



Permit and Fee Schedule



Building and Health Permit Fee Schedule

(Effective October 1, 2019)

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Note: Please call Building Inspections for all final fee totals.

Water and Wastewater Impact Fee Schedule

(Effective January 9, 2019, by Ordinance 19-008)

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- Section 1 – Property Platted on or after January 9, 2019 or plats filed prior to September 15, 1998
- Section 2 – Property Platted September 15, 1998 – May 28, 2003
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- Section 4 – Property Platted July 29, 2008 – December 2, 2013
- Section 5 – Property Platted December 3, 2013 – January 8, 2019



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**Table 1
1 & 2 Family Dwelling Permit Fees**

Building Permit Fee - Per Square Foot	\$0.89
Plan Review Fee	\$141
Temporary Utilities Fee	\$108
Fence Permit - Residential	\$44
Park Development Fee	\$291

**Table 2
New Commercial and Multi-Family Building Permit Fees**

New Commercial Building Permit*	
\$1 to \$100,000.00	\$411.00 for the first \$50,000.00 plus \$3.00 for each additional \$1000.00 or fraction thereof, to and including \$100,000.00
\$100,000.00 to \$500,000.00	\$561.00 for the first \$100,000.00 plus \$2.00 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$1361.00 for the first \$500,000.00 plus \$7.56 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5141.00 for the first \$1,000,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof
Plan Review Fee	50% of the Building Permit Fee (Min. fee \$50.00)
Site Plan Review Fee	\$0.03 per Building SF, \$50.00 Min. not to exceed \$1,500.00
Parking Lot	
1-50	\$394
51-100	\$538
101-250	\$970
251-500	\$1,835
*Valuation shall be determined using the Building Valuation Data table published every 3 rd quarter by Building Safety Magazine, published by the International Code Council.	



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**Table 3
Building Permit Electrical, Mechanical, and Plumbing Fees**

Minimum Fee - Per Square Foot, Minimum \$50	\$0.21
Mechanical/Electrical/Plumbing Flat Fee (i.e. Service Update, Water Heater, Mechanical)	\$50
Irrigation System - Residential	\$118
Irrigation System - Commercial	\$249
Irrigation System Alteration	\$48

**Table 4
Additions/Alterations/Fire Damage**

Single Family	
Permit Fee - Per Square Foot, Minimum \$50	\$0.25
Plan Review Fee	\$50
Duplex's, Triplex's, & Townhomes	
Permit Fee - Per Square Foot, Minimum \$50	\$0.25
Plan Review Fee	\$50
Multi-Family (4 units & above)	
Permit Fee - Per Square Foot, Minimum \$50	\$1.42
Plan Review Fee	\$222
Commercial Buildings	
Permit Fee - Per Square Foot, Minimum \$50	\$1.48
Plan Review Fee	\$222

**Table 5
Sign Permit Fees**

Sign Contractor Annual Registration	\$66
Off Premise Signs on State Highways: Annual	\$100
Sign Permit	
0-60 square feet	\$137
60-120 square feet	\$206
120-250 square feet	\$274
>250 square feet	\$343
Wind Device Permits	\$33
Special Exception Petition - each request	\$250
Sign Variance Petition - each variance	\$250
Sign Appeal Petition - each appeal	\$250
Special Sign District	\$549
Annual Banner Permit - each Banner	\$66
Sign Installed Without Permit	1 st offense: Permit Fee plus \$250 2 nd offense and up: 3x Permit Fee plus \$500



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**Table 6
Miscellaneous Fees**

