

**ORDINANCE NO. 237-8-2011**  
*(Adopting Fee Schedule - 2011)*

**AN ORDINANCE OF THE TOWN OF SHADY SHORES, TEXAS, ADOPTING THE SHADY SHORES FEE SCHEDULE; ESTABLISHING FEES, COSTS AND EXPENSES CHARGED BY THE TOWN OF SHADY SHORES; ADOPTING PENALTY RATES ESTABLISHED BY THE STATE OF TEXAS; AND ADOPTING A SAVINGS CLAUSE, A REPEALER CLAUSE, AND A PENALTY CLAUSE.**

**WHEREAS**, the fees, costs and expenses charged by the Town of Shady Shores should be organized, consolidated and in some cases, amended;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, TEXAS AS FOLLOWS:

**SECTION 1.** The fees, charges, penalties, costs and other expenses to be charged by the Town of Shady Shores are hereby adopted as set forth in the attached Exhibit A to this ordinance, titled Shady Shores Fee Schedule. Any such charges heretofore established by ordinance or resolution in the Town of Shady Shores which are in conflict with Exhibit A are hereby revoked, and the charges set forth herein shall be enforced.

**SECTION 2.** That all provisions of the ordinances of the Town of Shady Shores in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the Town of Shady Shores not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this Ordinance.

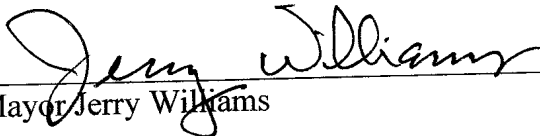
**SECTION 4.** Any person, firm, company, partnership, corporation, or association violating any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon

conviction thereof, shall be fined an amount of not more than five hundred dollars (\$500.00) for each such violation, and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

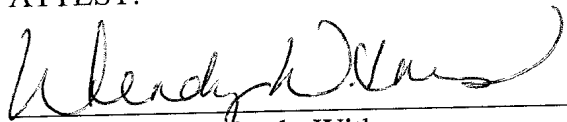
**SECTION 5.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

**DULY PASSED** by the Town Council of the Town of Shady Shores, Texas, on the 1<sup>st</sup> day of August, 2011.

APPROVED:

  
\_\_\_\_\_  
Mayor Jerry Williams

ATTEST:

  
\_\_\_\_\_  
City Secretary Wendy Withers

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney, James E. Shepherd

Ordinance 237-8-2011  
**PROPOSED FEE SCHEDULE**

The following schedule of fees shall apply to the permits, licenses, services and programs provided by the Town of Shady Shores. In the occasion the Town must hire an outside service or consultant to perform any of these services or any unlisted service, the Town may charge the applicant 100% of the outside service or consultant charges including actual costs, administrative and overhead costs plus 7% administrative fees

**BUILDING PERMITS**

	Admin Cost	Inspections	Total	
Residential Structures	.60 square foot			+ required inspections and plan review + required inspections and plan review per 300 linear square feet
Detached Buildings and or Structures	.50 square foot			
Fence Permit	\$85	\$45	\$130	
Electric Permit	\$85	\$45	\$130	
Plumbing Permit	\$85.00	\$45.00	\$130.00	
Mechanical Permit	\$85.00	\$45.00	\$130.00	
Roof Permit	\$85.00	\$45.00	\$130.00	
Water Heater Inspection		\$45.00	\$45.00	
Energy Permit	\$450.00	\$315.00	\$765.00	minimum
Swimming Pool Permits	\$85.00	\$45.00	\$130.00	
Sprinkler Systems	\$350.00	\$45.00	\$395.00	
Moving Permits (Structure)				
Plan Review	\$45.00		\$45.00	

**INSPECTIONS**

Reinspection	\$75.00	\$75.00		must be paid before continuing work
Final	\$45.00	\$45.00	\$45.00	
Fire Place Inspection	\$45.00	\$45.00	\$45.00	
Flat Work (Other than Parking Lots) +	\$45.00	\$45.00	\$45.00	Greater of \$85.00 or actual cost
Foundation * +	\$45.00	\$45.00	\$45.00	
Driveway Approach Inspection	\$45.00	\$45.00	\$45.00	
Gas line to pool inspection	\$45.00	\$45.00	\$45.00	
Yard Water Line Inspection	\$45.00	\$45.00	\$45.00	
Backflow Inspection	\$45.00	\$45.00	\$45.00	Residential Fees Apply

**HEALTH AND ENVIRONMENTAL PERMITS AND INSPECTOIN**

Septic (new or replacement system)	\$365.00	\$175.00	\$540.00	\$500.00
Septic repair (additional lateral lines)	\$250.00	\$25.00	\$275.00	\$275.00

Septic reinspection	\$75.00	\$25.00	\$100.00
Septic plan review	\$85.00	\$25.00	\$115.00
Septic complaints	\$125.00	\$25.00	\$150.00
Setback inspections (on request)	\$30.00	\$25.00	\$55.00
Water Well Permit	\$350.00	\$25.00	\$375.00

Health Inspections	\$25.00	\$100.00	
School Cafeteria		\$100	
Mowing Fees/Fines		actual cost + 10% admin charge	plus

**MISCELLANEOUS PERMIT/FEEES**

Variance to Zoning Ordinance (Board of Adjustment)	<b>\$500.00</b>		
Document filings (county courthouse)	Actual cost	\$25.00	Actual Costs + \$25 Admin Fee

Solicitor's Permit		\$75.00	\$3.00
Copies		\$0.25	\$75.00
Fax		5.00/1.00	per copy
Open Records			\$5.00 for first page 1.00 per page

\*may be charged for administrative costs

**ZONING RELATED FEES**

Town Engineer			actual cost + 10% admin fee
Town Attorney			actual cost + 10% admin fee

Site Plan Review*	\$200.00		plus attorney or engineering fees
Preliminary Development Plan Application* (Preliminary Plat)	\$500.00		
Conditional Use Permit	\$400.00		plus attorney or engineering fees

Final Development Plan Application* (Final Plat)	\$600.00		for tracts less than one acre
Zoning Change Application*	\$800.00		1 to 5 acres
	\$1,200.00		10 acres or more

Minor Replatting Fee ( up to 4 Residential lots)	\$350.00	\$25.00	\$375.00
			\$375.00