



Permits & Inspections  
 Division  
 52 W College Ave.  
 San Angelo, TX 76903  
 (325) 657-4210, #1  
 Permits@costx.us

# PERMITS & INSPECTIONS

Permits & Inspections is a Division of the Department of Planning & Development Services

## DEVELOPMENT FEES

The minimum residential fee is \$50.00 and the minimum commercial fee is \$75.00.  
 Fee are Effective March 20, 2018 BASIC BUILDING FEES

RESIDENTIAL CONSTRUCTION - BASED UPON SIZE	
Minimum fee	\$50.00
Living Area	\$0.12/square foot
Garage, carport, porch, patio, accessory building	\$0.09/square foot
Remodel, repair, etc.	\$0.05/square foot
COMMERCIAL CONSTRUCTION - BASED UPON PROJECT VALUE	
Minimum fee for first \$2,000	\$75.00
\$2,001 - \$30,000	\$75.00 for the first \$2,000.00 plus \$6.50 for each additional thousand or fraction thereof, up to and including \$30,000.00
\$30,001 - \$50,000	\$257.00 for the first \$30,000.00 plus \$5.00 for each additional thousand or fraction thereof, up to and including \$50,000.00
\$50,001 - \$100,000	\$357.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, up to and including \$100,000.00
\$100,001 - \$500,000	\$557.00 for the first \$100,000.00 plus \$2.75 for each additional thousand or fraction thereof, up to and including \$500,000.00
\$500,001 and up	\$1,657.00 for the first \$500,000.00 plus \$2.25 for each additional thousand or fraction thereof
CHANGE OF OCCUPANCY	
No alterations	\$75.00
Minor alterations - building & fire inspections only, non-structural	\$125.00
Minor alterations - increase in occupancy, multiple inspectors, non-structural	\$325.00
PLAN REVIEWS	
Expedited reviews, available through a third-party reviewer	15% of the most current published plan review rates of a COSA approved third party plan review service
Basic reviews – <i>Does not include Site Plan review</i>	covered in the basic building permit fee.
Preliminary reviews (prior to filing application for permit)	50% of the building permit fee that would have been charged if sought.
Site Plan review - due at submission	
Tier I – project valuation \$0 - \$100,000	\$50
Tier II – project valuation \$100,001 - \$500,000	\$100
Tier III – project valuation \$500,001 - up	\$250

Hours of Operation: 8 AM - 12 PM & 1 PM - 5 PM

No payments or permit issuance can be made after 4 PM due to accounting constraints.

## TRADE-SPECIFIC FEES

<b>ELECTRICAL</b>	
Electrical Permit Fee	\$35.00
Renovations & Additions (requiring 2 inspections, no increase in service size)	\$30.00
Renovations & Additions (requiring more than 2 inspections, with no increase in service size)	\$50.00 plus 50% existing ampere
120/240 Volt Single or Three Phase	\$0.30 per ampere plus permit fee
480 Volt	\$0.50 per ampere plus permit fee
<b>PLUMBING</b>	
Plumbing/Fuel/Gas Permit	\$35.00
Small Fixtures	\$3.00 each
Large Fixtures	\$7.50 each
<b>MECHANICAL</b>	
Mechanical Permit	\$35.00
0 to 5 Tons Cooling	\$10.00
150,001 - 250,000 BTUs gas or 26-50 KW electric heating	\$25.00
Package unit or rooftop unit (RTU) with or without heat (includes duct openings)	\$20.00
5-1/2 - 15 Tons Cooling	\$25.00
150,001 - 250,000 BTUs gas or 26-50 KW electric heating	\$25.00
Package unit or rooftop unit (RTU) with or without heat (includes duct openings)	\$45.00
15.1 & up Tons Cooling	\$4.00 / ton
150,001 - 250,000 BTUs gas or 26-50 KW electric heating	\$50.00
Package unit or rooftop unit (RTU) with or without heat (includes duct openings)	\$4.00 / ton
Commercial Vent-A-Hood	\$25.00
System Retrofit (5-40 openings)	\$30.00
System Retrofit (41 openings & up)	\$150.00
All Other Equipment Not Specifically Listed	\$45.00

## SIGN, TENT, & SWIMMING POOL FEES

<b>SWIMMING POOLS</b>	
Residential - Above Ground	\$25.00
Residential - In Ground	\$35.00
Commercial	\$75.00
<b>STREET USE / SPECIAL EVENT / STREET CLOSURE</b>	
Street Use Permit	\$35.00
Special Event Permit	\$25.00
Street Closure Permit	\$35.00
Barricade Deposit (regardless of number of barricades)	\$100.00
Barricade Fee Per Location	\$25.00
<b>TENT/SIGN PERMITS</b>	
Temporary Tent Permit	\$25.00
Portable Sign Permit	\$25.00
Wall Sign Permit	\$30.00
Freestanding Sign Permit (2-50 square feet)	\$40.00
Freestanding Sign Permit (51 square feet & up)	\$60.00
Billboard Sign Permit	\$150.00 (\$15 Site Inspection Fee)

Hours of Operation: 8 AM - 12 PM & 1 PM - 5 PM  
 No payments or permit issuance can be made after 4 PM due to accounting constraints.

MISCELLANEOUS FEES

<b>DEMOLITION - RESIDENTIAL</b>	
Deposit (refundable upon approved final inspection)	\$100.00
Demolition	\$50.00
Demolition of Accessory Structures	\$15.00
<b>DEMOLITION - COMMERCIAL</b>	
Deposit (refundable upon approved final inspection)	\$250.00
Demolition	\$100.00
<b>FOUNDATION-ONLY (REQUIRES SPECIFIC APPROVAL)</b>	
Residential Dwelling	\$50.00
Residential Accessory Structure	\$25.00
Commercial	\$0.10/square foot, max \$900.00
<b>APPROACH / CURB CUT</b>	
Residential	\$25.00
Commercial	\$45.00
If in state right-of-way	Add \$5.00
<b>MOVING</b>	
Moving Permit Fee (12' and wider)	\$75.00
Residential Compliance Inspection (Required)	\$500.00
Commercial Compliance Inspection (Required)	\$1,250.00
<b>PARTIAL OR TEMPORARY OCCUPANCY (REQUIRES SPECIFIC APPROVAL)</b>	
Residential (30 day limit)	\$50.00
Commercial (30 day limit)	\$75.00
Extension Request (30 day limit)	\$100.00
<b>ADDITIONAL INSPECTION FEES</b>	
Commencing Work Without Appropriate Permit	200% of applicable permit fee
Concealing Work	\$252.00
Reinspection or Failed Inspection	\$39.00
Inspections Outside City Limits (with City utility)	150% of regular rate
Inspections Outside City Limits (without City utility)	200% of regular rate
Emergency Inspections (requested with less than 1/2 day notice)	\$25.00
Overtime Rate	\$42.00 / hour
Inspections Requested for After 4:30 pm (2 hour minimum)	\$106.00 for first 2 hours, plus inspection fee; \$53.00 / hour thereafter
Hourly Rate in Excess of Two Hours (plan re-review, etc)	\$42.00 / hour