CITY OF SAN ANTONIO TEXAS

DEVELOPMENT SERVICES

FY 2027 Development Fee Schedule



Partnering with our Community to
Build and Maintain a Safer San Antonio

Revised: October 2026

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NEIGHBORHOOD & HOUSING SERVICES

CITY OF SAN ANTONIO FEE WAIVER PROGRAM

APPLICATION OPENS JANUARY 2027

FEE WAIVERS AVAILABLE **CITYWIDE** FOR ELIGIBLE PROJECTS IN **THREE CATEGORIES**, SUBJECT TO FUNDING AVAILABILITY



- AFFORDABLE HOUSING
  [INCLUDING ACCESSORY DWELLING UNITS]
- HISTORIC REHABILITATION
- SMALL BUSINESS DEVELOPMENT

ELIGIBILE PROJECTS MAY RECEIVE

100%

WAIVER OF APPLICABLE CITY FEES
SHOWN IN **RED TEXT** IN THE FEE SCHEDULE

ELIGIBLE PROJECTS MAY RECEIVE ADDITIONAL SAWS IMPACT FEE WAIVERS

FOR MORE INFORMATION, CONTACT THE FEE WAIVER TEAM AT COSAFEEWAIVERS@SANANTONIO.GOV OR VISIT SANANTONIO.GOV/FEEWAIVERS

Disclaimer: Unless noted, all fees are subject to a 4% Technological Improvement and a 4% Development Services surcharge. Applications not submitted through our online portal and requested to be processed by our staff are subject to a $11.50 Convenience Fee (not subject to surcharges). Credit card payments are subject to an additional 3% administrative fee.

BUILDING DEVELOPMENT FEES

Building Development fees are assessed for plan review, inspections, certificates of occupancy, trade licenses, and renewals.

Commercial and existing residential building plan review and permit fees are based on valuation.

New residential building plan review and permit fees (including trade permit fees) are based on square footage.

For new commercial construction, the building plan review fee includes reviews of Building, Fire, Electrical, Mechanical, Plumbing, Street, Traffic, Drainage, Aviation, and Historic Preservation. The department also has review fees for reviews involving only one trade. Commercial trade permit fees are based upon a flat rate plus additional charges for specific items inspected.

A license issued by the City of San Antonio is required to perform residential construction (new or existing) in the City. The following are building license fees:

Building License and Registration Fees	
License/Registration Fee - City Residential Builder (valid for 2 years)	$195.50
License/Registration Fee - City Home Improvement (valid for 2 years)	$172.50
License Registration – Appeal of Denial	$178.25

BUILDING PLAN REVIEW AND PERMIT FEES

Residential Construction – New Residential Building, Dwellings, Additions, and Accessory Structures

Residential plan review and permit fees for new and existing structures are based on the project's square footage. For new residential buildings and dwellings, customers will pay their trade permit fees when the building permits are issued, and these fees will be assessed on the residential building permit. Trade-licensed professionals must be linked to the building permit. For additions and accessory structures, trade-licensed professionals must obtain separate stand-alone MEP permits and link their trade permits to the building permit.

- Residential projects greater than 1,000 square feet that will be unfinished—with exposed studs, no insulation, and no sheetrock—require plan review and receive a 50% discount.

SF Range	Building Permit	Electrical Permit	Mechanical Permit	General Plumbing Permit	Plan Review**	Total Basic Permit Fees
0000-0500	$ 172.50	$ 115.00	$ 92.00	$ 69.00	$ 230.00	$ 752.10
0501-1000	$ 488.80	$ 115.00	$ 92.00	$ 136.90	$ 230.00	$ 1,136.30
1001-1250	$ 517.50	$ 115.00	$ 92.00	$ 147.20	$ 230.00	$ 1,175.30
1251-1500	$ 718.80	$ 115.00	$ 92.00	$ 151.80	$ 230.00	$ 1,381.20
1501-1750	$ 920.00	$ 115.00	$ 97.80	$ 166.80	$ 230.00	$ 1,603.20
1751-2000	$ 977.50	$ 115.00	$ 97.80	$ 171.40	$ 230.00	$ 1,665.30
2001-2250	$ 977.50	$ 115.00	$ 97.80	$ 173.70	$ 230.00	$ 1,667.60
2251-2500	$ 977.50	$ 115.00	$ 97.80	$ 179.40	$ 230.00	$ 1,673.30
2501-3000	$ 1,012.00	$ 126.50	$ 97.80	$ 188.60	$ 230.00	$ 1,728.50
3001-3500	$ 1,058.00	$ 126.50	$ 103.50	$ 204.70	$ 460.00	$ 2,026.30
3501-4000	$ 1,069.50	$ 138.00	$ 126.50	$ 218.50	$ 460.00	$ 2,086.10
4001-5000	$ 1,150.00	$ 143.80	$ 161.00	$ 238.10	$ 460.00	$ 2,226.50
5001-6000	$ 1,265.00	$ 143.80	$ 189.80	$ 256.50	$ 460.00	$ 2,388.70
6001-6500	$ 1,380.00	$ 172.50	$ 281.80	$ 325.50	$ 690.00	$ 2,923.40
6501-7000	$ 1,610.00	$ 172.50	$ 281.80	$ 393.30	$ 690.00	$ 3,221.20
7001-7250	$ 1,782.50	$ 230.00	$ 281.80	$ 403.70	$ 690.00	$ 3,461.60
7251-7500	$ 1,983.80	$ 230.00	$ 281.80	$ 408.30	$ 690.00	$ 3,667.50
7501-7750	$ 2,185.00	$ 230.00	$ 287.50	$ 423.20	$ 690.00	$ 3,889.30
7751-9000**	$ 2,300.00	$ 230.00	$ 287.50	$ 427.80	$ 690.00	$ 4,008.90
Sewer	$73.60					
TML*	$65.55					
TOPS*	$62.10					
GAS*	$73.60					
	*** Optional Fees** **** For projects over 9000 sq. ft., the fees are determined by combining smaller increments to equal the square footage.**					

Residential Construction – Remodels, Additions, and Accessory Structures Less than 1,000 sq. ft Single-Story

Residential Permit fees for existing structures are based on the project's square footage. For remodels, additions, and accessory structures, trade-licensed professionals must obtain separate stand-alone MEP permits and link their trade permits to the building permit.

- Residential projects less than 1,000 square feet that will be finished with insulation and no exposed studs do not require plan review.
- Residential projects less than 1,000 square feet that will be unfinished—with exposed studs, no insulation, and no sheetrock will pay a flat fee of $172.50.

