

Ordinance No. 2024-18
Village of Salado
County of Bell
August 26, 2024

ORDINANCE NO. 2024-18

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AMENDING ORDINANCE NO. 2019-15; AMENDING THE METHOD FOR THE CALCULATION OF THE FEES CHARGED IN THE VILLAGE OF SALADO FOR BUILDING PERMITS AND INSPECTION FEES, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

WHEREAS, the Village of Salado, Texas (the “Village”) is a general law municipality in the state of Texas; and

WHEREAS, pursuant to Texas Local Government Code § 51.012, the Board of Aldermen (the “Board”) of the Village of Salado, Texas (the “Village”) is authorized by law to adopt an ordinance, not inconsistent with state law, that it considers necessary for the government, interest, welfare, or good order of the Village as a body politic; and

WHEREAS, The Board seeks to deter shabby craftsmanship, minimize water loss and damage, prevent fires, reduce storm damage to neighboring properties, preserve property values, and conserve fuel and natural resources; and

WHEREAS, the Board finds it to be in the best interests of the public to provide for the uniform regulation of construction, design, repair, and maintenance of buildings within the Village; and

WHEREAS, the Board previously enacted Ordinance 2019-15, which amended building codes and set fees for building permits and inspections; and

WHEREAS, the Board seeks to update the building permit and inspection fees to accurately reflect the costs of performing necessary reviews pursuant to building code and state law; and

WHEREAS, the Board has determined that it is in the best interest of the citizens of the Village to amend Ordinance 2019-15 as follows.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

SECTION I. ENACTMENT PROVISIONS

- A. Findings of Fact:** All of the above premises are hereby found to be true and correct legislative and factual findings of the Village of Salado and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

- B. Popular Name:** This Ordinance shall be commonly referred to as “The Building Permit and Inspection Fees Ordinance”
- C. Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply generally within the Village limits.
- D. Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

SECTION II. ADOPTION

Ordinance No. 2024-18 is hereby adopted as follows:

Section 1. The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2. Ordinance No. 2019-15 is amended by removing Appendix A of Ordinance 2019-15 in its entirety and replacing it with Attachment “A” attached hereto, and incorporated herein as if fully set forth for all purposes.

Section 3. This Ordinance shall become effective upon passage.

Section 4. All rights and remedies of the Village are expressly saved as to any and all violations of the provisions of any previous ordinances which have accrued at the time of the effective date of this Ordinance; and, to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION III. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the Village under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION IV. SEVERABILITY CLAUSE

If any provision, section, sentence, clause or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this Ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board of Aldermen of the Village of Salado in adopting, and of the Mayor in approving this Ordinance, that no portion thereof or provision or regulation contained herein shall be come

inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION V. REPEALER CLAUSE

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act which is prohibited by any other Ordinance.

SECTION VI. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.


SECTION VII. NOTICE AND MEETING CLAUSE

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION VIII. PUBLICATION

This Ordinance shall become effective immediately upon the date of its publication as required by Section 52.011 of the Texas Local Government Code. The Village Secretary is hereby directed to cause the caption of this Ordinance to be published in the manner required by law.

PASSED AND APPROVED this, the 26 day of Aug., 2024, by a vote of 4 (ayes) to 0 (nays) and 0 abstentions vote of the Board of Aldermen of the Village of Salado, Texas.


Bert Henry, Mayor

ATTEST:


Debbie Bean, Village Secretary

Attachment A - Fee Schedule

1. A permit shall not be valid until the fees prescribed by this Ordinance have been paid, nor shall an amendment to a permit be released until the applicable fee, if any, has been paid.
2. Any person who commences work before obtaining the necessary permits shall be subject to an administratively assessed fee equal to twice the fee required for the respective permit pursuant to this Ordinance.

Commercial Building Permit and Inspection Fees

Commercial Accessory Building less than 150 square feet - \$75.00 (If more than 150 square feet, based on value according to the Commercial Building Permit Fee Schedule below)
 Reinspection - \$90.00

Commercial Building Permit Fee Schedule

<u>Value of Project</u>	<u>Fee + 20% Administrative Fee</u>
\$1.00 to \$10,000.00	\$126.92
\$10,001.00 to \$25,000.00	\$164.49 for the first \$10,000.00 plus \$12.71 for each additional \$1,000.00, or fraction thereof, up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$355.14 for the first \$25,000.00, plus \$9.17 for each additional \$1,000.00, or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$584.39 for the first \$50,000.00, plus \$6.35 for each additional \$1,000.00, or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$901.90 for the first \$100,000.00, plus \$5.08 for each additional \$1,000.00, or fraction thereof, up to and including \$500,000.00
<u>\$500,001.00 to \$1,000,000.00</u>	<u>\$2,933.89 for the first \$500,000.00, plus \$4.32 for each additional \$1,000.00, or fraction thereof, up to and including \$1,000,000.00</u>
<u>\$1,000,001.00 and up</u>	<u>\$5,093.89 for the first \$1,000,000.00, plus \$2.87 for each additional \$1,000.00 or fraction thereof</u>

The Building Official may require the applicant to verify the declared value of the project.

Residential Building Permit and Inspection Fees

Residential Accessory Building less than 150 square feet - \$75.00 (If more than 150 square feet, based on the value for General, Residential Construction Building Permit Fee Schedule below)
 Reinspection - \$90.00

New Residential Construction Building Permit Fee Schedule

Square Footage (S.F.)	Fee + 20% Administrative Fee
0-1,500 S.F.	\$785.00
1,501-10,000 S.F.	\$785.00 for the first 1,500 S.F. plus \$0.35 for each additional S.F. up to and including 10,000 S.F.
Over 10,000 S.F.	\$3,760.00 for the first 10,000 S.F. plus \$0.15 for each additional S.F. over 10,000 S.F.

Alteration/Addition for Residential Construction

Trade Permits	Fee + 20% Administrative Fee
Building, Mechanical, Electrical, Plumbing, and Fuel Gas	\$100.00 per trade
Other project types not listed above	\$160.00 per trade

**General Residential Construction Building Permit Fee Schedule
(Accessory Buildings, Pools, Driveways, Sidewalks, Fences, etc)**

Value of Project	Fee + 20% Administrative Fee
\$1.00 to \$10,000.00	\$76.92
\$10,001.00 to \$25,000.00	\$99.69 for the first \$10,000.00, plus \$7.70 for each additional \$1,000.00, or fraction thereof, up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$215.19 for the first \$25,000.00, plus \$5.56 for each additional \$1,000.00, or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$354.19 for the first \$50,000.00, plus \$3.85 for each additional \$1,000.00, or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$546.69 for the first \$100,000.00, plus \$3.08 for each additional \$1,000.00, or fraction thereof, up to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$1,778.69 for the first \$500,000.00, plus \$2.62 for each additional \$1,000.00, or fraction thereof, up to and including \$1,000,000.00
\$1,000,000.00 and up	\$3,088.69 for the first \$1,000,000.00, plus \$1.74 for each additional \$1,000.00 or fraction thereof.

The Building Official may require the applicant to verify the declared value of the project.