

CITY OF HAWK COVE - PERMITS / FEES

ORDINANCE NO. 100-11

(Revised 09/04/2012)
(2nd Revision 07/10/2017)
(3rd Revision 10/09/2017)
(4th Revision 12/11/2017)
(5th Revision 12/11/2018)
(6th Revision 02/12/2019)
(7th Revision 03/21/2023)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWK COVE, TEXAS, ESTABLISHING A COMPREHENSIVE PERMIT AND FEE SCHEDULE FOR REGULATING AND ASSESSING SERVICE CHARGES; PROVIDING FOR COLLECTION OF FEES; REPEALING ANY ORDINANCE IN CONFLICT WITH THE MASTER FEE ORDINANCE, PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY CLAUSE; PROVIDING AN EFFECTIVE DATE .

WHEREAS, a Comprehensive Fee Schedule has been prepared and presented to the Hawk Cove City Council which lists the majority of fees that are Assessed to cover the costs associated with efficient operation of the City; and

WHEREAS, after careful study and due consideration of the financial plan and City Services, the City Council of the City of Hawk Cove, Texas, has determined that the public welfare would be served by establishing a Comprehensive Fee and Permit Schedule.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HAWK COVE, TEXAS THAT A PERMIT AND FEE SCHEDULE SHALL BE CREATED. SAID SCHEDULE WILL BE A SEPARATE DOCUMENT AUTHORIZED BY THIS ORDINANCE AND SUBJECT TO PERIODIC REVIEW BY CITY COUNCIL AS NECESSARY FOR REVISIONS, CHANGES OR ADDITIONS.

ALL PERMITS EXPIRE AFTER 60 DAYS IF CONSTRUCTION NOT BEGUN, OR 6 MONTHS FROM BEGINNING OF CONSTRUCTION.

PERMIT POLICY & PROCEDURES

1. Apply for permit with required documentation. Permit not issued until all is submitted and approved.
2. Post permit at location where it can be seen from street.
3. Any work under separate permit (plumbing, electrical, etc.) must return permit to city when signed off.
4. Sheet will be attached to copy of permit and receipt, and filed.

Section 1. Fees (See Separate Schedule)

Section 2. Repeal of conflicting Ordinances

This ordinance shall be and is hereby declared to be cumulative of all other related ordinances of the City of Hawk Cove, including the voiding of Ordinance 2017-001 which was misnamed and was actually Revision 3 of this Ordinance. This ordinance shall not operate to repeal or affect any such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinances are hereby repealed.

Section 3. Severability

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such validity, which remaining portions shall remain in full force and effect.

Section 4. Penalty

Any person violating the terms and provisions of this Ordinance shall, upon conviction, be punished by a fine not more than Five Hundred Dollars (\$500.00) and each and every day this ordinance is violated shall constitute a separate offense.

Section 5 Providing an Effective Date

The Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HAWK COVE, TEXAS, ON THIS

_____ DAY OF _____, 20____.

_____, Mayor

ATTESTED:

_____ City Secretary

CITY OF HAWK COVE - PERMITS / FEES

(As Authorized by City Ordinance 100-11)

(Revision 7 - 03/21/2023)

(1) BUILDING / INSTALLATION PERMITS - RESIDENTIAL:

(Specific minimum / maximum size or setback compliance related to a particular lot determined by Chief Building Official after review of survey, plans & specifications)

New, prefab, or existing addition:

450 sf (minimum) 999sf (with lot waiver)	\$250.00
1000 (Ordinance minimum) - 1599 sf	\$350.00
1600 -2000 sf	\$450.00
Over 2001 sf	\$500.00

(2) Move in/out Oversize Load Permit [Escort Fee] PER UNIT MOVED \$100.00

For city costs related to escort and traffic control until off city streets.

This includes Manufactured, Modular, relocated Site-built homes, garages, shop/storage buildings or any structure exceeding 8' wide or 20' long.

Any mobile or manufactured home built before June 15, 1976, or not having a HUD or Modular tag affixed or verifiable, is ineligible for move-in / installation.

All move-in homes built after 1976 or prior to 2012 must be upgraded to 2012 International building, safety and condition standards; with Final Inspection / Certificate of Occupancy required before property can be occupied. (A 30 day temporary CO may be issued for minor items at the discretion of Chief Building Official).

Existing units having any of the above age, structural, condition or certification deficiencies, (or Ordinance violations not feasible / practical to remedy) cannot be re-occupied when vacated and must be demolished or removed

(Grandfather clauses for structures or improvements expire when property vacant over 30 days, sold or ownership transferred).

Property survey required before any property can be moved in or constructed.

All primary living units - (minimum and/or maximum square footage due to lot size same as new construction requirements in #1 above).

All Zoning, Building and Condition Code requirements apply. Wheels, axles and towing tongues must be removed, with property placed on acceptable permanent foundation.

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|-----|-----|---|-------------------|
| (3) | (a) | Additions to existing homes (fee based on sq ft of addition, as #4 below) | \$75-\$300 |
| | (b) | Renovation / Remodel - general | \$250.00 |
| | (c) | Modifying Structure (Moving / Removing walls/gutting home, substantial burn-out / fire repair, etc) | \$400.00 |
| | (d) | Auxiliary Living Unit (Guest House) - 450 sq ft Minimum | |
| | | Same as #1 above | \$250.00 - 500.00 |

Auxiliary Living Units cannot have separate address or utility connections; must meet same minimum building standards as primary home / adopted city residential building standards..