Curb Cut Permit - Commercial	\$330
Curb Cut Permit - Residential	\$50
Fence Permit – Residential (each lot)	\$44
Fence Permit - Commercial (each linear foot)	\$0.71
Retaining Wall Permit (each linear foot)	\$1.08
Retaining Wall Plan Review	\$141
Single-Family Residential Reroof	\$50
Temporary Gas/Electric	\$96
Commercial Reroof	
Plan Review Fee	\$141
Permit Fee - Each Square Foot	\$.02
Certificate of Occupancy	\$75
Construction Trailer (temporary)	\$287
House Moving Permit	\$573
Residential Demolition Permit	\$179
Residential Alteration Demolition (Partial or Interior)	\$50
Commercial Demolition Permit	\$471
Spa/Hot Tub/Above Ground Pool	\$50
Pool	\$357
Re-Inspection Fee	\$50
Same Day Inspection Fee	\$183
Inspection requested after hours per hour, two-hour minimum charge	\$183
Variance Filing Fee	\$250
Landscape Fee	\$222
Mobile Home Park Annual License	
<100 stands	\$108
100-499 stands	\$216
≥500 stands	\$432
Mobile Home Move-in	\$179
Electrical Contractor Annual Registration	\$0
Plumbing Contractor Annual Registration	\$0
Irrigation Contractor Annual Registration	\$66
Mechanical Contractor Annual Registration	\$66
General Contractor Annual Registration	\$66



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**Table 6
Miscellaneous Fees Continued**

Working Without a Permit	1 st offense: Permit Fee plus \$250 2 nd offense and more: 3x Permit Fee plus \$500
Investigation Fee	\$80
Administrative Fee	\$33
Temporary Certificate of Occupancy - Per Square Foot, Minimum \$75	\$0.008
Temporary Use Permit - Pod	\$50
Temporary Batch Plant	\$178
Business Registration	\$207
Short Term Rental Registration	\$100
Temporary Power Pole	\$48
Tree Removal Permit	\$215
Research Fee - Per 15 minutes	\$33
Clearing and Grading	\$427
For the use of outside consultants for plan checking and/or inspections	Actual Cost

**Table 7
Consumer Health Permit Fees**

Food Manager Registration	\$38
Beer & Wine Permits	
New Application Fee	\$162
Retailer's Permit On Premise	50% TABC Fee
Retailer's Permit Off Premise	50% TABC Fee
Retail Dealer's On Premise License (Beer Only)	50% TABC Fee
Retail Dealer's On Premise License Late Hours License	50% TABC Fee
Bars	\$324
Mixed Beverage	
New Application Fee	\$162
Permit Fee	50% TABC Fee
Late Hours Fee	50% TABC Fee
Commercial Pools	
Pool Operator Certification	\$41
Pool or Spa Application Fee	\$162
Annual Pool or Spa Permit	\$162



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Table 7

Consumer Health Permit Fees Continued

Restaurant	
Less than 1000 square feet of gross floor area	\$162
1000 square feet or more gross floor area	\$487
Class I Mobile Food Unit	\$162
Class II Mobile Food Unit	\$324
Class III Mobile Food Unit	\$162
Class IV Mobile Food Unit	\$81
Concession Stand, Snow-Cone Stand or similar structure	\$162
School Cafeteria	\$487
Grocery Store	
Less than 12,000 square feet of gross floor area	\$324
12,000 square feet or more gross floor area	\$487
Convenience Store without deli	\$162
Convenience Store with deli	\$324
Miscellaneous & Temporary	
Daycare	\$324
Nursing Homes and all others	\$324
Farmers/Community Market-Annual	\$324
Farmers/Community Market-Monthly	\$81
Seasonal Permit Fee	\$162
Temporary Food Permit	\$50
Application Fee for New Permits	\$162
Consumer Health Re-Inspection Fee	\$50

Table 8

Engineering Review

Inspection Type	
Initial Plan Review	\$1,300.00
Fee after 2nd Re-submittal	\$500.00
Fees for Appeals and Variances	
Fee Per Appeal/Variance to Traffic Safety Commission	\$300.00



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**Table 9
Right-of-Way Inspection**