Building Permit Fee	SF Range	
Residential Building Existing Home Fee	0000-0500	$ 172.50
Residential Building Existing Home Fee	0501-1000	$ 488.80

Flat Fees for Miscellaneous Residential Projects	
Manufactured Home Installation	$57.50
Residential Swimming Pool Fee	$414.00
Carport Covers and Decks Fee	$184.00
Repair Existing Foundation Fee	$184.00
Residential Repair Existing General Fee	$172.50
Residential Repair Existing Full Remodel Fee	$241.50
Residential Fence Fee	$28.75
Residential Repair Existing Re-Roof Fee	$28.75

Commercial Construction

Development Services establishes minimum values for the cost of commercial remodels and swimming pools, based on the project's valuation or costs per square foot for landscaping, as published and updated by the International Code Council and used with the Army Corps of Engineers' modifier for the City of San Antonio. This value is established when the building plans are submitted. The plan examiners may perform additional valuation checks during their review.

Plan Review Fees – Commercial	
Plan Review Commercial Fees - New Building, Shell, Interior Finish Out, Addition, Portable, Sitework, Foundation, Minor Building Structures: Shade Structures, Pad Sites, Monuments, Drive-up Ice Machine/Teller Machines, Alteration to Drive-Thru/Drive Aisles/Parking Lots, Retaining Walls, Communication Equipment Antennas Towers including small cell, Swimming Pool, Fence	
Valuation $0 - $1,000	$115.00
Valuation $1,001 - $200,000	$115.00+$1.90/$1,000, or fraction thereof, over $1,000
Valuation $200,001 - $1,000,000	$481.20+$1.80/$1,000, or fraction thereof, over $200,000
Valuation $1,000,001 - $5,000,000	$1,861.20+$0.90/$1,000, or fraction thereof, over $1,000,000
Valuation > $5,000,000	$5,311.20+$0.60/$1,000, or fraction thereof, over $5,000,000
Landscape Plan Review	
0-1.9 acre	$201.30
2-2.9 acres	$230.00
3-5.9 acres	$345.00
6-10.9 acres	$460.00
11-15.9 acres	$575.00
16-20.9 acres	$690.00
21-30.9 acres	$805.00
31-35.9 acres	$920.00
36-40.9 acres	$1,035.00
41+ acres	$1,150.00
Plan Review Commercial Irrigation Fee	$115.00
Fire Systems Plan Review Fee	$115 per permit

Permit Fees – Commercial	
Permit Commercial Fees - New Building, Shell, Interior Finish Out, Addition, Portable, Sitework, Foundation, Minor Building Structures: Shade Structures, Pad Sites, Monuments, Drive-up Ice Machine/Teller Machines, Alteration to Drive-Thru/Drive Aisles/Parking Lots, Retaining Walls, Communication Equipment Antennas Towers including small cell, Swimming Pool, Fence, and Commercial Repair Existing (Re-roof & Minor Repairs)	
Valuation: $0-$1,000	$115.00
Valuation: $1,001 - $25,000	$115.00 + $8.40/$1,000, or fraction thereof, over $1,000
Valuation: $25,001 - $75,000	$316.20 + $6.60/$1,000, or fraction thereof, over $25,000
Valuation: > 75,000	$644.00 + $2.30/$1,000, or fraction thereof, over $75,000
Commercial Conditional Permit Fees (plus the Building Permit Fee)	$230.00

New Commercial Construction - Complex Plans

A flat fee based on occupancy group and square footage will be assessed for commercial trade permit fees. The fees will be assessed on the building permit.

Below are the trade permit fees for Occupancy Groups A (Assembly), B (Business), E (Educational), F (Factory and Industrial), H (High Hazard), I (Institutional), M (Mercantile), and U (Utility and Miscellaneous). Projects with an S (Storage) occupancy group will be charged 50% of the fees listed below (with a minimum fee of $115.00).

OCCUPANCY GROUPS: A, B, E, F, H, I, M, S, U			
Range (SQ.FT.)	**MECHANICAL**	**ELECTRICAL**	**PLUMBING**
≤1,000	$ 115.00	$ 115.00	$ 115.00
For each additional 1,000 sq. ft. or portion thereof over 1,000	$5.80	$5.80	$5.80
> 5,000 sq. ft.	$138.00	$138.00	$138.00
For each additional 1,000 sq. ft. or portion thereof over 5,000	$17.30	$17.30	$17.30
>10,000 sq. ft.	$224.30	$224.30	$224.30
additional 1,000 or portion thereof over 10,000	$23.00	$23.00	$34.50
>25,000 sq. ft.	$569.30	$569.30	$741.80
additional 1,000 or portion thereof over 25,000	$34.50	$34.50	$40.30
> 50,000 sq. ft.	$1,431.80	$1,431.80	$1,748.00
each additional 5,000 or portion thereof over 50,000	$40.30	$40.30	$46.00

As noted in the table above, there is an additional charge beyond the flat fee when a project exceeds the base size. For example, an Occupancy B project size area equal to 1,901 square feet:

- 1,000 sq. ft. base fee = $115.00
- Each additional 1,000 square feet or increment thereof over 1,000 square feet will assess an additional charge of $5.80.
- Example: Total Fee= $115 + 5.23 (1901-1000/1000) = $120.23

Rather than the $115.00 fee, the final fee is $120.23 for a project measuring 1.901 square feet.

A flat fee based on occupancy group and square feet for commercial trade permit fees will be assessed on the building permit. Below are the fees for Occupancy Groups R1 (Residential – Hotels) and R2 (Residential - Apartments).

OCCUPANCY GROUPS: R-1 & R-2			
Range (SQ.FT.)	MECHANICAL	ELECTRICAL	PLUMBING
For each additional 1,000 sq. ft. or portion thereof over 1,000	$161.00	$161.00	$161.00
> 5,000 sq. ft.	$8.10	$8.10	$8.10
For each additional 1,000 sq. ft. or portion thereof over 5,000	$193.20	$193.20	$193.20
>10,000 sq. ft.	$24.20	$24.20	$24.20
additional 1,000 or portion thereof over 10,000	$314.00	$314.00	$314.00
>25,000 sq. ft.	$32.20	$32.20	$48.30
additional 1,000 or portion thereof over 25,000	$797.00	$797.00	$1,038.50
> 50,000 sq. ft.	$48.30	$48.30	$56.40
each additional 5,000 or portion thereof over 50,000	$2,004.50	$2,004.50	$2,447.20
	$56.40	$56.40	$64.40

For phased commercial projects, the above permit fee structure for occupancy group and square footage will apply. However, Mechanical, Electrical, and Plumbing (MEP) fees will be charged on the building permit using the following discounted rates:

Commercial Building – Phased for Site Work, Foundation, and Shells	
Site Work	10% of Electrical & Plumbing fees only (with minimum fee of $115.00)
Foundation	10% of Electrical & Plumbing fees only (with minimum fee of $115.00)
Shell	80% of Electrical & Plumbing and 100% of Mechanical fees
Interior Finish Out	100% of MEP fees

When a phased approach is taken, such as completing only the site work, a proportion of fees will be assessed. For example, a phased project for Occupancy B with site work is equal to 25,000 square feet, with electrical work indicated by the customer:

25,000 sq. ft. base fee = $569.30 Electrical Fees
Electrical Fee: * 10% ($569.30) = $56.93

Since the minimum fee is $115.00, the electrical fee for a phased project for Occupancy B with site work equal to 25,000 square feet with electrical work will be $115.00.

