

ORDINANCE NO. 2023-794

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, PROVIDING FOR THE REPEAL OF THE CURRENT CHAPTER 4, ARTICLE I, SECTION 4-1 OF THE CEDAR HILL CODE OF ORDINANCES AND REPLACING SAME WITH NEW PROVISIONS CHANGING THE RATES TO BE CHARGED FOR BUILDING PERMITS, ELECTRICAL PERMITS, PLUMBING PERMITS, MECHANICAL PERMITS, AND MISCELLANEOUS PERMITS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Cedar Hill, Texas is a home rule city within the State of Texas; and

WHEREAS, the City of Cedar Hill, Texas desires to provide for the safety, health and public welfare of the citizens of the City of Cedar Hill, Texas by the regulation of standards for building construction and the inspection thereof; and

WHEREAS, in order to maintain such standards, appropriate inspection of all construction, alteration, removal, demolition and equipment is required; and

WHEREAS, the City Council of the City of Cedar Hill, Texas does find and determine that it is in the best interest of the health, safety, and general welfare of the citizens of the City of Cedar Hill, Texas, to defray the cost of inspections and properly enforce the standards established in the Building, Plumbing, Fuel Gas, Mechanical, Electrical, Energy and Fire Codes adopted within the corporate limits of the City of Cedar Hill, Texas.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1. REPEAL OF CHAPTER 4, ARTICLE I, SECTION 4-1

Chapter 4, Article I, Section 4-1 is hereby repealed.

SECTION 2. ADOPTION OF NEW CHAPTER 4, ARTICLE I, SECTION 4-1

The City Council of the City of Cedar Hill, Texas hereby adopts the following provisions as Chapter 4, Article I, Section 4-1 of the Code of Ordinances of the City of Cedar Hill, Texas:

BUILDING PERMITS: The rates to be charged for building permits on structures herein designated as follows:

A. One- and Two-Family dwelling units: \$0.80 per square foot.

Square footage is based on total square foot under roof to include but not limited to garages, porches, storage, and breezeways.

Permit fees shall be inclusive of electrical, plumbing and heating and air conditioning permits.

B. Single Family Plan Review Fee: \$150.00 per dwelling unit.

C. Residential Addition: \$0.80 per square foot / \$75.00 minimum.

D. Residential Alteration: \$0.60 per square foot / \$75.00 minimum.

E. Commercial, Industrial, Multi-Family, Retaining Walls (Residential /Commercial), Commercial Additions or Alterations, Tenant Finish Outs and all other permits not specifically listed in this ordinance. Based on value of construction in Fee Table F.

F. Fee Table:

Fee Table F

VALUATIONS	FEES
\$1.00 – \$500.00	\$75.00
\$500.00 - \$2,000.00	\$75.00 for the first \$500.00 plus \$1.60 for each additional \$100.00 or fraction thereof.
\$2,001.00 - \$25,000.00	\$99.00 for the first \$2,000.00 plus \$12.00 for each additional \$1,000.00 or fraction thereof.
\$25,001.00 - \$50,000.00	\$375.00 for the first \$25,000.00 plus \$11.00 for each additional \$1,000.00 or fraction thereof.
\$50,001.00 - \$100,000.00	\$650.00 for the first \$50,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof.
\$100,001.00 - \$500,000.00	\$1,150.00 for the first \$100,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 - \$1,000,000.00	\$4,350.00 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 and grater	\$6,850.00 for the first \$1,000,000 plus \$4.00 for each additional \$1,000.00 or fraction thereof.

G. Commercial plan review fee: All commercial permits to include but not limited to commercial, industrial, multi-family, additions, alterations, retaining walls, screening walls, fence, and tenant finish outs shall be assessed a plan review fee of sixty-five percent (65%) of the building permit fee. The plan review fee is due at the time of applying for the building permit and is non-refundable.

H. In ground swimming pool: \$250.00

I. Above ground swimming pool or spa: \$150.00

J. Accessory building less than or equal to 100 sq. ft.: \$75.00

K. Accessory building greater than or equal to 101 sq. ft. and less than 240 sq. ft.: \$100.00

L. Accessory building 240 sq. ft. or greater: Based on value of construction in Fee Table F.

M. Residential Solar Panels: \$200.00

N. Residential Roof: \$100.00

O. Residential Windows/Door: \$100.00

MISCELLANEOUS BUILDING PERMITS: The rates to be charged for building permits on structures herein designated shall be as follows:

P. Construction trailer: \$150.00

Q. Demolition: \$75.00

- R. Residential concrete (approach, sidewalk, driveway, patios, etc.):** Based on value of construction in Fee Table F.
- S. Certificate of Occupancy:** \$100.00
- T. Re-inspection fee:** \$50.00
- U. General contractor registration (due annually):** \$100.00
- V. Residential Electrical repair or alteration:** \$75.00
- W. Residential Mechanical repair or alteration:** \$75.00
- X. Residential Plumbing repair or alteration:** \$75.00
- Y. On-Site Sewer systems:** \$150.00
- Z. Lawn sprinkler:** \$150.00
- AA. Residential Fence new, replacement, and alteration:** \$50.00

SIGN PERMITS: The rates to be charged for sign permits herein designated shall be as follows:

BB. Attached Wall Sign:

- a. <25 square feet:** \$50.00
- b. >25 square feet and <100 square feet:** \$75.00
- c. >100 square feet:** \$100.00

CC. Detached Signs (not to include monument, multi-tenant, or pole signs):

- a. <25 square feet:** \$50.00

DD. Monument, Multi-Tenant, and Pole Signs: Based on value of construction in Fee Table F.

SECTION 3. SAVINGS CLAUSE

In the event that any other Ordinance of the City of Cedar Hill, Texas, heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

SECTION 4. ENFORCEMENT OF PENALTY

Any person, firm partnership, association or corporation who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof in the Municipal Court of the City of Cedar Hill, Texas such violation shall be liable for a **fine in an amount not to exceed Five Hundred Dollars (\$500)**, and each and every instance of the violation of this Ordinance constitute a separate offense and shall be punishable by separate fines for each offense.

SECTION 5. SEVERANCE CLAUSE

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6. INCORPORATION INTO CODE OF ORDINANCES

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances, City of Cedar Hill, Texas, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

SECTION 7. EFFECTIVE DATE

Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of health, safety, and welfare of the citizens of the City of Cedar Hill, Texas, this Ordinance shall take effect immediately after passage, approval and publication, as required by law.

SECTION 8. PUBLICATION

The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED, ADOPTED AND APPROVED by the City Council of Cedar Hill, Texas on this the

_____ day of _____, 2023.

Stephen Mason, Mayor

ATTEST:

Belinda Berg, City Secretary

APPROVED AS TO FORM:

Ron G. MacFarlane, Jr., City Attorney