4.50
Sign Installation (Replacement Cost)	(TBD by Public Works)

SIGN PERMITS

Sign Licenses and Registration Fees	
Master Sign Electrician Renewal of City License Fee	\$125.00
Off-premises sign operator's license	\$375.00
Renewal of off premises sign operator's license	\$375.00
On-premises sign operator's license	\$100.00
Renewal of on-premises sign operator's license	\$100.00
Duplicate license for one lost, destroyed or mutilated	\$5.00

Sign Plan Review	
Sign Plan Review Fee (per permit)	\$50.00
Sign Master Plan Review	\$300.00

Off-Premises Signs		
Off-premises sign - annual inspection fee:	1- 72 ft ²	\$50.00
	72 - 300 ft ²	\$50.00
	300 - 672 ft ²	\$75.00
Off-premises sign - removal permit:		\$100.00
Off-premises sign - permits inspection fee:	1- 75 ft ²	\$66.20
	More than 75 ft ²	\$66.20 + 0.22 ft ² over 75 ft ²
Off-Premises <u>Digital</u> Sign - Inspection fee		
	1-75 sq. ft.	\$64.80
	More than 75 sq. ft.	\$64.80 + \$0.88/ sf
Off-Premises <u>Digital</u> Sign Annual Inspection Fee		
	1-72 sq. ft.	\$200.00
	73-300 sq. ft.	\$300.00
	301-672 sq. ft.	\$400.00

On-Premises Signs		
On Premises sign permit fees		
	≤ 32 ft ² of sign area	\$10.80
	> 32 ft ² of sign area	\$10.80 + \$0.22 per ft ² over 32 ft ²
	Sign height fee	\$2.00 per ft of height
Electrical sign inspection fee: In addition to the commercial fees required by this section, the following are also required for electrical signs:	Gas Tube/electric/ LED	\$10.80
	Incandescent Sign	\$5.40 + \$0.22/ socket
On premises sign permits inspection fee		\$50.00
On-premises sign permits	Gas Tube/electric/ LED	\$10.80

	Incandescent Sign	\$5.40 + \$0.22/ socket
Sign height fee		\$2.00 per ft of height
On-premises sign permits <u>Digital display</u> /electronic message center fee <i>Commentary: This fee is in addition to other required permit and inspection fees</i>		\$15.00

Miscellaneous Sign Permits	
Across the Street Banner, Inflatables, Street Lights, Flag Lines or Feather Permits	
Banner (Across Street Banner), Inflatable, Street Light, Flag Line or Feather Permits	
Permit Fee (for each type listed above)	\$50.00
Across the Street Banner (cloth or other)	\$5.40
Street light pole	\$5.40
Flag Lines	\$1.60
Feather Signs	\$5.40
Preliminary site inspections, each	\$50.00
Previously Registered Portable Sign+ Annual inspection fee, per year	\$50.00
Sign certification fee, per visit	\$50.00
Additional processing fee for paper applications	\$50.00
Temporary Signs per Section 28-74 (Event Sign)- Renewal Fee	\$25.00
Temporary Signs per Section 28-75 (Weekend Sign)- Public Property/ROW	1st two signs included in event permit (i.e., garage sale, etc.); third is \$50 permit fee plus \$5 for each decal

Special Services for Signs	
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	\$100.00
After-hour Inspection Fee (per hour, 1 hour minimum)	\$100.00
Re-inspection Fee	\$50.00
Link Child-Parent Permit	
Residential Permit	\$5.00
Commercial Permit	\$10.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	
	\$50.00
Inspection Schedule Fee (Free on-line)	\$3.00
Permit Processing/Amendment Fee	\$10.00

Sign Appeals Fees	
Appeal of an Interpretation	\$150.00
Appeal of Sign Cases to City Council	\$300.00
Variance and Appeals Procedures	\$600.00

TREE PRESERVATION (NOT SUBJECT TO SURCHARGES)

Tree License Fees	
Tree Maintenance License (license must be renewed every three years and requires four hours of Continuing Education)	\$165.00
Temporary Tree Maintenance License	\$75.00

Tree Plan Review Fees	
Residential and Commercial Tree Plan Review	\$100.00
Tree Preservation Preliminary Plan Review (per hour, 1 hour minimum)	\$100.00
Tree Preservation Validation (Residential and Commercial)	\$100.00
Tree Review – for Demolition Permits (Residential and Commercial)	\$100.00