Plumbing Backflow permits are separate from Plumbing Trade Permits. The following fee will be assessed for Commercial permits requiring backflow.

Commercial Building– Plumbing Backflow	
Permit Plumbing Backflow Fee	$57.50
less than 2”	$17.30/per device
2” or larger	$115.00/per device

A flat permit fee based on square footage of the Commercial project will be assessed for the following services requested or included as part of the scope of the commercial project.

Commercial Permit Fees for "Gas, Sewer, Medical Gas (Med Gas), Temporary Meter Loop (TML), Temporary on Permanent Set (TOPS)"					
Square Footage Ranges	**GAS**	**SEWER**	**MEDGAS**	**TML**	**TOPS**
≤ 5,000 sq. ft.	$92.00	$115.00	$92.00	$115.00	$115.00
< 50,000 sq. ft.	$115.00	$115.00	$115.00	$115.00	$115.00
≥ 50,000 sq. ft.	$138.00	$115.00	$138.00	$115.00	$115.00

Landscape Irrigation System - Commercial Only	
Irrigation System Inspection Base Fee	$57.50
Commercial Landscape Irrigation System Permit Fee	$115.00

BUILDING PLAN REVIEW AND INSPECTION - SPECIAL SERVICES FEES

Special Services Fees	
Additional Plan Review (revised) – per Reviewer – All Disciplines (per hour, 1 hour minimum)	$115.00
After Hour Plan Review – per Reviewer (All Disciplines) per hour (1-hour minimum)	$115.00
After Hour Plan Review– Residential - Building, Tree Preservation, Drainage (1.25-hour minimum)	$143.75
Administrative Exception Code Variance Request	$402.50
Administrative Code Modification Request	$402.50
After Hour Inspection Fee (per hour, 1 hour minimum)	$115.00
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	$115.00
Inspection Schedule Fee (Free if scheduled online) (applies to all types of inspections) ***Not subject to surcharges.*	$3.45
Convenience Fee (Applications not submitted through our online portal and requested to be processed by our staff) ***Not subject to surcharges.*	$11.50
Median and Turn Lane Review (Outside of Plat) per hour	$115.00
Pedestrian Plan Review Fee	$115.00
Post Permit Plan Reviews (All Disciplines)	$115.00
Refund (Refund will not be issued if work as performed under the permit and/or if permit was issued over 30 days for Trade permits and 90 days for Building permits) (Not Subject to Surcharges)	$57.50
Re-inspection Fee	$57.50
Plan Review Extension Fee	25% of the Plan Review fee
Preliminary Meeting	
Fee per hour per Discipline (1 hr minimum)	$115.00
Plus, an additional Fee per hour per Discipline	$115.00

Building and Fire Appeals Fees	
Appeal Filing Fee - (Building Related and Fire Code Board of Appeals and Advisory Board)	$178.30
Appeal of Denial	$178.30

SCHOOL DISTRICT PLAN REVIEWS

School districts with school district projects valued greater than $500,000 shall be entitled to a 25% waiver of plan review and permit fees, but in no case shall said school district pay less than a minimum fee of $1021.20 for plan review, $1,621.50 for building permit, and $211.41 for the related surcharges.

CERTIFICATE OF OCCUPANCY (C OF O)

C of O - Residential	
Temporary Residential Certificate of Occupancy	$172.50
Temporary Residential Certificate of Occupancy Extension	$86.25
Residential Construction moving in without a Certificate of Occupancy	$345.00
After Hours - Temporary COO Residential	$115.00

C of O - Commercial	
Commercial Certificate of Occupancy - No Construction Fee	$230.00
Temporary Commercial Certificate of Occupancy	$575.00
Temporary Commercial Certificate of Occupancy Extension Fee	$115.00
Expired Temporary Certificate of Occupancy	$575.00
Fine for New Commercial Construction Occupancy with No COO Fee	$575.00
Fine for Existing Commercial Construction Occupancy without C of O	$230.00
Occupancy Load Adjustment Fee	$115.00
After Hour Fee for Counter Service for Temporary Certificate of Occupancy (Per hour)	$115.00
Certificate of Occupancy - Sexually Oriented Business	$747.50

C of O - Miscellaneous	
Commercial Certificate of Occupancy - Tents Fee	$115.00
Commercial Certificate of Occupancy - DBA Name Change Fee	$57.50
Commercial Certificate of Occupancy - Temporary Event Fee	$230.00
Duplicate Copy of COO	$5.75
Re-inspection Fee	$57.50

DEMOLITION

A license issued by the City of San Antonio is required to perform demolition in the City. The following are demolition license fees:

Demolition License Fees	
License/Registration Fee - City Demolition – New (valid for 2 years)	$97.75
License/Registration Fee - City Demolition – Renewal (valid for 2 years)	$40.25

Demolition Permit Fees	
Residential - Demolition Permit	$86.30
Commercial - Demolition Permit - Single-story	$115.00
Commercial - Demolition Permit-2 - 3 stories	$230.00
Commercial - Demolition Permit- >3 stories	$747.50

ELECTRICAL

A State Electrical License issued by the State of Texas is required to perform Electrical work in City of San Antonio. There is no fee to register a State License. A contractor can also obtain a City-issued Electrical License to perform electrical work in the City. The following are City Electrical license fees:

Master Electrical License and Registration Fees	
License/Registration Fee - City Electrical Master (valid for 2 years)	$345.00
License/Registration Fee - City Electrical Maintenance Technician (valid for 1 year)	$40.25

Electrical Fees – New Residential Construction

For electrical work associated with new residential construction, the electrical permit fees are based on the square footage of each building and will be assessed on the building permit. These fees do not apply to electrical work associated with swimming pools and electrical work not associated with the initial residential building permit application. TML's and TOP's permits can be requested with the building permit, and the fees are based on the flat rates indicated below.

