



**City of Corpus Christi  
Development Services Department  
FY 2026 Development Fee Schedule**

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## Building Development Fees

The Building Development fees are assessed for plan review, inspections, certificates of occupancy, signs, and trade permits and renewals. The fees shown in the attachment are effective fees from October 1, 2025 to September 30, 2026. All fees will be reassessed in August 2026 for Fiscal Year 2027.

### Building Plan Review and Permit Fees

#### Residential Construction- New, Remodels, and Additions

The plan review and permit fees for new construction is based upon the project's square footage. Under the new fee structure, customers will pay for their trade permit fees at the time the building permit is issued. These fees will be assessed to the trade permit. Electrical, mechanical, and plumbing subcontractors will still need to be added to the trade permits with the fees being collected prior to trade permit issuance.

All fees denoted with \* are will be assessed a 4.5% surcharge

<b><u>Residential Construction- New, Remodels, and Additions</u></b>	
Plan Review- New construction, additions and remodeling*	\$0.146 per square foot
Building Permit- New Construction, additions and remodels (excludes mechanical, electrical and plumbing)*	\$0.461 per square foot \$146.41/min
General Repair*	\$146.41
Roofing and Siding*	\$33.10 Permit/\$100.00 Requested Inspection
Floodplain Review/Inspections for Residential (Public Works)	\$100.00
Multiple plan review fee for Residential*	15% of the plan review fee for fourth review submittal
Expedited plan review (internal staff) for Residential*	150% of the plan review rate
Customized plan review for Residential*	150% of the plan review rate plus \$150.00 per hour with a two-hour minimum
Minor Addendums for Residential*	\$131.10
Major Addendums for Residential*	Repayment of the Plan Review Fee

## Commercial Construction- New, Remodels, and Additions

Permit fees are assessed based on the valuation of the commercial construction based on costs per square foot. The value is established at the time the building plans are submitted. The valuation should include the cost for trade permits to include in the permit costs. Electrical, mechanical, and plumbing subcontractors will still need to be added to the trade permits with no fee being assessed prior to trade permit issuance.

Valuation checks may be performed by the plan examiners during their review of the plans.

<b>Commercial Construction- New, Remodels, and Additions</b>		
Plan Review- New construction, additions and remodeling*	40% of the building permit fee	
Building Permit- New Construction, additions and remodels (includes mechanical, electrical and plumbing)*	\$0 to \$5 million	.70% of valuation
	\$5.001 to \$10 million	.65% of valuation
	\$10.001 to \$20 million	.60% of valuation
	\$20.001 to \$50 million	.58% of valuation
General Repair*	\$146.41	
Roofing and Siding*	\$0.045 per square foot \$133.10/min	
Floodplain Review/Inspections for Commercial (Public Works)	\$100.00	
Multiple plan review fee for Commercial*	15% of the plan review fee for fourth review submittal	
Expedited plan review (internal staff) for Commercial*	150% of the plan review rate	
Customized plan review for Commercial*	150% of the plan review rate plus \$150.00 per hour with a two-hour minimum	
Minor Addendums for Commercial*	\$131.10	
Major Addendums for Commercial*	Repayment of the Plan Review Fee	

### Electrical Permits

<b><u>Electrical Permits</u></b>	
Residential*	\$.075 per square foot
Commercial*	The greater of the minimum fee of .25% of the total project valuation
Minimum Permit Fee	\$146.41

### Mechanical Permits

<b><u>Mechanical</u></b>	
Residential*	\$.075 per square foot
Commercial*	The greater of the minimum fee of .25% of the total project valuation
Minimum Permit Fee	\$146.41

### Plumbing Permits

<b><u>Plumbing</u></b>	
Residential*	\$.075 per square foot
Commercial*	The greater of the minimum fee of .25% of the total project valuation
Minimum Permit Fee	\$146.41

### Signs

<b><u>Signs</u></b>	
Building Permit*	\$158.12
Plan Review*	40% of the building permit fee
Electrical Permit (Sign)*	\$117.13

Certificate of Occupancy

<b><u>Certificate of Occupancy</u></b>	
Change of use of existing building or structure*	\$350.00
Name Change*	\$100.00
Temporary – Residential* (every 30 days)	\$121.00
Temporary- Minor Commercial Projects under \$5 Million* (every 30 days)	\$250.00
Temporary- Major Commercial Projects over \$5 Million* (every 30 days)	\$500.00
After hour Certificate of Occupancy or Temporary Certificate* of Occupancy	\$121.00 plus original fee

Demolition

<b><u>Demolition</u></b>	
Residential*	\$266.20
Commercial*	\$532.40

## Billboards

<b><u>Billboards</u></b>	
Signs <100 square feet- Annually*	\$19.30 plus \$0.073 per square foot
Signs 101-300 square feet- Annually*	\$40.99 plus \$0.073 per square foot
Signs >301 square feet- Annually*	\$58.56 plus \$0.073 per square foot

## Licenses/Registrations

<b><u>Licenses/Registrations</u></b>	
House Mover*	\$194.73
Lawn Irrigator*	\$197.65
Backflow prevention assembly tester	\$197.62