Residential Tree Permit Fees	
Tree Permit (per lot with a maximum fee of \$2,000)	\$50.00
Tree Affidavit – Option 1 (No Protect Trees) (per lot with a max fee of \$1,000)	\$50.00
Tree Canopy Enhancement Fee (per lot with a max fee of \$2,000)	\$15.00
Penalty Fee for Commencing Site work without a Tree Permit (per lot or a min fee of \$2,000 - whichever is greater)	\$70.00

Commercial Tree Permit Fees	
Tree Permit (per acre)	\$175.00
Tree Affidavit – Option 1 (No Protect Trees) (per acre with a max fee of \$2,000)	\$175.00
Tree Canopy Enhancement Fee (per acre)	\$25.00
Penalty fee for commencing site work without a Tree Permit (per acre or a min fee of \$2,000 - whichever is greater)	\$150.00

Tree Mitigation Fund Fees		
Tree Certification Credit		
	Project fee	\$100.00
	Per inch	\$1.00
Tree Mitigation		
	Significant Tree (per inch)	\$200.00
	Heritage Tree (per inch)*	\$200 - \$600.00
*Heritage Mitigation = 1 to 1 (or) 3 to 1		

Special Services for Trees		
After-hour Inspection Fee (per hour, 1 hour minimum)		\$100.00
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)		\$100.00
Inspection Schedule Fee (free on-line)		\$3.00
Link Child-Parent Permit		
	Residential Permit	\$5.00
	Commercial Permit	\$10.00

Permit Processing Fee	\$10.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits)	\$50.00
Re-inspection Fee	\$50.00
Tree Warranty Fee	\$500.00
Plus, for each additional tree	\$150.00

Tree Appeals Fees	
Appeal to City Council	\$145.00

LAND DEVELOPMENT FEES

The Land Development fees are assessed for the review of Subdivision Plats, Master Development Plans, Rights Determination, Traffic Impact Analysis, Tree Preservation, Addressing, Zoning, and Board of Adjustment. All fees assessed are per unit unless otherwise specified.

Unless otherwise noted all Land, Development fees are subject to an additional 3% Technological Improvement fee and 3% Development Services fee.

Board of Adjustment	
Non-Homestead Case Filing Fee (Variance, Special Exception or Appeals)	\$600.00
Homestead Exemption Case Filing Fee (Variance, Special Exception or Appeals)	\$400.00
Board of Adjustment Postponement Fee	\$200.00
Board of Adjustment Sign Interpretations Appeal	\$150.00
Appeals of Sign Cases to City Council	\$300.00
Board of Adjustment Refund Fee	\$100.00
Manufactured Home Park Plan Amendment Fee	\$400/Amendment
MDP, POADP, PUD, MAOZ, MHPP	
MDP/PUD/MAOZ/MHPP Plan Review	\$700.00
MDP/POADP/ PUD Notification	\$250.00
MDP/POADP/PUD Plan Amendment	\$500.00
MDP/POADP/PUD Validity Verification	\$500.00

Rights Determination	
Homestead (1 lot or less than 3 acres)	\$200.00
Residential (over 1 lot or 3 acres or more) and Commercial Property	\$1,000.00
Abbreviated Staff Review for Duration & Phasing of Rights (determined by staff)	\$700.00
Rights Determination Appeal	\$500.00
Rights Determination Validation (Commercial)	\$250.00
Rights Determination Validation (Residential) per lot	\$35.00
Consent Agreement Rights Determination	\$500.00
Additional Plan Review Fees (1 hr min)	\$100.00

Addressing		
Amendment Address Plat		\$50.00
After-Hour Addressing		\$100.00
Change of Address on Permits (per address)		\$50.00
Preliminary Plat Addressing Fee for Plat Requiring a Field Check		\$50.00
Preliminary Plat Addressing Fee to Address a Plat of 10 or More Lot (per plat)		\$50.00
Building/Suite Address Re-assignment		
	Building	\$100.00
	Suite	\$20.00

