

**TOWN OF SHADY SHORES  
ORDINANCE NO. 181-8-2006**

**AN ORDINANCE OF THE TOWN OF SHADY SHORES, TEXAS, AMENDING ORDINANCE 157-2-2004 HERETOFORE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, TEXAS ON FEBRUARY 2, 2004, BY ADDING, AMENDING, INCREASING OR CHANGING ESTABLISHED FEES TO BE CHARGED FOR FILING OF SUBDIVISION PLATS AND FOR ISSUANCE OF BUILDING PERMITS, ZONING APPLICATIONS AND ENGINEERING FEES; PROVIDING FOR REGULATION OF FEES AND SERVICES; PROVIDING A PENALTY, NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND DECLARING AN EMERGENCY.**

**WHEREAS**, The Town Council is the ultimate repository of authority of the Town; and  
**WHEREAS**, The Town of Shady Shores provides its residents inspection and enforcement of building and platting regulations; and  
**WHEREAS**, it is the desire of the Town Council to revise the General Fee Schedule covering the fees most often collected by the Town;

**NOW, THEREFORE, Be IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, TEXAS;**

**SECTION I.** That any person, firm or corporation desiring to subdivide or re-subdivide land to construct any structure or to construct any alteration or repair to any existing structure from within the corporate limits of the Town of Shady Shores, Texas or remove any structure from within the town limits of the Town of Shady Shores shall file an application using the following schedule applicable to the application:

**A. PLAT FEES:**

1. Preliminary Plat –\$200.00 plus additional amount of \$25.00 for each lot included in the platted area.
2. Final Plat - \$200.00 plus additional amounts of \$45.00 for each lot included in the platted area.

**B. BUILDING PERMIT FEES:**

1. **To construct any private, single family residence structure:**

SQUARE FOOTAGE			FEE AMOUNTS
1	to	1,250	\$ 250.00
1,250	to	1,500	300.00
1,500	to	1,750	\$325.00
1,750	to	2,000	\$375.00
2,000	to	2,150	\$450.00
2,150	to	2,500	\$510.00
2,500	to	2,750	\$560.00
2,750	to	3,000	\$640.00

3,000	to	3,250	\$710.00
3,250	to	3,500	\$760.00
3,500	to	3,750	\$840.00
3,750	to	4,000	\$900.00
4,000	to	4,250	\$940.00
4,250	to	4,500	\$1040.00
4,500	to	4,750	\$1090.00
4,750	to	5,000	\$1130.00

**2. DETACHED BUILDINGS AND/OR STRUCTURES**

\$ 100.00	for each building up to 250 square feet
\$ 150 .00	for each building up to 500 square feet
\$ 200.00	for each building up to 750 square feet
\$ 250.00	for each building up to 1000 square feet
\$ 300.00	for each building up to 1250 square feet
\$ 350.00	for each building up to 1500 square feet
\$ 400.00	for each building up to 1750 square feet
\$ 500.00	for each building up to 2000 square feet
\$ 600.00	for each building up to 2500 square feet
\$ 700.00	for each building up to 3000 square feet
\$ 800.00	for each building up to 3500 square feet
\$ 900.00	for each building up to 4000 square feet
\$ 1000.00	for each building up to 5000 square feet
\$ 1170.00	for each building up to 5250 square feet
\$ 1210.00	for each building up to 5500 square feet
\$ 1250.00	for each building up to 5750 square feet
\$ 1300.00	for each building up to 6000 square feet

**3. ELECTRIC PERMIT**

\$85.00----- plus inspection @ \$45.00

**4. ELECTRIC PERMIT FOR ACCESSORY BUILDINGS, HANGERS, WELLS, GARAGES, ETC.**

\$85-----plus inspection @ \$45.00

**5. PLUMBING PERMIT**

\$85.00-----plus inspection @ \$45.00

**6. MECHANICAL PERMIT**

\$85.00-----plus inspection @ \$45.00

**7. ROOF PERMIT**

\$85.00----plus inspection @ \$45.00

**8. ENERGY PERMIT**

\$85.00----plus inspection @45.00

**9. SWIMMING POOL**

\$450.00----plus inspection @ \$45.00

**10. SPRINKLER SYSTEM**

\$85.00----plus inspection @ \$45.00

**11. SEWER CONNECTS**

\$85.00-----plus inspection @ \$45.00

**12. MOVING PERMITS (STRUCTURE)**

\$350.00

**13. INSPECTIONS**

a.	Re-inspection	\$60.00
b.	Final inspection	\$45.00
c.	Fireplace inspection	\$45.00
d.	Driveway approach inspection	\$45.00
e.	Gas line to pool inspection	\$45.00
f.	Yard water line inspection	\$45.00

**14. HEALTH AND ENVIRONMENTAL PERMITS & INSPECTION**

	Septic System	\$245.00
	Non-conventional system	\$310.00
	Review of Non-conventional system	\$ 75.00
	Soil Percolation/evaluation test	\$90.00
*	Nursing Home Cafeteria Inspection	\$95.00
*	Restaurant Inspection	\$75.00
*	Convenience Store Inspection	\$110.00
*	School Cafeteria Inspection	\$100.00
*	Day Care Centers	\$75.00
*	Grocery Store	\$75.00
*	Public Swimming Pool Inspection	\$100.00

Note: \*STATE OF TEXAS DEPARTMENT OF HEALTH CURRENTLY RECOMMENDS A MINIMUM OF TWO INSPECTIONS PER YEAR ON THESE ITEMS.