Violation of provisions in Article II *fee is on daily basis	Not to exceed \$500 for violations Not to exceed \$2000 for violations related to fire safety, public health and/ or sanitation
Permit Application Fee	\$50
Expedited Permit Application Fee	\$250
Right of Way Inspection Fee	\$100 Per inspection per hour
Overtime Right of Way Inspection Fee	\$135 Per inspection, per hour At a minimum of 4 hours (\$540)
Permit Expiration Fee	\$50
Barricade Deposit Fee	\$500

**Table 10
Water Line Taps**

Size of Tap	Paved Street	Unpaved Street
1 inch	\$2100.00	\$1,300.00
2 inch	\$2,400.00	\$1,400.00
4 inch	\$3,600.00	\$2,100.00
6 inch	\$3,800.00	\$2,200.00
8 inch	\$4,800.00	\$3,100.00
12 inch	\$5,500.00	\$4,000.00

**Table 11
Wastewater Taps with Cleanout Fees**

Size of Tap	Paved Street	Unpaved Street
4 inch	\$2,600.00	\$1,500.00
6 inch	\$2,700.00	\$1,650.00
8 inch	\$2,800.00	\$1,800.00
Manhole Breakout Fee		
6" – 12" Line	\$165.00	



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**Table 12
Water Tap & Meter Fees**

Application:

This schedule applies to the installation, removal or relocation of water taps and meters by the City of Denton Utility Department at the request of a person, firm, association or corporation.

Tap and Meter Fees:

Any person, association of persons, or corporation that requests a water main tap, water meter or water meter loop, be removed, installed or relocated by the Utility Department shall pay in advance to the Utility Department the following applicable fees:

Water Taps with Meter:

Size of Tap & Meter	Paved Street	Unpaved Street
5/8 inch x 3/4 inch	\$2,405.00	\$1,605.00
3/4 inch x 3/4 inch	\$2,445.00	\$1,645.00
1 inch	\$2,475.00	\$1,675.00
1 1/2 inch	\$3,070.00	\$2,070.00
2 inch	\$3,080.00	\$2,080.00
Size of Meter	Meter Fees	
5/8 inch x 3/4 inch	\$305.00	
3/4 inch x 3/4 inch	\$345.00	
1 inch	\$375.00	
1 1/2 inch	\$670.00	
2 inch	\$680.00	
Size of Meter	Relocation of 10 Feet or Less	
3/4 inch	\$285.00	
1 inch	\$285.00	
1 1/2 inch	\$340.00	
2 inch	\$390.00	
	Paved Street	Unpaved Street
Installation Fee	\$6,200.00	\$4,300.00
Tap Fee	\$3,800.00	\$2,200.00
Meter Deposit	\$1,100.00	\$1,100.00



Water and Wastewater Impact Fee Schedule

*Effective January 9, 2019, Ordinance 19-008

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- Section 1: Property Platted on or after January 9, 2019 or plats filed prior to September 15, 1998
- Section 2: Property Platted September 15, 1998 – May 28, 2003
- Section 3: Property Platted May 29, 2003 – July 28, 2008
- Section 4: Property Platted July 29, 2008 – December 2, 2013
- Section 5: Property Platted December 3, 2013 – January 8, 2019

For platted property located in Zone 1 that is for a single family residence of 1,300 square feet or less and located on a lot of 6,000 square feet or less, the water and wastewater impact fees will be 0.50 SFEs of the adopted fees for Zone 1 for a 5/8" x 3/4" water meter. Please refer to the Water Utilities Impact Fee web page for a reference map of Water and Wastewater Service Area. Apartment projects with eight (8) or more units will be assessed based upon 0.26 SFEs per bedroom.

Section 1: Property Platted on or after January 9, 2019 or for any plats filed prior to September 15, 1998

For a new development for which a final plat recordation occurred on or after January 9, 2019, or for any plats filed prior to September 15, 1998, the maximum impact fee per service unit shall be as follows in Table 1A below.