Special Services Provided by Land Development		
Emergency Add-On (Planning Commission)		\$550.00
Inspection for which no Fee is Specifically Indicated (per hour, 1 hour minimum)		\$100.00
After-hour Inspection Fee (per hour, 1 hour minimum)		\$100.00
Custom Map Request Fee		\$100.00
Notary Public		\$6.00
Plan Amendment (per Amendment)		\$525.00
Postponement/Withdrawal of Planning Commission Action (per processed Postponement)		\$400.00
Preliminary Meeting per hour and per Discipline (2 hours minimum)		\$100.00
Public Hearing Notification List (if not submitted)		\$250.00
Refunds Fee - Land Development – for all refundable applications		\$100.00
Subdivision Special Request Fee (per reviewer by hour, 1 hour minimum)		\$250.00
Inspection Schedule Fee (free on-line)		\$3.00
Permit Processing Fee		\$10.00
Contractor Number Research Fee (contractor)		\$10.00
Plat & Plan Review (no fee is specifically indicated) per hour/ reviewer		\$100.00

SAN ANTONIO WATER SYSTEMS (SAWS)

Upadated SAWS Fees can be found [here](#).

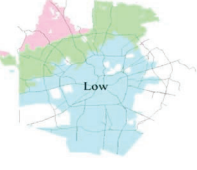
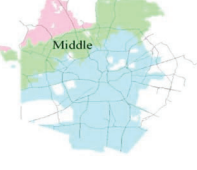
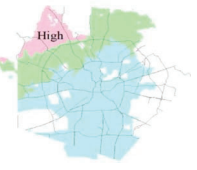
SAN ANTONIO WATER SYSTEM WATER AND SEWER IMPACT FEES

APPLIES TO ALL PROPERTIES WITH PLATS RECORDED ON OR AFTER June 1, 2019.

Apartments, duplexes, townhomes, and condominiums served through a master meter will be charged on a basis of 1/2 EDU per unit.

WATER IMPACT FEES

290gpd per EDU

	Meter Size	Servie Line Size	EDU		Flow Impact Fee	System Development Impact Fee	Water Supply Impact Fee	Total Water Impact Fees
Low Elevation*	5/8"	3/4"	1		\$ 1,188.00	\$ 855.00	\$ 2,706.00	\$ 4,749.00
	3/4"	3/4"	1.5		\$ 1,782.00	\$ 1,282.50	\$ 4,059.00	\$ 7,123.50
	1"	1"	2		\$ 2,376.00	\$ 1,710.00	\$ 5,412.00	\$ 9,498.00
	1 1/2"	1 1/2"	5		\$ 5,940.00	\$ 4,275.00	\$ 13,530.00	\$ 23,745.00
	2"	2"	14		\$ 16,632.00	\$ 11,970.00	\$ 37,884.00	\$ 66,486.00
	4" X 3"	4"	30		\$ 35,640.00	\$ 25,650.00	\$ 81,180.00	\$ 142,470.00
	4" X 4"	4"	50		\$ 59,400.00	\$ 42,750.00	\$ 135,300.00	\$ 237,450.00
	6"	6"	105		\$ 124,740.00	\$ 89,775.00	\$ 284,130.00	\$ 498,645.00
	8"	8"	135		\$ 160,380.00	\$ 115,425.00	\$ 365,310.00	\$ 641,115.00
	12" X 10"	12"	190		\$ 225,720.00	\$ 162,450.00	\$ 514,140.00	\$ 902,310.00
Middle Elevation*	5/8"	3/4"	1		\$ 1,188.00	\$ 1,014.00	\$ 2,706.00	\$ 4,908.00
	3/4"	3/4"	1.5		\$ 1,782.00	\$ 1,521.00	\$ 4,059.00	\$ 7,362.00
	1"	1"	2		\$ 2,376.00	\$ 2,028.00	\$ 5,412.00	\$ 9,816.00
	1 1/2"	1 1/2"	5		\$ 5,940.00	\$ 5,070.00	\$ 13,530.00	\$ 24,540.00
	2"	2"	14		\$ 16,632.00	\$ 14,196.00	\$ 37,884.00	\$ 68,712.00
	4" X 3"	4"	30		\$ 35,640.00	\$ 30,420.00	\$ 81,180.00	\$ 147,240.00
	4" X 4"	4"	50		\$ 59,400.00	\$ 50,700.00	\$ 135,300.00	\$ 245,400.00
	6"	6"	105		\$ 124,740.00	\$ 106,470.00	\$ 284,130.00	\$ 515,340.00
	8"	8"	135		\$ 160,380.00	\$ 136,890.00	\$ 365,310.00	\$ 662,580.00
	12" X 10"	12"	190		\$ 225,720.00	\$ 192,660.00	\$ 514,140.00	\$ 932,520.00
High Elevation*	5/8"	3/4"	1		\$ 1,188.00	\$ 1,203.00	\$ 2,706.00	\$ 5,097.00
	3/4"	3/4"	1.5		\$ 1,782.00	\$ 1,804.50	\$ 4,059.00	\$ 7,645.50
	1"	1"	2		\$ 2,376.00	\$ 2,406.00	\$ 5,412.00	\$ 10,194.00
	1 1/2"	1 1/2"	5		\$ 5,940.00	\$ 6,015.00	\$ 13,530.00	\$ 25,485.00
	2"	2"	14		\$ 16,632.00	\$ 16,842.00	\$ 37,884.00	\$ 71,358.00
	4" X 3"	4"	30		\$ 35,640.00	\$ 36,090.00	\$ 81,180.00	\$ 152,910.00
	4" X 4"	4"	50		\$ 59,400.00	\$ 60,150.00	\$ 135,300.00	\$ 254,850.00
	6"	6"	105		\$ 124,740.00	\$ 126,315.00	\$ 284,130.00	\$ 535,185.00
	8"	8"	135		\$ 160,380.00	\$ 162,405.00	\$ 365,310.00	\$ 688,095.00
	12" X 10"	12"	190		\$ 225,720.00	\$ 228,570.00	\$ 514,140.00	\$ 968,430.00