Sq. Ft	Electrical Permit Fee	Optional TML Permit	Optional TOPS Permit
0000-2500	$ 115.00	$ 65.55	$ 62.10
2501-3500	$ 126.50	$ 65.55	$ 62.10
3501-4000	$ 138.00	$ 65.55	$ 62.10
4001-6000	$ 143.80	$ 65.55	$ 62.10
6001-7000	$ 172.50	$ 65.55	$ 62.10
7001-9000*	$ 230.00	$ 65.55	$ 62.10
***For projects over 9000 sq. ft., the fees are determined by combining smaller increments to equal the square footage**			

Electrical Fees – Commercial, Existing Residential, and Limited Service Repair

Electrical Inspection Fee and Limited Service Repair Permits (Commercial and Existing Residential)	
Electrical - Permit Base Fee	$57.50
Service Rating	
0-200 amps	$3.74
201-600 amps	$7.48
601-1000 amps	$9.95
1001-2500 amps	$12.42
Over 2500 amps	$14.38
Temporary Meter Loop Fee	$2.47
TOPS Fee	$2.47
Work with CPS Fee	$2.47

Transformer - over 50 kVA Fee Transformer - over 50 kVA Fee Gear Items	
Gear Switchboard - with up to 4 handles Fee	$11.79
Gear Switchboard - additional handles Fee	$1.84
Panelboard/Loadcenters Fee	$5.58
Transformer - 1-50 kVA Fee	$4.95
Transformer – over 50 kVA Fee	$11.16
Safe SW / Circuit Breaker 30 + amps Fee	$1.27
Miscellaneous Items	
Misc. Underground Work Fee every 100 linear ft Fee	$1.84
Misc. Overhead Work Fee every 100 linear ft	$1.84
Misc. Foundation Concrete Encased Electrode Fee	$1.84
Control Low Voltage Wiring - over 50 volts Fee	$1.84
Industrial Repair Fee	$11.21

Light Fixtures	
HID Fixtures	$1.84
Ceiling Fans	$1.84
Light Fixture Fluorescent Ballast Fee	$0.18
Sign Circuit Fee	$1.27
General Purpose Outlet Fee	$0.18
Equipment - 20 amp and above	$1.73

Motors	
1-7.5 hp	$2.47
7.5-25 hp	$3.74
25-50 hp	$9.32
Over 50 hp	$12.42

UPS/Generator/Distributed Generation/Storage Batteries	
1-5 kW	$1.84
6-50 kW	$3.74
51-300 kW	$5.58
Over 301 kW	$7.48

Temporary Wiring	
Temporary Event Power and Light Fee	$3.74
Temporary Festival Booth Fee	$5.75
Temporary Carnival Ride Fee	$5.75

Special Occupancies	
Special Class 1, 2, 3 Article 500 per Circuit Fee	$1.20
Special Medical Equipment per Circuit Fee	$1.20

Miscellaneous Electrical Permits	
Reconnect Permit Base Fee	$57.50
30-day Temporary Reconnect Fee	$2.47
180-day Temporary Reconnect Fee	$14.93
Miscellaneous Notary Public Fee	$6.90

Maintenance Permit Fee (Electric Only)	
Basic Permit Fee	$57.50
Plus, per Residential Apartment Unit	$0.30
Plus, per 10,000 sq. ft. of Commercial Space	$8.10

Special Services for Electrical	
Electrical - Plan Review Fee	$115.00
Inspection Schedule Fee (free if scheduled online) ***Not subject to surcharges.*	$3.45
Re-inspection Fee	$57.50

HEATING AND AIR CONDITIONING (MECHANICAL)

A State Mechanical License issued by the State of Texas is required to perform Mechanical work in the City of San Antonio. There is no fee to register a State License. A contractor can also obtain a City-issued Mechanical License to perform electrical work in the City. The following are Mechanical license fees:

Heating and Air Conditioning (Mechanical) License Fees	
License/Registration Fee - City Mechanical Master (valid for 1 year)	$172.50
Annual Continuing Education for City License Holder	$172.50

Heating and Air Conditioning (Mechanical) Permit Fees – New Residential Construction

For mechanical work associated with new residential construction, fees are based on each building's square footage and will be assessed with the building permit. Your mechanical permit must be linked to the parent permit. Fees not included are scheduling, re-inspection and After Hour fees. The table below details the fee structure:

Sq Ft	Permit Fees	Sq Ft	Permit Fees
0000-1599	$ 92.00	4001-5000	$ 161.00
1601-3000	$ 97.80	5001-6000	$ 189.80
3001-3500	$ 103.50	6001-7500	$ 281.80
3501-4000	$ 126.50	7501-9000*	$ 287.50
***For projects over 9000 sq. ft., the fees are determined by combining smaller increments to equal the square footage**			

Heating and Air Conditioning (Mechanical) Inspection Fees and Limited Service Repair Permits - Commercial and Existing Residential Construction

Heating and Air Conditioning (Mechanical) Inspection Fees and Limited Service Repair Permits (Commercial and Existing Residential)	
Mechanical - Permit Base Fee	$57.50
Roof-Top Units Fee (gas or electric)	$18.23
Gas furnace; gas wall furnace; gas unit heater; gas radiant heater; gas boiler (steam); gas floor furnace; commercial gas dryer; gas boiler (hot water); gas duct heater (per each item)	$11.04
Condensing unit; condensing unit/heat pump; indoor condensing unit; cooling coil; commercial exhaust fan; condenser (no compressor); commercial electric dryer; fan coil unit; fan powered box; type II range hood (steam); chiller; absorption unit; reach-in cooler; wall mounted unit; make-up air; heat pump; electric heat strips; refrigeration unit; air handler; electric furnace; electric unit heater; electric radiant heater; ventilation fan; variable air volume unit; type I range hood (grease); fume hood; cooling tower; walk-in cooler; walk-in freezer; icemaker (split system); evaporative cooler (refrigeration equipment); hot water coil; remote condensing unit; condenser (refrigeration equipment); ventilating fan (not on other permitted installation); hood served by mechanical exhaust (including ducts and makeup air systems); mini split system; condensing unit (mobile homes and manufactured housing); any regulated device for which no specific fee is listed; replacement of any device which originally required a permit (per each item)	$7.19
Curtain Fire Damper; Smoke Damper; Duct Outlet; Ceiling Fire Damper; Smoke/Fire Damper (per each item)	$2.30
Existing Residential (new systems-no pre-existing central HVAC unit (includes inspection fee)	$88.55
Each Additional System (includes inspection fee)	$63.25

Maintenance Permit Fee (Mechanical Only)	
Basic Permit Fee	$57.50
Plus, per Residential Apartment Unit	$0.30

Special Heating & Air Conditioning (Mechanical) Fees	
Inspection Schedule Fee (Free if scheduled online) ***Not subject to surcharges.*	$3.45
Mechanical - Plan Review Fee	$115.00
Re-inspection Fee	$57.50

PLUMBING, GAS, AND SEWER

A license issued by the State of Texas is required to perform plumbing work (new or existing, and based on scope) in the City. The fee to register a a State Irrigator License with the City is as follows (there is no cost for other Plumbing License registrations issued by the State of Texas)

Plumbing License and Registration Fees	
License/Registration Fee - State Irrigator Contractor	$97.75

Plumbing, Gas, Sewer Permit Fees – New Residential Building

For plumbing work associated with new residential construction, the permit fees are based on square footage and will be assessed on the building permit.

The sewer and gas permit fees will be a flat fee of $73.60 and will also be assessed with the building permit. Plumbing permits not included are irrigation and (MRFPSS), and require a separate permit. Fees not included are scheduling, re-inspection and After Hour fees.

