

ORDINANCE NO. 2026-35

AN ORDINANCE AMENDING APPENDIX A. UNIFIED DEVELOPMENT CODE, CHAPTER 4 BUILDING STANDARDS REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, TEXAS, BY MODIFYING SECTION 7.00 PERMIT FEES. TO UPDATE CERTAIN BUILDING PERMIT FEES AND OTHER RELATED FEES; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR REPEALER CLAUSE.

RECITALS

WHEREAS, the City of San Juan's currently provides for certain building permit fees under Appendix A. Unified Development Code, Chapter 4 Building Standards Regulations, Section 7.00 Permit Fees under the City's Code of Ordinances; and

WHEREAS, Section 7.00 Permit Fees was last amended in September of 2019; and

WHEREAS, since the last amendment to such permit fees, the City's expenditures for administering such building standards and regulations have increased; and

WHEREAS, to alleviate the cost of such expenses, the City Commission desires to amend Section 7.00 Permit Fees under Chapter 4 Building Standards Regulations of the City's Unified Development Code under the City's Code of Ordinances to update such fees.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

SECTION 1. The City Commission hereby amends the Code of Ordinances of the City of San Juan, Texas at APPENDIX A: UNIFIED DEVELOPMENT CODE, CHAPTER 4 BUILDING STANDARDS REGULATIONS, SECTION 7.00 PERMIT FEES by deleting the stricken-out language highlighted below and adding the underlined language highlighted below:

SECTION 7.00 PERMIT FEES.

(a)	Building Fees:	
	(1)	<u>Commercial/Multi-Family Residential Building Permit Fees:</u> Building permits for commercial/ <u>multi-family residential buildings</u> will be based on the current International Code Council building schedules of valuation amounts per square foot of improvement adopted every year.
	<u>Total Valuation</u>	
	\$1,000 and less	\$60.00 base rate, unless inspection required, in which case a \$40.00 fee for each inspection will be required.
	\$1,000 to \$50,000	\$150.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00. Plus \$40.00 inspection.

\$50,001 to \$100,000	\$400.00 for the first \$50,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$100,000.00. Plus \$40.00 inspection.
\$100,001 to \$500,000	\$1,000.00 for the first \$100,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$500,000.00. Plus \$40.00 inspection.
\$500,001.00 and up	\$2,000.00 for the first \$500,000.00 plus \$5.00 for each additional thousand or fraction thereof. Plus \$40.00 inspection.
Plan Review Checking Fees	The fee shall be one-half of the building permit fee and shall be in addition to the building permit fee. This fee shall only apply to commercial <u>and multi-family residential</u> buildings.
(2)	<u>Single-family Residential Building Permit Fees:</u> The fees for building permits for <u>single-family</u> residential dwellings will be determined by assessing a fee of 0.30 per square foot of the total buildable area of the residential dwelling.
Square Foot:	Multiply By: Fees:
500	\$0.30 \$150.00
1,000	\$0.30 \$300.00
1,500	\$0.30 \$450.00
2,000	\$0.30 \$600.00
2,500	\$0.30 \$750.00
3,000	\$0.30 \$900.00
3,500	\$0.30 \$1,050.00
4,000	\$0.30 \$1,200.00
4,500	\$0.30 \$1,350.00
5,000	\$0.30 \$1,500.00
5,500	\$0.30 \$1,650.00
6,000	\$0.30 \$1,800.00
(3)	<u>Building Re-Inspection Fee:</u>
	<u>1st Re-Inspection</u> \$50.00
	<u>2nd Re-Inspection</u> \$75.00
	<u>3rd Re-Inspection</u> \$100.00
	<u>4th and Subsequent Re-Inspections</u> \$125.00
(b)	<u>Remodeling Permit Fee – Single-Family Residential</u>
	<u>Total valuation</u> <u>Fees</u>
	<u>\$500.00 and under</u> \$21.00
	<u>\$501.00 to \$2,000.00</u> \$21.00 for the first \$500.00 in value, plus \$5.00 for each additional \$100.00 in value
	<u>\$2,001.00 to \$25,000.00</u> \$92.00 for the first \$2,000.00 in value, plus \$12.50 for each additional \$1,000.00 in value
	<u>\$25,001.00 to \$50,000.00</u> \$379.50 for the first \$25,000.00, plus \$9.00 for each additional \$1,000.00 in value. Remodeling valued over \$50,000.00 shall be required to pay the applicable single-family residential building permit fee in subsection (a) above.