*Elevations defined in the 2019 Impact Fee Update.

SANITARY SEWER IMPACT FEES

200gpd per EDU

	Collection Component	Treatment Component	Total Per EDU
Upper Collection	\$ 2,800.00	\$ 651.00	\$ 3,451.00
Middle Collection	\$ 2,013.00	\$ 651.00	\$ 2,664.00
Lower Collection	\$ 902.00	\$ 651.00	\$ 1,553.00
Upper Medina	\$ 1,422.00	\$ 651.00	\$ 2,073.00
Lower Medina	\$ 520.00	\$ 651.00	\$ 1,171.00
Medio Creek	\$ 861.00	\$ 1,222.00	\$ 2,083.00

ion 20.1.2 of the "Regulations for Water Service", for service line costs.

SAWS Fees	
Flood Plan Development Permit	\$50.00

STORM WATER PARTICIPATION

Storm Water Fees Based on Square Footage of Impervious Cover	
Land Use (fee categories)	2015 Fee Rate
Single Family Residential	\$0.15
Multi-Family	\$0.20
Industrial	\$0.20
Public Facilities	\$0.20
Commercial	\$0.25
Inner City Reinvestment Infill Policy (ICRIP) - all land uses	50% of new fee categories
Infill Development Zone (IDZ) - all land uses	No fee
Impervious cover increases < 100 square feet	No fee

SUBDIVISION PLAT FEES

Major Subdivision Plat Fees	
Single-Family Development Base Fee	\$625.00
Plus, a per lot	\$80.00
Non-Single-Family Development Base Fee	\$625.00
Plus, a per Acre Fee	\$550.00
Per Lot Addressing Fee	\$5.00

Minor Subdivision Plat Fees	
All Fees include a per Lot Fee	\$80.00
Plus, a flat fee based upon the number of acres	
0 – 3 acres	\$595.00
3.01 – 10 acres	\$805.00
10.01 – 20 acres	\$1,075.00
>20 acres (fee includes the below base and per acre fee, plus the lot fee)	
Base Fee	\$1,610.00
Plus, per acre fee for each acre over 20 acres	\$110.00
Subdivision Filing Fee	\$250.00

Recordation Fees	
Recording Fee (Mylar)	\$82.00
Recording fee (instruments) - 1 st page	\$26.00
Each additional page	\$4.00
Recordation Handling Fee	\$50.00

Miscellaneous Plat Fees	
Administrative Exception/Code Variance Request UDC	\$350.00
Certificate of Determination Fee	\$200.00
Plat Deferral Fee (per request)	\$500.00

Development Plats (per plat)	\$600.00
Amending Plat Fees to Eliminate a Lot Line	\$250.00
Amending Plat Fee	\$600.00
Replat Public Hearing	\$250.00
Replat with Notification (long public hearing)	\$600.00
Time Extension	\$300.00
Vacating Declaration (not in conjunction with replat)	\$350.00
Plat Refund Fee	\$100.00
BSL (Building Setback Line) Replat (excludes notification)	\$200.00
Preliminary Plat Addressing Fee for Plats Requiring a Field Check/ 10 or more lots	\$50.00
Plan (completeness) Review Fee (per review)	\$700.00
Complete filing fee	\$250.00
Completeness Review Resubmittal – Plat Review Fee	\$50/Resubmittal

SUBDIVISION PLAT FEES – BEXAR COUNTY FEE SCHEDULE

These fees are assessed on plats located inside the City of San Antonio's ETJ.

