

City of Mansfield, Texas

**DEVELOPMENT FEE SCHEDULE**

**The following list of fees shall be required with the submission of all plats, zoning change requests and Board of Adjustment applications:**

<b>ZONING CHANGE REQUEST:</b>	
PR, A, SF Districts	\$250 (maximum) for two or less principal dwellings; \$500 (maximum) for three or more dwellings
2F, MF, O-P, C-1, C-2, C-3, I-1, I-2, S Districts	\$1,000 + \$100 per acre or portion thereof (\$7,500 maximum)
D District (Detached single-family only)	\$250 (maximum) for two or less principal dwellings; \$500 (maximum) for three or more dwellings
D District (All other permitted uses)	\$1,000 + \$100 per acre or portion thereof (\$7,500 maximum)
<b>SPECIFIC USE PERMIT REQUEST:</b>	
\$2,500 + \$100 per acre or portion thereof (\$7,500 maximum)	
<b>SPECIFIC USE PERMIT REQUEST FOR GAS WELL DRILLING AND PRODUCTION:</b>	
\$5,000	
<b>PD, PLANNED DEVELOPMENT DISTRICT REQUEST:</b>	
\$2,500 + \$100 per acre or portion thereof (\$10,000 maximum)	
<b>CONCEPT PLAN:</b>	
\$2,500	
<b>DETAILED SITE PLAN REVIEW:</b>	
\$2,500	
<b>SITE PLAN OR BUILDING PLAN REVIEW (FOR ALL FORM-BASED DEVELOPMENT DISTRICTS EXCEPT FOR D DISTRICT):</b>	
\$2,500	
<b>BOARD OF ADJUSTMENT APPEAL:</b>	
\$250	
<b>PRELIMINARY PLAT:</b>	
\$500 + \$35 per acre or portion thereof	
<b>FINAL PLAT:</b>	
\$500 + \$35 per acre or portion thereof	
<b>REPLAT:</b>	
\$400 + \$35 per acre or portion thereof	
<b>AMENDING PLAT:</b>	
\$300 + \$35 per acre or portion thereof	
<b>PLAT VACATION:</b>	
\$300	
<b>EASEMENT OR RIGHT-OF-WAY (ROW) ABANDONMENT:</b>	
\$200	
<b>RESCHEDULING FEE <sup>[*]</sup>:</b>	
\$300	

<sup>[\*]</sup> Fee applies to development cases with public hearing notice requirements that are postponed after notice has been sent.

City of Mansfield, Texas

**DOCUMENT FEE SCHEDULE**

The following list of fees shall apply for documents and copy services rendered by the Planning and Zoning Department:

<b>ZONING ORDINANCE:</b>
\$20
<b>ZONING VERIFICATION LETTER:</b>
\$50
<b>SUBDIVISION ORDINANCE:</b>
\$20
<b>FUTURE LAND USE PLAN:</b>
\$20
<b>FULL SIZE COPY OF PLAT OR ZONING MAP:</b>
\$10

**THE FEES ON THIS SCHEDULE ARE NON-REFUNDABLE.**

City of Mansfield  
DEVELOPMENT FEE SCHEDULE  
for Gas Well Drilling and Production

The following list of fees shall be required with the submission of all applications related to gas well drilling and production:

<b>Gas Well Permit Fee</b>	<b>\$3,000 per permit application</b>
<b>Amended Gas Well Permit Fee</b>	<b>\$1,500 per permit application</b>
<b>Gas Well Inspection Fee</b>	<b>\$12,000 per well</b>
<b>Insurance Documentation Review</b>	<b>\$150</b>
<b>Gas Well Transfer Permit Fee</b>	<b>\$500 per permit application</b>
<b>Re-inspection Fee</b>	<b>\$2,000 per inspection</b>
<b>Re-working Inspection Fee</b>	<b>\$2,000 per inspection</b>
<b>Annual Inspection &amp; Administration Fee</b>	<b>\$2,250 per well</b>
<b>Natural Gas Pipeline Permit Fee</b>	<b>\$2,000 per permit application + \$2,250 inspection fee</b>

*The fees on this schedule are non-refundable.*

*October 2015*

City of Mansfield  
DEVELOPMENT FEE SCHEDULE  
Road Damage Remediation Fees  
for Gas Well Drilling and Production

**Road Damage Remediation Calculation - Piped Water**

Road Type	Construction Cost Cost/Lane Mile 2015	AASHTO Design Life (EASL's)	Consumptive Use (EASL's)	Consumptive Use (%)	Assessment Per Lane Mile
8" Concrete	\$1,135,200.00	2,500,000	488.35	0.020%	\$227
7" Concrete	\$1,082,400.00	1,200,000	488.35	0.041%	\$444
6" Concrete	\$1,029,600.00	550,000	488.35	0.089%	\$916
6" HMAC	\$343,200.00	375,000	488.35	0.130%	\$446
2" HMAC over flex base	\$93,400.00	37,500	488.35	1.302%	\$1,216
6" Flex base with chip seal	\$63,360.00	600	488.35	81.40%	\$51,575