Table 1A: Water Impact Fees
(Plats filed on or after January 9, 2019 or prior to September 15, 1998)

		Zone 1A		Zone 1B		Zone 2	
Water Meter Size	SFEs per Meter	Net Cost per SFE	Net Cost Per Meter	Net Cost per SFE	Net Cost Per Meter	Net Cost per SFE	Net Cost Per Meter
5/8"x3/4"	1	\$3,569.00	\$3,569.00	\$5,352.00	\$5,352.00	\$7,638.00	\$7,638.00
3/4" x 3/4"	1.5	\$3,569.00	\$5,353.50	\$5,352.00	\$8,028.00	\$7,638.00	\$11,457.00
1"	2.5	\$3,569.00	\$8,922.50	\$5,352.00	\$13,380.00	\$7,638.00	\$19,095.00
1 1/2"	5	\$3,569.00	\$17,845.00	\$5,352.00	\$26,760.00	\$7,638.00	\$38,190.00
2"	8	\$3,569.00	\$28,552.00	\$5,352.00	\$42,816.00	\$7,638.00	\$61,104.00



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**Table 1B: Wastewater Impact Fees
(Plats filed on or after January 9, 2019 or prior to September 15, 1998)**

		Wastewater Service Area	
Water Meter Size	SFEs per Meter	Net Cost per SFE	Net Cost Per Meter
5/8"x3/4"	1	\$4,716.00	\$4,716.00
3/4" x 3/4"	1.5	\$4,716.00	\$7,074.00
1"	2.5	\$4,716.00	\$11,790.00
1 1/2"	5	\$4,716.00	\$23,580.00
2"	8	\$4,716.00	\$37,728.00

Section 2: Water and Wastewater Impact Fees (Plats September 15, 1998 – May 28, 2003)

For a new development for which final plat recordation occurred on or after September 15, 1998, but before May 29, 2003, and for which no new service units have been added, impact fees for water and Zone 1 wastewater can be calculated according to Table 2 below:

**Table 2: Water and Wastewater Impact Fees
(Plats filed September 15, 1998 – May 28, 2003)**

		Net Cost per SFE		Net Cost per Meter	
Water Meter Size	SFEs per Meter	Water	Wastewater	Water	Wastewater
5/8" X 3/4"	1	\$2,044.00	\$483.00	\$2,044.00	\$483.00
3/4" X 3/4"	1.5	\$2,044.00	\$483.00	\$3,066.00	\$724.50
1"	2.5	\$2,044.00	\$483.00	\$5,110.00	\$1,207.50
1 1/2"	5	\$2,044.00	\$483.00	\$10,220.00	\$2,415.00
2"	8	\$2,044.00	\$483.00	\$16,352.00	\$3,864.00



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Section 3: Property Platted May 29, 2003 – July 28, 2008

Water and Wastewater Impact Fees (Plats May 29, 2003 – July 28, 2008 - Zone 1 Only)

For a new development for which final plat recordation occurred May 29, 2003, but before July 29, 2008, and for which no new service units have been added, impact fees for water and wastewater can be calculated according to Table 3 below:

**Table 3: Water and Wastewater Impact Fees – Zone 1 Only
(Plats filed May 29, 2003 – July 28, 2008)**

		Net Cost per SFE		Net Cost per Meter	
Water Meter Size	SFEs per Meter	Water	Wastewater	Water	Wastewater
5/8" X 3/4"	1	\$3,155.00	\$1,703.00	\$3,155.00	\$1,703.00
3/4" X 3/4"	1.5	\$3,155.00	\$1,703.00	\$4,732.50	\$2,554.50
1"	2.5	\$3,155.00	\$1,703.00	\$7,887.50	\$4,257.50
1 1/2"	5	\$3,155.00	\$1,703.00	\$15,775.00	\$8,515.00
2"	8	\$3,155.00	\$1,703.00	\$25,240.00	\$13,624.00