The table below details the fee structure:

Sq Ft	Permit Fee	Sq Ft	Permit Fee	Sq Ft	Permit Fee
0000-0500	$ 69.00	2251-2500	$ 179.40	6501-7000	$ 393.30
0501-1000	$ 136.90	2501-3000	$ 188.60	7001-7250	$ 403.70
1001-1250	$ 147.20	3001-3500	$ 204.70	7251-7500	$ 408.30
1251-1500	$ 151.80	3501-4000	$ 218.50	7501-7750	$ 429.20
1501-1750	$ 166.80	4001-5000	$ 238.10	7751-9000*	$ 427.80
1751-2000	$ 171.40	5001-6000	$ 256.50	Sewer	$ 73.60
2001-2250	$ 173.70	6001-6500	$ 325.50	Gas	$ 73.60
***For projects over 9000 sq. ft., the fees are determined by combining smaller increments to equal the square footage**					

Plumbing, Gas, Sewer Backflow, Permit Fees & Limited Service Repair Permits (Commercial and Existing Residential)	
Plumbing - Permit Base Fee	$57.50
Plumbing Fixture; MRFPSS Fixture/Sprinkler Head; Roof Drain; Reverse Osmosis (per unit)	$8.05
Grease Trap; Oil Separator; Sand Trap; Lint Trap; Neutralization Tank (or tank receiving discharge of liquid waste from fixtures); Drain, Appurtenance; Appliance	
Traps/Interceptors - 0-500 gallons Fee	$13.80
Traps/Interceptors - > 500 gallons Fee	$19.55
Water Heater, Vent (gas/electric)	$9.20
Water Softener Fee	$19.55

Gas Inspection	
Gas Permit Base Fee	$57.50
Gas Openings Fee 1 – 5 openings (fee for each of the first five openings)	$11.50
>5 openings (fee for each opening over five)	$3.45

Gas Test	
Gas Test Fee	$9.20
Gas Extensions - with 1 Opening Fee	$9.20
Replace Gas Line Fee	$9.20
Split Meter Fee	$9.20
Move Meter Fee	$9.20
Butane Conversion	$9.20

Reclaim Water Line Openings Inspection	
Reclaim Water Permit Base Fee	$57.50
1 – 4 openings (flat fee)	$46.00
>4 openings (fee for each opening over four)	$5.80

Underground Waterline	
Plumbing - Permit Base Fee	$57.50
0 -100 ft	$11.50
101 – 250 ft	$17.30
251 – 500 ft	$28.80
501 – 1000 ft	$51.80
1001 – 2000 ft	$86.30
2001 – 3000 ft	$115.00
Over 3001 ft (plus an additional $28.80 for every 200 ft or part thereof over 3001 ft)	$143.80

Plumbing Backflow Residential and Existing Commercial	
Backflow Preventer Inspection Fee	$57.50
Backflow - (Less than 1 inch) Fee	$17.25/per device
Backflow - (1 inch) Fee	$23.00/per device
Backflow - (1 1/2 inches) Fee (i)	$51.75/per device
Backflow - (1 1/4 inches) Fee (i)	$63.25/per device
Backflow - (Greater than 2 inches) Fee (i)	$86.25/per device

Sewer Inspection	
Sewer Permit Base Fee	$57.50
0 – 60 ft	$11.50
61 – 150 ft	$23.00
151 – 300 ft	$40.30
301 – 500 ft	$57.50
501 – 750 ft	$80.50
751 – 1,000 ft	$126.50
>1,000 ft	$143.80
Plus, for each additional 150 ft	$23.00

Medical Gas Inspection	
(oxygen – O_2; nitrous oxide – N_2O; medical compress air – Med Air Nitrogen – N_2; vacuum – Vac; carbon dioxide – CO_2; helium – He)	$57.50
1 – 5 openings (flat fee)	$15.00
>5 openings (fee for each opening over five)	$3.50

Landscape Irrigation System	
Irrigation Permit Base Fee	$57.50
Residential Landscape Irrigation System Permit Fee	$57.50
Commercial Landscape Irrigation System Permit Fee	$115.00

Maintenance Permit Fee (Plumbing Only)	
Basic Permit Fee	$57.50
Plus, per Residential Apartment Unit	$0.30

Special Services for Plumbing Fees	
Inspection Schedule Fee (Free if scheduled online) ***Not subject to surcharges.*	$3.45
Plumbing – Plan Review Fee	$115.00
Re-inspection Fee	$57.50

MISCELLANEOUS BUILDING DEVELOPMENT FEES (RESIDENTIAL AND COMMERCIAL)

Miscellaneous Fees	
Building Permit Ready/Status Letter	$57.50
Convenience Fee ***Not subject to surcharges.*	$11.50
Address Correction	$57.50
Inspection for which no fee is specifically indicated (per hour with 1 hour minimum)	$115.00
After Hour Inspection Fee (per hour with 1 hour minimum)	$115.00
Refund (Refund will not be issued if work as performed under the permit and/or if the permit was issued over 30 days for Trade permits and 90 days for Building permits) ***Not subject to services surcharges.*	$57.50
Re-inspection Fee (all Trades)	$57.50
Duplicate copy of City-issued Registration Card (one lost, destroyed, or mutilated)	$5.75
Permit Extension Fee	50% of permit fees
Working Without A Permit Penalty Fee	Double Permitting Fees
Building Modification or Adjustment Fee (Miscellaneous Fee)	Variable

Moving Buildings	
Moving buildings or structures over 400 sq. ft. per section, per day on City Street	$115.00

SIDEWALKS, STREETS, AND LIGHTS

A license issued by the City of San Antonio is required to perform sidewalk and curb work (new or existing) in the City. The following is the license fee.

License Fees	
License/Registration Fee - City Sidewalk & Curb (valid for 1 year)	$69.00

Sidewalk, Gutter, and Curb Fees	
Curb (per linear foot) ($57.50 minimum)	$0.20
Flatwork (per square feet) ($57.50 minimum)	$0.20
Preliminary Sidewalk Inspection	$230.00
Re-inspection Fee	$57.50
Inspection Schedule Fee (Free if scheduled online) ***Not subject to surcharges.*	$3.45

Parking / Traffic Control	
Facility/Parking Traffic Control District Application Fee	$172.50
Facility/Parking Traffic Control District Transfer Fee	$11.50

A license issued by the City of San Antonio is required to perform a house move in the City. The following is the license fee.

House Mover License and Building Move Permit	
License/Registration Fee - City House Mover	$138.00
Building Move Fee	$115.00

Street Name Change Fees	
Processing, Application Fee (base fee plus postage)	$1,150.00
Notification Fee (per lot/parcel)	$5.18
Total TCI Sign Installation (Replacement Cost)	Variable based on scope
Total TXDOT Sign Replacement Cost	Variable based on scope

SIGN PERMITS

A license issued by the City of San Antonio is required to perform Sign work (new or existing) in the City. The following are the license fees.

