

CITY OF LAVON, COLLIN COUNTY, TEXAS

ORDINANCE NO: 2014-05-01

AN ORDINANCE OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS ESTABLISHING FEES, WITHIN THE CORPORATE LIMITS OF THE CITY OF LAVON AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON; SUPERSEDING ORDINANCES 2008-02-01, 2003-06-07, 98-04-04 AND SECTION 7 "SIGN FEES" OF ORDINANCE 2003-04-01; REPEALING EXECUTIVE ORDERS OF THE MAYOR RELATED TO FEES; PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

COMPREHENSIVE FEES ORDINANCE

WHEREAS, the City Council of the City of Lavon recognizes the need to establish fair and equitable fees within the City of Lavon;

WHEREAS, the City Council has given due and diligent thought to this concern; and

WHEREAS, the City Council believes it is in the best interest of the City of Lavon and its citizens to update the City fee schedules.

NOW THEREFORE:

BE IT ORDINANCE BY THE CITY COUNCIL OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS:

SECTION 1. FEES

- A) The City of Lavon hereby establishes the following Schedule of fees, attached as appendix "A". Said schedule of fees shall be considered incorporated and part of this document by reference.
- B) Whenever any work for which a permit is required by the City of Lavon has commenced without first obtaining the required permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee shall be required whether or not a subsequent permit is issued. The investigation fees shall be equal to the full amount of any permit that would have been required had the project been fully permitted prior to beginning said work. This fee shall be in addition to any actual permit fee required. The payment of such investigation fee shall not exempt any person from

compliance with all provision of applicable codes nor shall it exempt them from any penalty prescribed by law.

- C) The Mayor may, upon written request, reduce any fee to actual costs when the fee is due from an entity of the Federal Government, State of Texas, City or County within the State of Texas or an Independent School District within the State of Texas.

SECTION 2. VALUATION

- A) Building valuation shall be based on the Building Valuation Data as published by the Southern Building Code Congress International INC. (SBCCI) publication in "Southern Building" and as applied to the Uniform Building Codes, using the most current Building Valuation Data available in the City Secretary's office. In the absence of updates from the SBCCI, the City Secretary and the Mayor may select a comparable system by mutual agreement.
- B) Residential properties shall be based of the highest valuation rating for their respective categories.

SECTION 3. PERMIT EXPIRATION

Each permit issued by the City shall expire based on the classification of the permit as indicated below:

- A) Class F – Items marked as class F are fees and as such expire upon receipt.
- B) No classification - 180 days after the day of issuance.
- C) Class 1 permit – 72 hours after the day of issuance.
- D) Class 2 permit – 7 days after the day of issuance.
- E) Class 3 permit – 14 days after the day of issuance.
- F) Class 4 permit – 30 days after the day of issuance.
- G) Class 5 permit – 90 days after the day of issuance.
- H) Class 6 permit – 180 days after the day of issuance.
- I) Class 7 permit – 365 days after the day of issuance.
- J) Class 8 permit – 2 years after the day of issuance.

- K) All requests for extension shall be in writing and received no later than the date of expiration of the current permit.

SECTION 4. REFUNDS

- A) If no work has begun and no inspections have been performed, the City may issue a refund equal to 75 percent of the original fee less City costs.
- B) If work has begun or any inspections have been performed on the project, no refund will be made.
- C) No refunds will be made on any permit after the original expiration date.

SECTION 5. REPEALING ORDINANCES 2008-02-01, 2003-06-07, 98-04-04 AND SECTION 7 "SIGN FEES" OF ORDINANCE 2003-04-01

- D) This ordinance shall repeal in act and affect the previously passed ordinances 2008-02-01, 2003-06-07 and 98-04-04.
- E) This ordinance shall repeal in act and affect the previously passed Section 7 of ordinance 2003-04-01.

SECTION 6. REPEALING EXECUTIVE ORDERS OF THE MAYOR RELATED TO FEES

- A) This ordinance shall repeal in act and affect the issued Executive Orders of the Mayor related to fees.

SECTION 7. PENALTY

- A) Any person violating any portion of this Ordinance shall be deemed guilty of a Class "C" misdemeanor and upon conviction be punishable by a fine of not less than five hundred dollars, (\$500.00).
- B) Each act shall constitute a separate violation under this Ordinance and shall result in a separate fine.

SECTION 8. SEVERABILITY

It is hereby declared by the City Council of the City of Lavon that if any of the sections, paragraphs, sentences, clauses or phrases of this ordinance shall be declared unconstitutional or otherwise illegal by the valid judgment or decree of any court of competent jurisdiction, such event shall not effect any remaining sections, paragraphs, sentences, clauses or phrases of this ordinance.

