



SAN MARCOS

Development Fees

Effective March 1, 2023 - Ord. 2023-04

Miscellaneous	
Fees applicable across all departments/divisions	
Technology Fee (applied to all permits)	\$15.00
Resubmittal Fee	\$300.00 each resubmittal after the second
Reinspection Fee	\$250.00
Work begun without a permit	Double the normal fee (\$200 flat fee for homeowner's work without permit)
After Hours Inspection Fee	\$250.00/hr, 2 hr minimum
Weekend & After Hours Public Improvement Inspection	\$250.00/hr, 4 hr minimum
Renotification fee	\$150.00
Fee-in-lieu	
Sidewalk Fee-in-Lieu	\$10.00 per square foot
Protected Trees Fee-in-Lieu	\$175.00 per Caliper Inch
Heritage Tree Fee-in-Lieu	\$350.00 per Caliper inch
Water Quality Fee-in-Lieu	\$0.35 / square foot
Detention Fee-in-Lieu	\$9.00 / square foot or a City approved Engineer's Estimate of cost to construct
Parking Fee-in-Lieu	\$7,500.00/ space
Parkland Development Fee	\$423/ unit
Parkland Fee-in-Lieu	\$317/ unit

* All multipliers should be rounded to the nearest whole number

Building	
Application Deposit -non refundable, paid up front & applied to permit balance, allows plans to go into review	1/2 of permit fee (max \$2,000.00)
Single Family residential	\$.60 cents per square foot
All other categories of construction, including shell building	\$.75 cents per square foot
Additions to an existing building (Residential)	\$.60 cents per square foot
Additions to an existing building (All other categories)	\$.75 cents per square foot
Interior Remodel (Residential)	\$.40 cents per square foot
Interior Remodel Commercial (includes Tenant finish outs)	\$.75 cents per square foot
Multi-Family Fee	\$10.00 per bedroom
Multi-Family Improvement Credit	\$15.00 per bedroom credit (applied to permit)
Storage Building	\$100.00
Building (ELECTRICAL):	
Residential Stand-Alone	\$60.00
Commercial Stand-Alone	\$95.00
Multi-Family Child Permit (Pulled under a GC)	\$40.00 per unit
Child Permit (Pulled under a GC)	\$55.00
Mobile Home Child Permit (Pulled under mobile home permit)	\$25.00
Building (MECHANICAL):	
Residential Stand-Alone	\$60.00
Commercial Stand-Alone	\$95.00
Multi-Family Child Permit (Pulled under a GC)	\$40.00 per unit
Child Permit (Pulled under a GC)	\$55.00
Mobile Home Child Permit (Pulled under mobile home permit)	\$25.00
Building (PLUMBING):	
Residential Stand-Alone	\$60.00
Commercial Stand-Alone	\$95.00
Multi-Family Child Permit (Pulled under a GC)	\$40.00 per unit
Child Permit (Pulled under a GC)	\$55.00

Mobile Home Child Permit (Pulled under mobile home permit)	\$25.00
Certificate of Occupancy (per building & floor)	\$100.00
Demolition Permit - residential	\$100.00
Demolition Permit - all other categories, unsafe structures \$0	\$317.00
Irrigation System	\$100.00
Decks, Patios	\$.50 cents per square foot
Roofs	\$.07 cents per square foot, max \$2000
Swimming Pools	\$250.00
Temporary Structures/Tents - over 400 square feet	\$125.00
Mobile Homes	\$100.00
Moving Permits	\$28.00
Foundation Permit	\$.15 cents per square foot
Fence permit	\$75.00
On-premise signs	\$2.75 per square ft
Off-premise signs / billboards	\$325.00
Parklets, Sidewalk Café and Public Rights-of-Way Application Fee	\$250.00
Parklet Annual Fee	\$150.00
Sidewalk Café Annual Fee	\$450.00
Licensing & Renewal	
	\$162.00 initial fee
General Contractor (Residential & Commercial Builders)	\$133.00 annual renewal fee
All other Trade & Misc Licenses required by ordinance	\$57.00 per year local registration fee
	Residential \$27.00
	Commercial \$265.00
Change of General Contractor for Approved Permit	Multi-Family \$529.00
	Residential \$27.00
	Commercial \$37.00
Change of Trade Contractor for Approved Permit	Multi-Family \$106.00

Watershed Protection Plan (WPP)	
Watershed Protection Plan Phase I (WPP1)	\$2,000.00
Watershed Protection Phase II (WPP2)	\$1,500.00 plus \$100 /acre, Max \$5000
Comprehensive Watershed Protection Plan Phase 2 (Includes WPP1 review)	\$2,000.00 plus \$150 /acre, Max \$5000
Public Improvement Construction Plan (PICP)	
Public Improvement Construction Plan (PICP)	\$2,000.00 plus \$200 /acre, Max \$5000
Comprehensive PICP (includes WPP2 review)	\$2,500.00 plus \$200 /acre, Max \$5000
Out of City Utility Extension	\$1,000.00
Out of City Utility Connection	\$650.00
Site	
Site Preparation	\$2,000.00 plus \$200 / acre, Max \$5000
Comprehensive Site Permit (includes WPP2 review)	\$2,500.00 plus \$200 / acre, Max \$5000
Small Site Permit (under 1000 sf impervious cover)	\$2,000.00
Traffic Impact Analysis (TIA)	\$1,200.00
TIA (Worksheet)	\$150.00
Residential (Type I) Driveway or Sidewalk	\$100.00
Commercial (Type II) Driveway or Sidewalk	\$200.00
Floodplain	
Floodplain permit application (Single Family)	\$50.00
Floodplain permit application (Commercial)	\$250.00
Single Family Infill - City Flood Analysis Fee	\$1,500.00
Floodplain Development Flood Analysis Review Fee	\$1,200.00
CLOMR (Conditional Letter of Map Revision) or LOMR (Letter of Map Revision) without approved CLOMR	\$3,700.00
LOMR (with approved CLOMR)	\$1,700.00
LOMA (Letter of Map Amendment)	\$550.00