Sign Licenses and Registration Fees	
License/Registration Fee - City Sign Master (valid for 2 years)	$287.50
Off-premises – City Billboard Operator License & Renewal (valid for 1 year)	$431.25
On-premises – City Commercial Sign Operator License & Renewal (valid for 1 year)	$115.00

Sign Plan Review	
Sign Plan Review Fee (per permit)	$57.50
Sign Plan Review Fee (Sign Master Plan)	$345.00

Off-Premises Signs		
Off-Premise Billboard Sign Permit Fee	1- 75 ft²	$76.13
	More than 75 ft²	$76.13 + 0.30 ft² over 75 ft²
Off-Premise Billboard Renewal Fee (Annual)	1- 72 ft²	$57.50
	72 - 300 ft²	$57.50
	300 - 672 ft²	$86.25
Off-Premises Billboard Sign Permit Fee – Digital Display		$230.00
	1-75 sq. ft.	$74.55
	More than 75 sq. ft.	$74.55 + $1.05/ sf
Off-Premise Billboard Sign Permit Fee – Digital Display (Annual)		
	1-71 sq. ft.	$230.00
	72-300 sq. ft.	$345.00
	301-672 sq. ft.	$460.00
Off-Premises Billboard Sign - Removal Permit:		$115.00

On-Premises Signs		
Sign Base Permit Fee		$57.50
On-Premise Sign Permit Fee	≤ 32 ft² of sign area	$12.50
	> 32 ft² of sign area	$12.50 + $0.30 per ft² over 32 ft²
	If Electric	$12.50 per Sign
	Sign height fee	$2.30 per ft of height
	If Digital Display	$17.25 per Sign
Sign certification fee, per visit		$57.50

Temporary Sign Permits	
Sign Base Permit Fee (Across the Street Banners , Inflatables, Avenue Signs, Feather Permits, Event Signs)	$57.50
Across the Street Banner (cloth or other)	$6.21
Street Light Poles	$6.30
Flag Lines	$1.90
Feather Signs	$6.30
Portable Sign Permit Renewal Fee - Previously Registered (Annual)	$57.50
Temporary Weekend Sign Permit Fees - Public Property/ROW (Per Section 28-75)	1st two signs included in event permit (i.e., garage sale, etc.); third is $57.50 permit fee plus $5.80 for each decal
Event Sign Permit Renewal Fee - Per Section 28-74	$28.75

Miscellaneous Sign Permit Fees	
Preliminary Site Inspections, each	$57.50
Additional processing fee for paper applications (Free to submit application online)	$57.50

Special Services for Signs	
Inspection for which no fee is specifically indicated (per hour, 1 hour minimum)	$115.00
After Hour Inspection Fee (per hour, 1 hour minimum)	$115.00
Re-inspection Fee	$57.50
Refund (Refund will not be issued if work as performed under the permit and/or if the permit was issued over 30 days for Trade permits and 90 days for Building permits) ***Not subject to surcharges.*	$57.50
Inspection Schedule Fee (Free if scheduled online) ***Not subject to surcharges.*	$3.45
Expedited Fee	$115.00

Sign Appeals Fees	
Appeal of Sign Cases to City Council	$345.00
Non-Homestead Case Filing Fee (Variance and Appeals Procedures)	$690.00

TREE PRESERVATION

A license issued by the City of San Antonio is required to perform Tree work in the City. The following is the license fee.

Tree License Fees	
License/Registration Fee - City Tree Maintenance (3 years)	$189.75
License/Registration Fee - City Tree Maintenance (1 year)	$86.25

Tree Plan Review Fees	
Tree Plan Review Fee	$115.00
Tree Preservation Review Fee (per hour, 1 hour minimum)	$115.00
Tree Preservation Validation Fee	$115.00
Tree Review – for Demolition Permits (Residential and Commercial)	$115.00
After Hour - Tree Plan Review Fee	$115.00
Tree Resubmittal Plan Review Fee	$115.00
Amendments to the Plans Tree Preservation	$115.00

Residential Tree Permit Fees	
Tree Permit Residential Fee	$57.50
Tree Affidavit Residential Fee	$57.50
Tree Canopy Residential Fee ***Not subject to surcharges.*	$15.00
Rights Determination Residential Fee	40.25
Working Without A Permit Penalty Fee (Penalty Fee for Commencing Site work without a Tree Permit (per lot or a minimum fee of $2,300 - whichever is greater)	$80.50

Commercial Tree Permit Fees	
Tree Permit Commercial Fee	$201.25
Tree Affidavit Commercial Fee	$201.25
Tree Canopy Commercial Fee ***Not subject to surcharges.*	$25.00
Rights Determination Commercial Fee	$287.50
Working Without A Permit Penalty Fee (Penalty fee for commencing site work without a Tree Permit (per acre or a minimum fee of $2,300 - whichever is greater)	$172.50

Tree Mitigation Fund Fees (NOT SUBJECT TO SURCHARGES)	
Tree Credit Fee	
Project fee	$100.00
Per inch	$1.00
Tree Mitigation	
Tree Mitigation (2006 or Less) Fee	$100.00
Tree Mitigation (2010 or Greater) Fee	$200.00

Special Services for Trees	
After Hour - Tree Inspection Fee (per hour, 1 hour minimum)	$115.00
Inspection (Misc) Fee - (per hour, 1 hour minimum)	$115.00
Inspection Schedule Fee (free if scheduled online) ***Not subject to surcharges.*	$3.45
Refund (Refund will not be issued if work as performed under the permit and/or if the permit was issued over 30 days for Trade permits and 90 days for Building permits) ***Not subject to the 4% Technological Improvement and 4% Development Services surcharges.*	$57.50
Re-inspection Fee	$57.50
Tree Warranty (1 Tree) Fee	$575.00
Tree Warranty (2 or more Trees) Fee	$575.00 Plus $172.50 per additional tree

LAND DEVELOPMENT FEES

The Land Development fees are assessed for the review of Subdivision Plats, Master Development Plans, Rights Determination, Traffic Impact Analysis, Tree Preservation, Addressing, Zoning, and Board of Adjustment. All fees assessed are per unit unless otherwise specified.