(bc)	Moving Fees: For the moving of any building or structure	\$200.00
	(1) Moving Permit Fee: For the moving of any mobile building or structure	\$200.00
	(2) Inspection Fee for moving any mobile building or structure to be relocated outside the City:	
	Mobile Home Type	Fee
	Manufactured homes	\$75.00
	Wood-framed home	\$125.00
	Portable home	\$125.00
(ed)	Demolition Permit Fees: For the demolition of any building or structure	\$200.00
(e)	Solar Panel Permit Fee	\$200.00
(f)	Swimming Pool Permit Fee	\$235.00
(g)	Sidewalk, Curb Cut and Driveway Permit Fee	\$0.15 per sq. ft.
(h)	Sign Permit Fee	
	Total Valuation	Fee
	\$2,000.00 and under	\$75.00
	\$2,001.00 to \$10,000.00	\$100.00
	\$10,001.00 and over	\$150.00, plus \$5.00 for every \$1,000.00 in value
(i)	Re-Roofing Permit	
	Type	Fee
	Single-family residential home	\$100.00
	Mobile home	\$50.00
(j)	Weatherization of Insulation	\$65.00
(k)	Siding Permit	
	Type	Fee
	Mobile home	\$50.00
	Single-family residential home	\$100.00
	Commercial building	\$150.00
(d!)	Plumbing Fees:	
	Issuance of Permit	\$35.00
	Reinspection	\$40.00
	Installation, Alteration or Repair of Water Piping	\$25.00
	Sewer Tap	\$300.00
	Septic Tank	\$200.00
	Lawn Irrigation System	\$45.00
	Water Treatment	\$45.00
	Grease Trap	\$25.00
	Sand Trap	\$25.00
	Lint Trap	\$25.00
	Kitchen Sink	\$6.00
	Garbage Disposal	\$6.00
	Dishwasher	\$6.00

	Toilet	\$6.00
	Lavatory	\$6.00
	Shower	\$6.00
	Bathtub	\$6.00
	Tub/Shower	\$6.00
	Laundry Sink	\$6.00
	Flood Drain	\$6.00
	Washing Machine Drain	\$6.00
	Urinal	\$6.00
	Fountain	\$6.00
	Water Heater	\$6.00
	A/C Drain	\$6.00
	Vacuum Breakers or Backflow Protection Devices	\$6.00
	Gas Piping	\$25.00
	Gas Test Inspection	\$25.00
(em)	Electrical Fees:	
	Issuance of Permit	\$35.00
	Reinspection	~~\$40.00~~ \$50.00
	Working Clearance	Residential: \$150.00 Commercial: \$50.00
	Temporary Pole	\$40.00
	<u>Generator</u>	<u>\$210.00</u>
	New Service:	
	0–200 Amps or Less	\$100.00
	201–400 Amps	\$150.00
	Greater than 400 Amps	\$200.00
	Change of or Increase Service	\$40.00
	Exterior Vents	\$3.00
	Signs	\$3.00
	Range	\$3.00
	Dryer	\$3.00
	Water Heater	\$3.00
	Dishwasher	\$3.00
	Garbage Disposal	\$3.00
	A/C Window Unit	\$3.00
(fn)	Mechanical Fees:	
	Issuance of Permit	\$35.00
	Reinspection	~~\$40.00~~ \$50.00
	All Heating, Ventilation, Duct Work, Air-Conditioning and Refrigeration Systems:	
	1. 1–2 Tons	\$35.00 for the first ton plus \$35.00 for the additional ton. A fraction of a ton is \$20.00.
	2. 2.1–4 Tons	\$70.00 for the first 2 tons plus \$35.00 for the additional ton. A fraction of a ton is \$20.00.
	3. 4.1–10 Tons	\$105.00 for the first 4 tons plus \$35.00 for the additional ton. A fraction of a ton is \$20.00.
	4. More Than 10 Tons	\$140.00 for the first 10 tons plus \$35.00 for the additional ton. A fraction of a ton is \$20.00.

All Boilers (based on BTU input)	
33,000 BTU (1 BHP) to 165,000 BTU (5 BHP)	\$20.00
165,001 BTU (5 BHP) to 330,000 BTU (10 BHP)	\$30.00
330,001 BTU (10 BHP) to 1,165,000 BTU (52 BHP)	\$40.00
1,165,001 BTU (52 BHP) to 3,330,000 BTU (98 BHP)	\$50.00
More Than 3,330,000 BTU	\$60.00

SECTION 2. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days have passed after its first reading.

SECTION 3. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 4. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 5. Severability. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 6. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 25th day of August, 2026.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 9th day of September, 2026.



CITY OF SAN JUAN

BY: _____

Mario Garza, Mayor

ATTEST:

BY: _____

Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____

City Attorney