Right of Way (ROW)	
Short Term ROW Closure Neighborhood/Non-Profit (24 Hrs or Less)	\$75.00
Short Term ROW Closure Commercial (24 Hrs or Less)	\$100.00
Long Term ROW Closure Commercial	\$100.00 application fee + \$100.00 per week & lane & block
ROW Maintenance/ Improvement Permit	6% of project value
Small Cell Application Fee	\$513.00 per 5 nodes, \$250.00 each additional network node
Small Cell Pole Attachment	\$1,026.00 per pole
Zoning	
Zoning Change (Existing Neighborhood Regulating Plan included) / Regulating Plan	\$1,000.00 plus \$150 /acre, Max \$5000
Zoning Variance / Special Exception / Change in Status	\$750.00
Conditional Use Permit / Alternative Compliance (All Types)	\$1,000.00 *Nonprofit Organization fees are 50% of the adopted fee
Conditional Use Permit (Renewal or Amendment)	\$750.00 *Nonprofit Organization fees are 50% of the adopted fee
Amendment to Preferred Scenario Map	\$1,000.00 plus \$150 /acre, Max \$5000
Incentive Agreements (MUD, PID, TIRZ, etc.)	\$9,300.00
Development Agreements / Other Agreements (Oversizing, TDR, etc.)	\$2,500.00 plus \$200 /acre, Max \$7500
Amendment to Development Agreement, PDD, Incentive Agreement, etc.	\$2,000.00 plus \$100 /acre, Max \$5000
Low Income Housing Tax Credit (LIHTC) Project	\$1,000.00 plus \$100 /acre, Max \$5000
Annexation	\$1,800.00
Zoning Verification Letter	\$75.00
Subdivision	
Subdivision Minor Plat / Amending Plat / Waiver to Allow Building Across Lot Line (previously Simple Amendment to Plat)	\$750.00 plus \$100 /acre, Max \$3000
Concept / Preliminary Plat	\$1,500.00 plus \$100 /acre, Max \$5000
Final Plat	\$1,500.00 plus \$100 /acre, Max \$5000
Replat, not administrative	\$750.00 plus \$50 /acre, Max \$3000
Vacation of Previously Recorded Plat	\$750.00
Street or alley abandonment	\$1,200.00
Subdivision Variance Request	\$750.00

Other Planning	
Certificate of Appropriateness	\$150.00
Appeal	\$750.00 (\$150 if residence located within 400 ft)
Application for a License to Encroach	\$1,250.00
Park Fee decision	\$163.00
Neighborhood Enhancement Fees	
Health	
Fixed Food Establishments (Annual Fee)	\$350.00
Fixed Food Establishments Plan Review Fee	\$110.00
Mobile Food Units (includes fire inspection fee)	\$300.00
Temporary Event Permit (up to 14 days)	\$75.00
Late Fee	\$50.00
Farmers Market Permit	\$100.00
Daycare Inspection	\$150.00
Foster Home Inspection	\$0
Home Share Registration	\$75.00
Private Sewage Facility Permit	\$400.00
Fire Fees	
Fire Alarms	
Fire Alarm and Detection Systems New Install (up to 100 devices)	\$250.00
Fire Alarm & Detection System - Over 100 Devices (per device fee)	\$1.75/ device
Fire alarm and detection systems: Modification to existing (less than 20 devices)	\$250.00
Panel Replacement	\$250.00
Fire Extinguishing Systems	
Fire extinguishing system new install (up to 100 devices)	\$250.00
Fire extinguishing system new install - Over 100 heads (per head fee)	\$1.75/ device

* All multipliers should be rounded to the nearest whole number

Fire extinguishing system: Modification to existing (Less than 20 heads)	\$250.00
Kitchen Hood Suppression System	\$250.00
Other Fire	
Underground Fire Line	\$400.00
Emergency Responder Radio Coverage System, new and modifications	\$500.00
Electronic Access Control System	\$300.00
High Piled/Rack Storage Permit	\$400.00
Smoke Control / Smoke Exhaust Systems	\$850.00
AST/UST (Temporary, Removal & New)	\$400.00
Gates & Barricades across fire apparatus access roads (New Install & Modifications)	\$250.00
Solar Photovoltaic Power Systems (Non Residential New Install & Modifications)	\$250.00
Outdoor/Pyro-Proximate Audience (Fireworks)	\$450.00
Other Fire Systems	\$100.00
Fire Watch/Pumping Apparatus Fee	\$175/hr, 4 hr min
Fire Watch/Staffing Personnel Fee	\$100/hr, 4 hr min
Hospitals, Nursing Homes, Assisted Living (Fire)	\$4/ bed
Foster Homes & Adoption Inspections (Fire)	\$0
Large Child / Adult Daycare (Fire)	\$250.00