Board of Adjustment	
Non-Homestead Case Filing Fee (Variance, Special Exception, or Appeals)	$690.00
Homestead Exemption Case Filing Fee (Variance, Special Exception or Appeals)	$460.00
Board of Adjustment Postponement Fee	$230.00
Appeals of Sign Cases to City Council	$345.00
MDP, POADP, PUD, MAOZ, MHPP	
MDP/PUD/MAOZ/MHPP Plan Review	$805.00
MDP/POADP/ PUD Notification (Special Request Fee)	$287.50
MDP/POADP/PUD Plan Amendment	$575.00
MDP/POADP/PUD Validity Verification	$575.00

Rights Determination	
Homestead (1 lot or less than 3 acres)	$230.00
Residential (over 1 lot or 3 acres or more) and Commercial Property	$1,150.00
Abbreviated Staff Review for Duration & Phasing of Rights (determined by staff)	$805.00
Rights Determination Appeal	$575.00
Rights Determination Validation (Commercial)	$287.50
Rights Determination Validation (Residential) per lot	$40.25
Consent Agreement Rights Determination	$575.00

Addressing	
Amendment Address Plat	$57.50
Expedited Addressing Review	$115.00
Change of Address on Permits (per address)	$57.50
Preliminary Plat Addressing Fee for Plat Requiring a Field Check	$57.50
Preliminary Plat Addressing Fee to Address a Plat of 10 or More Lots (per plat)	$57.50
AVAA Base Fee	$25.00
Number Assignment Fee	
Building	$115.00
Suite	$23.00

Military Protection Area Certificate	
ETJ Military Protection Area Certificate of Compatibility	$230.00

Special Services Provided by Land Development	
Emergency Add-On (Planning Commission)	$632.50
Inspection for which no Fee is Specifically Indicated (per hour, 1 hour minimum)	$115.00
After Hour Inspection Fee (per hour, 1 hour minimum)	$115.00
Notary Public Fee	$6.90
Zoning Site Plan Amendment Fee (per Amendment)	$603.75
Postponement/Withdrawal of Planning Commission Action (per processed Postponement)	$460.00
Preliminary Meeting per hour and per Discipline (2 hours minimum)	$115.00
Public Hearing Notification List (if not submitted)	$287.50
Refund Fee - Land Development – for all refundable applications ***Not subject to the 4% Technological Improvement and 4% Development Services surcharges.*	$115.00
Subdivision Special Request Fee (per reviewer by hour, 1 hour minimum)	$287.50
Inspection Schedule Fee (free if scheduled online) ***Not subject to surcharges.*	$3.45
Convenience Fee ***Not subject to surcharges.*	$11.50

FIRE PREVENTION FEES

Fire Prevention Fees are available here.

SAN ANTONIO WATER SYSTEMS (SAWS) (NOT SUBJECT TO SURCHARGES)

SAWS Fees are available here.

SAWS Fees	
Flood Plan Development Permit	$50.00

STORM WATER PARTICIPATION (NOT SUBJECT TO SURCHARGES)

Storm Water Fees Based on Square Footage of Impervious Cover	
Land Use (fee categories)	2015 Fee Rates
Single Family Residential	$0.15
Multi-Family	$0.20
Industrial	$0.20
Public Facilities	$0.20
Commercial	$0.25
Inner City Reinvestment Infill Policy (ICRIP) - all land uses	50% of new fee categories
Infill Development Zone (IDZ) - all land uses	No fee
Impervious cover increases < 100 square feet	No fee

SUBDIVISION PLAT FEES

Major Subdivision Plat Fees	
Single-Family Development Base Fee	$718.75
Plus, a per lot	$92.00
Non-Single-Family Development Base Fee	$718.75
Plus, a per-acre fee	$632.50
Per Lot Addressing Fee	$5.75

Minor Subdivision Plat Fees	
All Fees include a per Lot Fee	$92.00
Plus, a flat fee based on the number of acres	
0 – 3 acres	$684.25
3.01 – 10 acres	$925.75
10.01 – 20 acres	$1,236.25
>20 acres (fee includes the base and per-acre fee, plus the lot fee)	
Base Fee	$1,851.50
Plus, a per-acre fee for each acre over 20 acres	$126.50
Subdivision Filing Fee	$287.50

Recordation Fees	
Recording Fee (Mylar)	$81.00
Recording fee (instruments) - 1st page	$25.00
Each additional page	$4.00
Recordation Handling Fee	$57.50

Miscellaneous Plat Fees	
Administrative Exception/Code Variance Request UDC	$402.50
Certificate of Determination Fee	$230.00
Plat Deferral Fee (per request)	$575.00
Development Plats (per plat)	$690.00
Amending Plat Fees to Eliminate a Lot Line (Reduced Fee)	$287.50
Amending Plat Fee	$690.00
Replat Public Hearing (short public hearing)	$287.50
Replat with Notification (long public hearing)	$690.00
Time Extension	$345.00
Vacating Declaration (not in conjunction with replat)	$402.50
BSL (Building Setback Line) Replat (excludes notification)	$230.00
Preliminary Plat Addressing Fee for Plats Requiring a Field Check/ 10 or more lots	$57.50
Complete filing fee	$287.50
Legal Description Fee	$5.75
Appeal to the Planning Commission	$575.00
Redline Amending Plat	$600.00
Redline Amending Reduced	$287.50
Recordation Handling Fee (COSA Development Services Department Fee)**	$57.50
Land Development Adjustment Fee	Variable based on need

** This is the fee Development Services charges for Plat Recordation.

SUBDIVISION PLAT FEES –PARKS & RECREATION FEE SCHEDULE

These fees are assessed for Parks and Recreation Department staff reviews of development plans, plan amendments, and variances:

(a) Development plans:		
Single-Family:		$200.00, plus $35.00 per phase ($235.00 for single phase projects)
Non single-family:		$280.00, plus $35.00 per phase($315.00 for single phase projects)
Mixed-Use:		$480.00, plus $35.00 per phase($515 for single phase projects)
(b) Amending Plans:		
Single-family:	$120.00	
Non single-family	$190.00	
Mixed-Use	$310.00	
(c) Single phase fee		$175.00
(d) Variance		$175.00
(e) Reissue expire letter of certification		$25.00

SUBDIVISION PLAT FEES – BEXAR COUNTY FEE SCHEDULE

These fees are assessed on plats located inside the City of San Antonio's ETJ. The following Bexar County Fees are not subject to surcharges.

Major Subdivision	
Base Fee	$600.00
Plus, a per lot fee for Single Family or	$62.00
Per-acre fee for Non-Single Family	$465.00

Minor Subdivision	
Plus, Base Fee	$56.80
0-3 Acres	$575.00
3.01-10 Acres	$775.00
10.01-20 Acres	$1,050.00
More than 20 Acres	$1,575.00
Plus, a Per Acre Fee (in addition to the Base and Lot fees)	$107.20

Miscellaneous/Recordation Fees	
Amended Plat	$500.00
Recording Fee (Mylar)	$81.00
Recording fee (instruments) - 1st page	$25.00
Each additional page	$4.00

TRAFFIC IMPACT ANALYSIS (TIA) STUDY

Traffic Impact Analysis	
Traffic Impact Analysis - Level 1	$460.00
Traffic Impact Analysis - Level 2	$1,840.00
Traffic Impact Analysis - Level 3	$2,070.00