SECTION 9. EFFECTIVE DATE

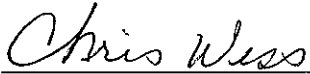
This ordinance shall be in full force and in effect from and after its passage and publication and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
LAVON, COLLIN COUNTY, TEXAS ON THIS 6th DAY OF MAY, 2014.



Charles A. Teske, Jr., Mayor

Attest:



Chris Wess, City Secretary



Appendix "A"

Permit	Fee	A*: Includes Plan Review, Flatwork, Pibg., Electric B*: cost per hour, 2 hr. min or actual cost, whichever is greater C* Actual Cost + 10% Admin Fee F*: requires separate permit for detached bldges, parking lots, etc. H*: Based on Bldg. Value J*: Single Inspection or Re-inspection N*: See table N below T*: Based on Contractor's Actual Bid Fee Only No Classification - 180 days after issuance Class 1 - 72 hours after the day of issuance Class 2 - 7 days after the issuance Class 3 - 14 days after the issuance Class 4 - 30 days after the issuance Class 5 - 90 days after the issuance Class 6 - 180 days after the issuance Class 7 - 365 days after the issuance Class 8 - 2 years after the issuance															
		See Notes Below for more Detail								Expiration Date - See Below for More Detail							
Construction - Residential																	
Building Permit	Table of Fee listed below as N*	•						•			•						•
Fence	\$50.00 for the first 100 ft. + \$0.50 per linear feet over 100 ft.																•
Finish out	20% of table N* + \$250.00	•						•			•						•
Residential CO	\$50.00																•
Residential Temporary CO	\$50.00																•
Inspection outside normal hours	\$75.00 / hr. (2 hr. minimum)			•		•											•
Inspections for which no fee is listed	\$75.00 / hr.			•													•
Outside review	Costs					•											•
Plan Substitution	20% of original permit plus difference in the permit costs					•											•
Re-inspection	\$75.00 / hr.			•													•
Remodel	Table N*	•						•			•						•
Second and subsequent plan reviews	\$75.00 / hr. (2 hr. minimum)			•		•											•
Shell Only Building 150 sq. ft. or larger	80% of table N*	•						•			•						•
Shell Only Building under 150 sq. ft.	\$150.00																•
Shell Prebuilt Building under 100 sq. ft.	\$50.00																•

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		See Notes Below for more Detail										Expiration Date - See Below for More Detail								
Reconnect fee After Hours (sewer)	\$150.00 per incident <i>Also see W*</i>									*										
Health Inspections																				
Health Inspection Registration	\$300.00 Annually - \$25.00 late fee per week after Jan. 1st <i>Also See K*</i>									*									*	
Certified Food Handler/Manager Registration	\$10.00									*									*	
Complaint confirmation inspection	\$65.00									*										
Health Re-inspections	\$50.00 <i>Also see K*</i>									*										
Temporary Food Sales	\$100.00 <i>Also see K*</i>									*										
Miscellaneous Permits																				
Garage sale	\$1.00 prior to sale or \$5.00 on day of sale or thereafter											*								
Non specified improvements	\$50.00 plus cost per inspection (*\$75.00 Recommended)			*				*		*										
Parade Permit - Commercial	\$50.00 plus law enforcement costs			*						*										
Parade Permit - neighborhood	\$1.00									*										
Parade Permit - Government sponsored	No Fee									*										
Request for Special Session	\$200.00 <i>Also see M*</i>									*										
Permit Extension (1st)	No charge									*										
Permit Extension (second or later)	20 Percent of original permit									*										
Special Use (Other)	\$100.00 plus any inspections, advertising <i>Also see L*</i>			*				*		*										
Street Closure - Commercial	\$50.00 plus costs			*						*										

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																				See Notes Below for more Detail
Street Closure - neighborhood	\$1.00																			
Street Closure - Government sponsored	No Fee																			
Pools and Spas																				
Above Ground Pool - Seasonal	\$1.00 See R*																			
Above Ground Pool	\$50.00 Also see R*																			
In-Ground Swimming Pool	\$400.00																			
Pool installation OSSF modification and review	\$150.00																			
Spa	\$100.00																			
Sprinkler system	\$150.00																			
Records/Copy Fees																				
Copy of audio CD	\$1.00 plus research and compilation costs Also see U*																			
Colored Copies	\$2.00 per page Also see U*																			
Copying with research (50 pages or more)	\$5.00 first 50 pages \$0.15 each additional page plus research and compilation costs Also see U*																			
Copying with research (less than 50 pages)	\$0.10 plus research and compilation costs																			
Copying without research (50 pages or more)	\$5.00 first 50 pages \$0.15 each additional page																			
Copying without research (less than 50 pages)	\$0.10 per page																			
Items larger than 8.5in by 14in	Costs plus research and compilation Also see U*																			
Outsourced coping	Costs plus research and compilation Also see U*																			
Police Reports	\$6.00 Also see U*																			