**13. FILING FEES FOR APPLICATIONS FOR VARIANCE PURSUANT TO BUILDING CODE, PLUMBING CODE, MECHANICAL CODE, REGARDING THE ZONING COMMISSION**

\$ 500.00

**14. CONDITIONAL USE PERMIT FEE**

\$ 500.00

**15. SHELL BUILDINGS, INTERIOR FINISH 1000 SQ FEET**

\$350.00

**16. ZONING FEES FOR APPLICATION FOR AMENDMENT, SUPPLEMENT OR CHANGE TO THE PROVISION OF THE ZONING ORDINANCE AND/OR MAP SHALL BE ON FORM SUITABLE TO THE TOWN OF SHADY SHORES COUNCIL AND SHALL BE FILED WITH THE TOWN SECRETARY WITH THE APPROPRIATE FEE TO BE CHARGED UNDER THE ORDINANCE FOR ADMINISTRATION OF THE ZONING APPLICATION AS FOLLOWS:**

- a. \$600.00 for Zoning application related to tracts of less than one acre.
- b. \$800.00 for Zoning applications related to tracts of 1 to 5 acres
- c. \$1,200.00 for Zoning applications related to tracts of 10 acres or

- more, plus \$150.00 for each acre in excess of 10 acres;
- d. In addition to the foregoing fees, the applicant shall pay such Attorney, Engineering and/or other professional fees as the Town may incur for the review, examination, preparation or implementation of same.

## **17. PRELIMINARY PLATS & FINAL PLATS**

The developer shall pay all Attorney, Engineering and other professional fees as the Town may incur for the review, examination, preparation or implementation of same.

### **C. REFUNDS – THERE WILL BE NO REFUNDS OF BUILDING PERMIT FEES EXCEPT IN THE FOLLOWING INSTANCES:**

1. When it is determined that the permit was issued due to an error by the Division of Building Inspection a full refund may be authorized.
2. When determined that a permit cannot be legally issued or;
3. In cases where the building permit has been issued and a fee paid with no portion of the work started, however the Town will, in any case retain \$50.00 or total amount paid if less than \$50.00.

**D. FEE EXAMINATION** – No permit fee or plans checking fee is required for work involving buildings or structures, if the title is directly vested in the U.S. Government, State of Texas, County of Denton, Town of Shady Shores or Public School District.

**E. DOUBLE FEE** – Where work for which a permit is required is started or proceeded with prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such fees shall not relieve the person from fully complying with the requirements of the applicable code or ordinances and the execution of the work not from any other prescribed in such code or ordinance.

**F. VALUATION ESTIMATE** – The valuation estimate is not used in determining the permit fee for new construction (building area is used). The dollar value of the proposed work is important to accurately report the total activities in the Town of Shady Shores. It shall be your present best estimate of the total market value (all of owner's cost- including contractors overhead and profit) of the proposed construction work (excluding new land cost).

**G. ADDITIONAL PERMITS** – A new building permit covers work to be done during new construction which is included on the plans submitted. Work done after the final inspection has been made for said permit will require an additional permit as repair, alteration, and additions or finishing of shell buildings or other specific permits or miscellaneous permits.

## **SECTION II**

Any person or cooperation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in the Municipal Court, shall be subject to a fine not to exceed two thousand (\$2,000.00) dollars for each offense and each and every day any violation shall continue shall be deemed to constitute a separate offense.

No public or private utility service or authority, including, but not limited to electrical, natural gas, butane, water and sanitary sewer, shall be connected to use by or otherwise consumed at for or in premises or buildings which are built, transported, moved, used, occupied or vacated within the Town of Shady Shores unless all fees designated by this ordinance and required by the ordinance of the Town Shady Shores, Texas have been paid in full. No permit shall be issued unless all conditions and requirements of the Town of Shady Shores, Texas, including but not limited to the building and construction codes and zoning ordinances have been complied with by the applicant. It is and shall be unlawful for the applicant to obtain or use the aftermentioned utility services without full compliance with this ordinance.

**SECTION III**

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

**SECTION IV**

If for any reason any section, paragraph, subdivision, word, phase, clause or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not effect any other section paragraph, subdivision, word, phase, clause or provision of the ordinance, for it is the definite intent of this Council that every section, paragraph, subdivision, word, phase, clause or provision of this ordinance be given full force and effect for its purpose.

**SECTION V**

The fact that certain permit fees need to be added, amended and increased creates an urgency and an emergency and, in the preservation of the Public Health, Safety and Welfare, requires that this Ordinance shall take effect immediately from and after its passage and publication of the caption, as the law in such cases provide.

**DULY PASSED AND APPROVED** by the Town Council of the Town of Shady Shores, Texas on the 7<sup>TH</sup> day AUGUST 2006.

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OLIVE STEPHENS, MAYOR

ATTEST:

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Town Secretary