Minimum Charge \$10,000 per well  
Maximum Charge \$40,000 per well

**Road Damage Remediation Calculation - Hauled Water**

Road Type	Construction Cost Cost/Lane Mile 2015	AASHTO Design Life (EASL's)	Consumptive Use (EASL's)	Consumptive Use (%)	Assessment Per Lane Mile
8" Concrete	\$1,135,200.00	2,500,000	1336.05	0.053%	\$606
7" Concrete	\$1,082,400.00	1,200,000	1336.05	0.111%	\$1,201
6" Concrete	\$1,029,600.00	550,000	1336.05	0.243%	\$2,502
6" HMAC	\$343,200.00	375,000	1336.05	0.356%	\$1,222
2" HMAC over flex base	\$93,400.00	37,500	1336.05	3.563%	\$3,328
6" Flex base with chip seal	\$63,360.00	600	1336.05	222.675%	\$141,087

Minimum Charge \$10,000 per well  
Maximum Charge \$40,000 per well

*The fees on this schedule are non-refundable.*

*October 2015*

## **BUILDING SAFETY PERMIT FEE SCHEDULE**

### **BUILDING PERMITS (Residential Dwellings)**

<b>Occupancy Type</b>	<b>Permit Fee<sup>1,2</sup></b>	<b>Plan Review Fee<sup>3</sup></b>
<b>One- and Two- Family Dwelling to include Townhomes:</b> new, alterations, remodels, repairs and additions.	\$0.60/sf <sup>2</sup>	\$100.00
<b>Multi-Family:</b> new, alterations, remodels, repairs and additions.	\$0.52/sf <sup>2</sup>	\$200.00
Patio covers, carports, decks (that exceed 200 square feet and are 30 inches above grade at any point), and one story accessory structures (that exceed 200 square feet).	\$0.30/sf <sup>2</sup> (Min. fee \$75)	\$100.00
Foundation repair, reroof, window replacement, wind and solar energy	\$150.00	\$100.00
<b>Note:</b> <ol style="list-style-type: none"> <li>1. Permit fees calculated by the square foot shall include the entire square footage of the structure under roof.</li> <li>2. MEP fees included in permit fee.</li> <li>3. Plan review fee per building is required at time of application submittal and is non-refundable.</li> </ol>		

### **BUILDING PERMITS (Non-Residential Dwellings Regulated by IBC & IEBC)**

<b>Occupancy Type</b>	<b>Permit Fee<sup>1,2</sup></b>	<b>Plan Review Fee<sup>3</sup></b>
New structures and additions to include <b>Commercial, Retail, Assembly, Business, Educational, Institutional, Mercantile, etc.</b>	\$0.75/sf <sup>2</sup>	\$200.00
New structures and additions to include <b>Industrial, Manufacturing, Warehouse.</b>	\$0.50/sf <sup>2</sup>	\$200.00
All remodels, interior finishes, repair, alterations of non-residential structures to include commercial, retail, assembly, business, educational, factory, manufacturing, institutional, storage, mercantile, etc.	2.5% of valuation (Min. fee \$125)	\$200.00
<b>Note:</b> <ol style="list-style-type: none"> <li>1. The value to be used in computing this fee shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning and any other permanent equipment.</li> <li>2. MEP Fees included in permit fee.</li> <li>3. Plan review fee per building is required at time of application submittal and is non-refundable.</li> </ol>		

### **OTHER BUILDING PERMITS and FEES**

<b>Permit Type</b>	<b>Fee</b>
Building Permit for structure being moved into city. Includes MEP	\$300.00 each
Construction Trailer/Sales Trailer includes MEP	\$200.00 each
Premanufactured Structure includes MEP	\$300.00 each
In-ground Swimming Pool includes MEP	\$300.00 each
Prefabricated above ground swimming pools, spas and portable hot tubs includes MEP	\$100.00 each
Fence	\$25.00 each
Screening Walls and Retaining Walls	\$100.00 each
Drive Approach	\$60.00 each
Demolition	\$100.00 each
Certificate of Occupancy not associated with building permit	\$75.00 each building

Building Mechanical	\$75.00
Building Plumbing	\$75.00
Building Electrical	\$75.00
Inspection outside of normal business hours	\$50.00 per hour (Minimum charge of two (2) hours)
Re-inspection Fees	\$100.00 each
Work commencing before permit issuance	100% of original permit fee in addition to regular permit fee
Inspections, for which no fee is specifically indicated	\$75.00 per hour (Minimum charge of one (1) hour)
Additional plan review required by changes, additions or revisions to scope of work submitted or approved plans.	\$100.00 per hour (Minimum charge of one (1) hour)
Miscellaneous Building Permit Fee for item not listed above	\$75.00 each

### **MISCELLANEOUS PERMITS and FEES**

<b>Permit Type</b>	<b>Fee</b>
Garage Sale Permit	\$0.00 (application only)
Tent Permit	\$60.00 each
Carnival, temporary amusement	\$300.00 plus \$600.00 deposit for clean-up
Wall Signs, Temporary Signs and Promotional Displays	\$75.00 each
Pole, Ground and all other signs not classified as wall signs	\$100.00 each
Development and Advertising Signs	\$140.00 each