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		See Notes Below for more Detail										Expiration Date - See Below for More Detail								
Sewer and Septic																				
Aerobic OSSF application; (All Aps Including Mods)	\$400.00																			
Complaint confirmation inspection	\$65.00																			
Follow up Inspection	\$100.00																			
LPD application	\$400.00																			
Re-Submittal fee	\$100.00																			
Septic System modification	\$200.00																			
Sewer Tap Fee Residential/Grand Heritage per Master Agreement	\$2,200.00																			
Commercial Sewer Tap fee	4" \$750.00 per tap - 6" \$1000.00 per tap																			
Commercial Sewer monthly fee	Based on actual usage and living unit equivalence																			
Zoning and Platting																				
Appeals, variances and adjustments	\$100.00 plus costs.																			
Construction Plans	\$100.00 plus costs. Also see D*																			
Final Plat	\$325.00 per plat plus \$5.00 per lot plus \$50.00 filing fee																			
Preliminary plat	\$325.00 per plat plus \$5.00 per lot																			
Public Infrastructure Inspection	4% of project or Cost (whichever is greater) Also see D*																			

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		See Notes Below for more Detail	Expiration Date - See Below for More Detail
Re-plat	\$325.00 per plat plus \$5.00 new lot created plus \$50.00 filing fee		
Zoning	\$300.00 plus \$10.00 per acre on a tract of land		

A* This permit includes 1 inspection of each of the following: Review of plans by building inspector, flatwork, plumbing, electrical, mechanical,

B* This amount is per hour with a minimum of 2 hours or actual costs whichever is greater

C* Costs shall include the actual costs to the City plus a 10 percent administrative fee.

D* A deposit of \$500.00 shall be required to cover engineers review, with additional costs to be billed upon engineers recommendation.

E* An estimate of the testing and inspection shall be made at the time of the engineers review of construction plans and a deposit equal to that

F* A separate permit must be obtained for detached structures, parking lots, signs or support facilities

G* Each such permit shall be renewed each year on January 1st.

H* Valuation is based on the Building Valuation Data published by the Southern Building Code Congress International Inc. (SBCCI) and applied to

I* No permit is required for an above ground swimming pool less than 25 inches in depth, when contained in a fully fenced yard.

J* These permits include a single inspection. Second or re-inspections shall be billed as an additional fee.

K* A health inspection must be performed bi-annually on each food service establishment. Re-inspections for failure shall be required on all

L* This includes Christmas tree sales, outside commercial sales, construction shacks, sales trailers or similar uses.

M* This fee shall be for any request for a special session of either the City Council or the Planning and Zoning Commission. The City may waive

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See Notes Below for more Detail	Expiration Date - See Below for More Detail
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N* The following table of fees for new construction shall be used based on SBCCI Valuation

\$1.00 to \$5,000.01	\$200.00
\$5,000.01 to \$25,000.01	\$200.00 for the first \$5,000.00 and \$12.00 for each additional \$1,000.00 or portion thereof
\$25,000.01 to \$50,000.01	\$440.00 for the first \$25,000.00 and \$9.00 for each additional \$1,000.00 or portion thereof
\$50,000.01 to \$100,000.01	\$652.50 for the first \$50,000.00 and \$6.83 for each additional \$1,000.00 or portion thereof
\$100,000.01 to \$500,000.01	\$994.00 for the first \$100,000.00 and \$5.60 for each additional \$1,000.00 or portion thereof
\$500,000.01 to \$1,000,000.01	\$3,234.00 for the first \$500,000.00 and \$4.75 for each additional \$1,000.00 or portion thereof
\$1,000,000.01 and up	\$5,608.00 for the first \$1,000,000.00 and \$3.65 for each additional \$1,000.00 or portion thereof

P* Temporary Certificate of Occupancy is valid for no longer than 90 days.

R* At the time of application for the permit, the clerk will determine if the pool

S* This permit includes Plan review, 2 inspections and final inspection. Additional or

T* Valuation will be based on the Contractors actual bid for the work or in the

U* Research and compiling will be billed based on the cost of the employee (wage plus

V* Fees per month

W* Plugged system due to vacancy will be reconnected as part of new tenet(s)

Permit Expiration:
 Each permit issued by the City shall expire based on the classification of the permit as indicated below:

Class F - Fees and as such expire upon receipt.
 No classification - 180 days after the day of issuance.
 Class 1 - 72 hours after the day of issuance.
 Class 2 - 7 days after the day of issuance.
 Class 3 - 14 days after the day of issuance.
 Class 4 - 30 days after the day of issuance.
 Class 5 - 90 days after the day of issuance.
 Class 6 - 180 days after the day of issuance.
 Class 7 - 365 days after the day of issuance.
 Class 8 - 2 years after the day of issuance.

All request for extensions shall be in writing and received no later than the date of expiration of the current permit.