Major Subdivision	
Base Fee	\$600.00
Plus, per lot fee for Single Family or	\$62.00
Per acre fee for Non-Single Family	\$465.00

Minor Subdivision	
Plus, Base Fee	\$42.39
0-3 Acres	\$575.00
3.01-10 Acres	\$775.00
10.01-20 Acres	\$1,050.00
More than 20 Acres	\$1,575.00
Plus, a Per Acre Fee (in addition to the Base and Lot fees)	\$107.20

Miscellaneous/Recordation Fees	
Amended Plat	\$500.00
Recordation Handling Fee (COSA Development Services Department Fee)	\$50.00
Recording Fee (Mylar)	\$82.00
Recording fee (instruments) - 1 st page	\$26.00
Each additional page	\$4.00

TRAFFIC IMPACT ANALYSIS (TIA) STUDY

Traffic Impact Analysis	
Traffic Impact Analysis - Level 1	\$400.00
Traffic Impact Analysis - Level 2	\$1,600.00
Traffic Impact Analysis - Level 3	\$1,800.00

ZONING

Zoning Commission and Council Fees	
0 – 0.5 acres	\$795.00
0.51 – 5 acres	\$1,770.00
5.01 – 10 acres	\$3,182.00
10.01 – 25 acres	\$5,620.00
25.01 – 50.0 acres	\$5,814.00
More than 50 acres	\$5,930.00
Plus, per acreage charge for each acre over 25	\$120.00
Maximum Zoning Fee	\$11,500.00

Expedited Zoning Case Fees	
0 – 0.5 acres	\$1,560.00
0.51 – 5 acres	\$3,420.00
5.01 – 10 acres	\$6,240.00
10.01 – 25 acres	\$11,020.00
More than 25 acres	\$11,400.00
Plus, per acreage charge for each acre over 25	\$240.00
Maximum Zoning Fee	\$23,000.00
ERZD Environmental Impact Fee	1.5 times 1/2 of the Zoning Fee
Underground Storage Tanks Transition Zone	½ of the Zoning Fee
Conditional Use	\$300.00
Master Plan Community District Fee	\$700.00
Non-Conforming Use –Annual Renewal Fee (includes letter)	\$150.00
Non-Conforming use Registration Fee –New application (includes letter)	\$350.00
Zoning Verification Letter Fee	\$350.00 per letter
Variance Verification Letter Fee	\$150.00 per letter
Non-Conforming Use Verification Letter Fee	\$150.00 per letter
Expedited Verification Letter Fee	\$250.00 per letter
Specific Use Authorization	\$500.00
Zoning Case Postponement Request	\$405.00
Zoning Administrative Refund Fee	\$100.00
Zoning Application & Master Plan Amendment Continuance Fee	\$405.00
Alcohol Variance Fee	\$300.00

ADDITIONAL DEVELOPMENT FEES

Planning and Community Development – Neighborhood and Urban Design	
Neighborhood Directory Fee, per directory (paper)	\$40.00
Neighborhood Directory Fee, per directory (CD)	\$25.00
Neighborhood, Community, and Perimeter Plans (per plan)	\$2.00 to \$46.00
Neighborhood, Community, and Perimeter Plans (per CD)	\$5.00
Certificate of Compliance (Commercial)	\$100.00
Neighborhood, Community and Perimeter Plans Plan Amendment Fee	
0 – 0.5 acres	\$735.00
0.501 - 5.0 acres	\$1,577.50
5.01 – 10.00 acres	\$2,445.00
10.01 – 25 acres	\$3,820.00
25.01 acres or more plus \$110.00/acre up to \$11,500.00/max	\$3,820.00

Expedited Plan Amendment Fees	
0 – 0.5 acres	\$1,470.00
0.501 - 5.0 acres	\$3,155.00
5.01 – 10.00 acres	\$4,890.00
10.01 – 25 acres	\$7,640.00
25.01 acres or more plus \$110.00/acre up to \$11,500.00/max	\$7,640.00
Postponement/Withdrawal Fee for Neighborhood Plan Amendments	\$405.00 per request
Refund Fee for Neighborhood Community and Perimeter Plan Amendment	\$100.00