Section 4: Property Platted July 29, 2008 – December 2, 2013

For a new development for which final plat recordation occurred on or after July 29, 2008, but before December 3, 2013, and for which no new service units have been added, impact fees for water and wastewater can be calculated according to Table 4A (Water) and Table 4B (Wastewater) below:

Table 4A: Water Impact Fees (Plats filed July 29, 2008 – December 2, 2013)

		Zone 1		Zone 2	
Water Meter Size	SFEs per Meter	Net Cost per SFE	Net Cost per Meter	Net Cost per SFE	Net Cost per Meter
5/8" X 3/4"	1	\$3,400.00	\$3,400.00	\$4,000.00	\$4,000.00
3/4" X 3/4"	1.5	\$3,400.00	\$5,100.00	\$4,000.00	\$6,000.00
1"	2.5	\$3,400.00	\$8,500.00	\$4,000.00	\$10,000.00



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1 1/2"	5	\$3,400.00	\$17,000.00	\$4,000.00	\$20,000.00
2"	8	\$3,400.00	\$27,200.00	\$4,000.00	\$32,000.00

Table 4B: Wastewater Impact Fees (Plats filed July 29, 2008 – December 2, 2013)

Water Meter Size	SFEs per Meter	Zone 1		Zone 2	
		Net Cost per SFE	Net Cost per Meter	Net Cost per SFE	Net Cost per Meter
5/8" X 3/4"	1	\$1,700.00	\$1,700.00	\$1,760.00	\$1,760.00
3/4" X 3/4"	1.5	\$1,700.00	\$2,550.00	\$1,760.00	\$2,640.00
1"	2.5	\$1,700.00	\$4,250.00	\$1,760.00	\$4,400.00
1 1/2"	5	\$1,700.00	\$8,500.00	\$1,760.00	\$8,800.00
2"	8	\$1,700.00	\$13,600.00	\$1,760.00	\$14,080.00

Section 5: Property Platted December 3, 2013 – January 8, 2019

For a new development for which final plat recordation occurred on or after December 3, 2013, but before January 9, 2019, and for which no new service units have been added, impact fees for water and wastewater can be calculated according to Table 5A (Water) and Table 5B (Wastewater) below:

**Table 5A: Water Impact Fees
(Property Platted December 3, 2013 – January 8, 2019)**

Water Meter Size	SFEs per Meter	Zone 1A		Zone 1B		Zone 2	
		Net Cost per SFE	Net Cost Per Meter	Net Cost per SFE	Net Cost Per Meter	Net Cost per SFE	Net Cost Per Meter
5/8"x3/4"	1	\$3,100.00	\$3,100.00	\$3,900.00	\$3,900.00	\$4,500.00	\$4,500.00
3/4" x 3/4"	1.5	\$3,100.00	\$4,650.00	\$3,900.00	\$5,850.00	\$4,500.00	\$6,750.00
1"	2.5	\$3,100.00	\$7,750.00	\$3,900.00	\$9,750.00	\$4,500.00	\$11,250.00
1 1/2"	5	\$3,100.00	\$15,500.00	\$3,900.00	\$19,500.00	\$4,500.00	\$22,500.00
2"	8	\$3,100.00	\$24,800.00	\$3,900.00	\$31,200.00	\$4,500.00	\$36,000.00



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Table 5B: Wastewater Impact Fees
(Property Platted December 3, 2013 – January 8, 2019)

		Wastewater Service Area	
Water Meter Size	SFEs per Meter	Net Cost per SFE	Net Cost Per Meter
5/8"x3/4"	1	\$2,200.00	\$2,200.00
3/4" x 3/4"	1.5	\$2,200.00	\$3,300.00
1"	2.5	\$2,200.00	\$5,500.00
1 1/2"	5	\$2,200.00	\$11,000.00
2"	8	\$2,200.00	\$17,600.00