ZONING

Zoning Commission and Council Fees	
Zoning Base Fee	
0 – 0.5 acres	$914.25
0.51 – 5 acres	$2,035.50
5.01 – 10 acres	$3,659.30
10.01 – 25 acres	$6,463.00
25.01 – 50.0 acres	$6,686.10
More than 50.01 acres	$6,819.50
Plus, per-acreage charge for each acre over 50.01	$138.00
Maximum Zoning Fee	$13,225.00

Expedited Zoning Case Fees	
Zoning Expedited Base Fee	
0 – 0.5 acres	$1,828.50
0.51 – 5 acres	$4,071.00
5.01 – 10 acres	$7,318.60
10.01 – 25 acres	$12,926.00
25.01 - 50 acres	$13,372.20
More than 50.01 acres	$13,639.00
Plus, per-acreage charge for each acre over 50.01	$276.00
Maximum Zoning Fee	$26,450.00
Change of Zoning and Non-Conforming Fees	
ERZD Environmental Impact Fee	1.5 times 1/2 of the Zoning Fee
Underground Storage Tanks Transition Zone	½ of the Zoning Fee
Conditional Use	$345.00
Master Plan Community District Fee	$805.00
Non-Conforming Use –Annual Renewal Fee (includes letter)	$172.50
Non-Conforming use Registration Fee –New application (includes letter)	$402.50
Zoning Verification Letter Fee	$402.50 per letter
Variance Verification Letter Fee	$172.50 per letter
Non-Conforming Use Verification Letter Fee	$172.50 per letter
Expedited Verification Letter Fee	$287.50 per letter
Specific Use Authorization	$575.00
Zoning Case Postponement Request	$465.75
Zoning Application & Master Plan Amendment Continuance Fee	$465.75
Zoning Sign Installation	$11.50
TABC Application	
TABC Review Fee	$25.00
Variance Application Fee	$345.00

ADDITIONAL DEVELOPMENT FEES

Planning and Community Development – Neighborhood and Urban Design	
Certificate of Compliance (Commercial)	$115.00
Neighborhood, Community, and Perimeter Plans Plan Amendment Fee	
0 – 0.5 acres	$845.30
0.501 - 5.0 acres	$1,814.20
5.01 – 10.00 acres	$2,812.40
10.01 – 25 acres	$4,393.00
25.01 acres or more, plus $126.50/acre up to $13,225.00/max	$4,393.00

STATE OF TEXAS FEES (NOT SUBJECT TO SURCHARGES)

Open Records Request	
Duplication of Records	
8½ x 11 pages (1-49 pages) per copy	$0.10
8½ x 11 pages (50+)	
Per Copy Charge	$0.10
Plus, the hourly rate for administrative	$18.75
Plus, the percentage of the total fee for overhead	20%
Oversize Paper (8½ x 11 or 11 x 14) per copy	$0.50
Plats and Plans per sheet	$8.00
Programming Charges	
Per-hour charge	$28.50
Plus, Administrative and Overhead Charges	

OFFICE OF HISTORIC PRESERVATION (NOT SUBJECT TO SURCHARGES)

Historic Design & Review	
Certificate of Appropriateness – Residential	None
Certificate of Appropriateness – New Construction (1-4 units)	$500.00 + $200/additional unit
Certificate of Appropriateness – New Construction (5-24 units)	$1,200.00
Certificate of Appropriateness – New Construction (25 units or more)	Follow the Commercial calculations below
Certificate of Appropriateness – Commercial ≤ 5,000 sf	$500.00
Certificate of Appropriateness – Commercial > 5,000 sf	$500.00 + $200 every additional 5,000 sf
Certificate of Appropriateness – signage	$100.00
Certificate of Appropriateness – work without approval	$500.00
Demolition Application – non-commercial	$50.00
Demolition Application – commercial	$100.00
Demolition of Historic Building Fee (based on approved replacement plan square footage; issued approval from appropriate agencies)	
0-2000 sf	$2,000.00
2,501 – 10,000 sf	$5,000.00
10,001 – 25,000 sf	$10,000.00
25,001 – 50,000 sf	$20,000.00
Over 50,000 sf	$30,000.00
Historic Commercial Permit Review	$50.00

Archaeology Review	
MDP/PUD/POADP Review Fee	$200.00
Plat (Major and Minor) Review Fee	$175.00

Historic Assessment and Designation	
Determination of non-contributing status (30-day review)	$350.00
Historic Assessment (valid for 5 years) (45-60-day review)	$350.00
Re-issue Historic Assessment (additional 5 years) (30-day review)	$250.00
Designation Verification (30-day review)	$150.00

SHORT TERM RENTAL

Short Term Rentals	
Short Term Rental Permit Application Fee – Type 1	$450.00
Short Term Rental Permit Application Fee – Type 2	$1,000.00
Short Term Rental Permit Renewal Fee – Type 1	$450.00
Short Term Rental Permit Renewal Fee – Type 2	$1,000.00

MISCELLANEOUS FEES

Escrow Accounts	
Escrow Deposit with a credit card	3% of deposit amt
Close escrow and withdraw the balance	$57.50

Rental of Facilities Fees (NOT SUBJECT TO SURCHARGES)	
Rental of Facility Fees	$125/hr (daily min fee of $250; Max fee of $1000)
Security Personnel (per hour, per staff, 1-hour min)	$15.00
DSD Staff (per hour, per staff, 1-hour min)	$30.00
Custodial Service (per hour, with 2-hour min.)	$15.00

CODE ENFORCEMENT FEES AND CHARGES (Surcharges do not apply)

Scrap Tires	
HNS Scrap Tires Fee	$250.00
HNS Scrap Tire Transporter Fee	$50.00
HNS Scrap Tire Shop Registration Fee	$25.00
HNS Annual permit fee: donation container	$240.00

Absentee Prop	
Absentee Prop Owner Fee	$500.00

Service Charges	
Vacant Lot Clean Up	Cost of Clean Up Plus $400.00 Admin Fee
Dangerous Premise Abatement	Cost of Abatement Plus $400.00 Admin Fee
Demolition	Cost of Demolition Plus 10% of Abatement Cost
Graffiti Abatement	Cost of Abatement Plus $180.00 Admin Fee

Licenses and Permits

A license issued by the City of San Antonio is required to operate as a Mobile Living Parks, Used Auto Part Recyclers, or Metal Recyclers. The following are the license fees.

License - Mobile Living Parks Operations Fee	$36.00
License - Used Auto Parts Recyclers	$5,000.00
Proactive Apartment Permit - Registration Fee	$200.00
License - Metal Recyclers	$5,000.00
Germicidal Treatment Permit	$110/$220/$330

Vacant Structures Program	
Annual Registration Fee – Single Family	$400.00
Annual Registration Fee – Other Structures	$900.00
Annual Inspection Fee	$0.01/sf ($50 min)
Late Registration Fee (after 90-day registration deadline)	$150.00

GARAGE SALE (Surcharges do not apply)

Garage/Yard Sale	
Garage/Yard Sale Permit (first 3 permits each, 4th permit free; issued once per quarter)	$20.00