(4) Other Site Improvements - (New Construction or Existing Move-in)

(a)	Storage Buildings or Additions	
	0-100 sf	\$ 0
	101-200 sf	\$75.00
	201-300 sf (over 300 sf considered garage or shop)	\$150.00
(b)	Garages / Shops or Additions	
	301-500 sf	\$200.00
	501-700 sf	\$300.00
	Over 700 sf	\$400.00
(c)	Enlarge existing outbuildings: (based on sq ft added, per (a) or (b) above	\$75-\$400.00
(d)	Carports	
	1 Car (200-250 sf)	\$ 75.00
	2 Car (400-450 sf)	\$100.00
	3 Car (600-650 sf)	\$200.00
	4+	Quote
	Lean-to covers or attached storage units added	+ \$75.00
(e)	Deck/Porch/Gazebo 0-100 sf	\$50.00
	101-300 sf	\$100.00
	301-500 sf	\$150.00
(f)	Fences: (Cyclone or Privacy)	\$75.00
(g1)	In Ground Pool (State Mandated fencing regulations apply)	\$200.00
(g2)	Seasonal soft sided / inflatable pools less than 2' deep at maximum fill level	-0-
(g3)	Hard Sided, Inflatable or Tube Frame & liner, pools, 3' or greater depth at maximum fill level.	\$100.00

1. Lot must have continuous lot perimeter fencing with locking gates.
2. Pool empty or covered and access ladder removed when not in use.

(h)	Demolition Permit:	
	Residential	\$100.00
	Storage / Outbuilding - 100 sf or larger	\$25.00

(5a)	Plumbing - Contractor permit	\$75.00
(5b)	Electric - Contractor permit	\$75.00
(5c)	Mechanical/AC/Heat permit	\$75.00
(5d)	Temp Electric Pole permit without or during construction	\$25.00

(6a)	Sewer Tap (Service Availability) Fee	\$1000.00
	<u>*Does not include amount plumber charges for Tap work or laying line to house.</u>	

(6b)	NEW SERVICE SEWER DEPOSIT (3 months)	\$363.00
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(6c)	Sewer Connection Fee /Account set-up Admin Fee (to existing tap)	\$45.00
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(7)	Culvert Installation - (if installed by city)	\$300.00 - \$400.00
	NO FEE IF OWNER INSTALLED	

Owner must provide culvert, Minimum 15" diameter x 20' length.

Culverts are required for all driveway entrances.

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|------|---|----------------------|
| (8) | Disability Ramp Permit / Builder Certification of construction requirements.
Must be new treated lumber / Plans to be submitted prior to construction. | -0- |
| (9) | Certificate of Occupancy - (Inspection required each time property is occupied) | \$75.00 |
| (10) | Rental Property - Annual Permit
(Subject to inspection for CO and sewer account established each vacancy) | \$100.00 |
| (11) | Building Permit Fees - Commercial
1000-1400 sf
Over 1400 sf
Plans must be submitted and approved prior to permit issuance. | \$350.00
\$500.00 |
| (12) | Additions to Existing Building - Commercial | \$250.00 |

Plans, Specs and/or location sketch for all construction permits must be submitted for approval.

Substantial projects, new construction or move-ins may be subject to administrative review fee or submitted to Engineering/Inspection service.

- (13) Plan reviews, interim building construction inspections and C.O's may be required to be done by BUREAU VERITAS AT 837-8775 OR FAXED TO (877) 837-8859.
Requests can also be emailed to: inspectionstx@us.bureauveritas.com.

The building final inspection must be passed prior to occupancy of building.

Misc. Permits / Fees:

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| (a) | Garage / Yard Sale (4/year maximum) | \$5.00 |
| (b1) | Commercial Door to Door, Street Vendor, Donor or Solicitor permit (annual) | \$100.00 |
| (b2) | Non-Commercial individual or group registration / permit | \$0 ** |
| <p>** Permits are for identity and contact information of vendor or groups, to protect citizens and/or city in the event of any related complaints or problems.
Fee waiver for valid charitable organizations, youth groups, civic or political rallies, parades, or vendors performing legitimate similar functions.</p> | | |
| (c) | Commercial or large group Special Use Permits | \$100.00 min. |
| (d) | Notary Public Charges | \$5.00 |
| (e) | NSF check charge | \$35.00 |
| (f) | Admin Fee on Abatements | \$50.00 |
| (g) | 911 number research fee | \$20.00 |

Private Kennel or Multi-pet Premise permit, as defined by Ordinance 06-110-1

Private Kennel Permit:	\$200.00 fee - 1st year, \$100.00 each consecutive year.
Multi-Pet Premise:	\$100.00 fee - 1st year, \$20.00 each consecutive year

If activity requiring permit has begun or completed without permit, a 50% or \$50.00 penalty fee (whichever is higher) will be assessed. Unpaid permit, penalty or collection fees may result in a lien on property and citations issued.

Plans, Specs and/or location sketch for all construction permits must be submitted for approval.

Substantial projects, new construction or move-ins may be subject to administrative review fee of \$50.00.

If activity requiring permit has begun or completed without permit, a \$50.00 penalty fee will be assessed. Unpaid permit, penalty or collection fees may result in a lien on property and citations issued