Planning and Community Development – Comprehensive	
Sales – Master Plan Policies Document (per color copy)	\$35.00
Sales - Master Plan Policies Document (per black and white copy)	\$10.00
Sales - Master Plan Policies Document (per color copy)	\$35.00
Voluntary Annexation Fee	\$3,000.00
Sale of Annexation Plan Voluntary Annexation Fee	\$2.00 - \$60.00/Plan
Major Thoroughfare Plan Amendments	\$500.00 \$5.00/CD

Planning and Community Development – Geographic Information System (GIS)	
Sales of GIS Plotted Products – (per linear ft.)	\$25.00
Sale of Digital Map Files (per hour, plus 20%)	\$15.00
Reproduction (special processing requirements) based on publication (per hour plus 20%)	\$15.00

STATE OF TEXAS FEES (SUBJECT TO TAXES BUT NOT SURCHARGES)

Open Records Request	
Master Plan Policies Document Sales	
Per Color Copy	\$35.00
Per Black/White Copy	\$5.00
Duplication of Records	
8½ x 11 pages (1-49 pages) per copy	\$0.10
8½ x 11 pages (50+)	
Per Copy Charge	\$0.10
Plus, hourly rate administrative	\$15.00
Plus, percent of the total fee for overhead	20%
Oversize Paper (8½ x 11 or 11 x 14) per copy	\$0.50
Plats and Plans per sheet	\$8.00
Programming Charges	
Per hour charge	\$28.50
Plus, Administrative and Overhead Charges	
Diskettes, Rewritable CD (CD-RW), Non-Rewritable CD and Audio Cassettes (each)	\$1.00
Magnetic Tapes, Data Cartridge, and other Electronic Media	Actual
Digital Video Disk (DVD)	\$3.00

OFFICE OF HISTORIC PRESERVATION

Historic Design & Review	
Certificate of Appropriateness – non-commercial	none
Certificate of Appropriateness – commercial	\$100.00
Certificate of Appropriateness – signage	\$100.00
Certificate of Appropriateness – work without approval	\$500.00
Demolition Application – non-commercial	\$50.00
Demolition Application – commercial	\$100.00
Demolition of Historic Building Fee (based on approved replacement plan square footage; issued approval from appropriate agencies)	
0-2000 sf	\$2,000.00
2,501 – 10,000 sf	\$5,000.00
10,001 – 25,000 sf	\$10,000.00
25,001 – 50,000 sf	\$20,000.00
Over 50,000 sf	\$30,000.00

Archaeology Review	
MDP/PUD/POADP Review Fee	\$200.00
Plat (Major and Minor) Review Fee	\$175.00

Vacant Structures Program	
Annual Registration Fee – Single Family	\$250.00
Annual Registration Fee – Other Structures	\$750.00
Annual Inspection Fee	\$0.01/sf (\$50 min)
Late Registration Fee (after 90-day registration deadline)	\$150.00

Historic Assessment and Designation	
Determination of non-contributing status (30-day review)	\$350.00
Historic Assessment (valid for 5 years) (45-60-day review)	\$350.00
Re-issue Historic Assessment (additional 5 years) (30-day review)	\$250.00
Designation Verification (30-day review)	\$150.00

SHORT TERM RENTAL

Short Term Rentals	
Initial Registration Fee (Type 1)	\$300.00
Initial Registration Fee (Type 2)	\$450.00
Renewal Fee (Type 1)	\$300.00
Renewal Fee (Type 2)	\$450.00
Special Exception Fee (BOA Appeal)	\$400.00

MISCELLANEOUS FEES

Escrow Accounts	
Escrow Deposit with a credit card	3% of deposit amt
Close escrow and withdraw balance	\$50.00

Rental of Facilities Fees	
Rental of Facility Fees	\$125/hr (daily min fee of \$250; Max fee of \$1000)
Security Personnel (per hour, per staff, 1-hour min)	\$15.00
DSD Staff (per hour, per staff, 1-hour min)	\$30.00
Custodial Service (per hour, with 2-hour min.)	\$15.00

GARAGE SALES

Garage/Yard Sale	
Garage/Yard Sale Permit (first 3, 4 th permit free; issued once per quarter)	\$16.00