## Backflow Prevention

<b><u>Backflow Prevention</u></b>	
Backflow prevention device testing fee*	\$20.00
Minimum Fee*	\$100.00

## Miscellaneous Building Development Fees

<b><u>Miscellaneous</u></b>	
Permit Extension	Greater of \$80.00 or 33.75% of permit fee
Renewal of expired permit	Greater of \$80.00 or 33.75% of permit fee plus permit extension fee
After hours inspections*	\$250.00
Cost for scheduling inspections or providing review or inspections results by City staff if available on the free DSD portal	\$13.31 per service requested
Requests for interpretation, technical rulings, modifications of code, concurrence for use of an alternative material or method, and appeal from decision of Building Official to Technical Constriction Appeal and Advisory Board.*	\$665.50

## Unified Development Code Fees

<b><u>Unified Development Code Fees</u></b>	
<b>PLATTING APPLICATION FEES</b>	
PRELIMINARY PLAT	
<1 acre*	\$1,863.40
1-5 acre*	\$2,395.80
>5 acre*	\$2,928.20
FINAL PLAT APPLICATION (NON-PUBLIC)	
<1 acre*	\$1,197.90
1-5 acre*	\$1,730.30
>5 acre*	\$2,262.70
FINAL PLAT APPLICATION (PUBLIC NOTICE- PLUS PUBLIC NOTICE SURCHARGE)	
<1 acre*	\$1,197.90
1-5 acre*	\$1,730.30
>5 acre*	\$2,262.70
Minor Plat Application (4 lots or less) Reduced permit fees for non-taxing, non-profit ad valorem tax exempt entities*	\$911.74
Amending plat application*	\$1,002.91
Vacating plat application*	\$1,002.91
Planning Commission Application- Appeal or Waiver*	\$1,064.80
Plat time extension application*	\$399.30
Plat Revision Fee*	15% of application fee after 2 <sup>nd</sup> review
Final plat addressing fee*	\$133.10
Master Preliminary Plat Application*	\$665.50

## Developer/Development Agreements

<b><u>Development/Development Agreements</u></b>	
Water contract Application*	\$2,591.46
Water contract administratively*	\$199.65
Deferment Agreement*	\$2,500.00
Reimbursement Agreement*	\$2,500.00
Participation Agreement*	\$2,500.00

## Infrastructure Trust Fund Lot Acreage Fees

<b><u>Infrastructure Trust Fund Lot &amp; Acreage Fees</u></b>	
Lot fee for water infrastructure*	\$525.61
Acreage fee for water infrastructure*	\$2,106.84
Lot fee for water infrastructure for single-family or duplex*	\$266.47
Acreage fee for water infrastructure for single-family or duplex*	\$1,052.69
Surcharge for water infrastructure for single-family or duplex*	\$355.78
Water distribution line front foot pro rata fee*	\$15.42
PIIC water tap fee*	\$702.77
PIIC lot fee for water infrastructure*	\$702.77
PIIC acreage fee for water infrastructure*	\$1,756.92
Lot fee for wastewater infrastructure*	\$575.39
Acreage fee for wastewater infrastructure*	\$2,300.10
Surcharge for wastewater infrastructure*	\$405.56
Collection line front foot pro rata fee*	\$17.83
Wastewater fee exemption for City Council consideration*	\$798.60

## Miscellaneous Land Development Fees

<b>Miscellaneous Land Development Fees</b>	
Utility availability letter*	\$332.75
Easement encroachment license*	\$775.97
Utility easement by separate instrument*	\$705.43
Closing or abandonment of easement*	\$1,402.87
Proportionality/Rights Determination*	\$665.50
Proportionality/Rights Determination- Appeal to City Council*	\$1,597.20
Change of Address (per address)*	\$66.55
Temporary Addressing Request (per address)*	\$133.10
Building/Suite address reassignment*	\$133.10
Recording fee*	Actual cost + \$66.55
Public Notice Surcharge* (waived if initiated by City Council or Landmark Commission)	\$250.00

## Excavation and Fill Permits

<b>Excavation and Fill Permit Fees</b>	
Excavation permit application fee*	\$366.03
Monthly fee for excavation permit*	\$73.21 per month
Processing fee for appeal of denial of excavation permit to Planning Commission*	\$146.41
Processing fee for appeal of denial of excavation permit to City Council*	\$146.41
Fill permit application fee*	\$366.03

## Zoning Fees

<b><u>Zoning Fees</u></b>	
0.00 to 0.99 acre (plus Public Notice Surcharge)*	\$1,996.50
1.00 to 9.99 acre (plus Public Notice Surcharge)*	\$2,994.75
10.00 to 24.99 acre (plus Public Notice Surcharge)*	\$3,993.00
25.00 acre (plus Public Notice Surcharge)*	\$4,991.25 plus \$25.00 per acre over 25 acres
Planned Unit Development application surcharge (surcharge to zoning application fee)*	\$1,300.43
Special use permit application fee (surcharge to zoning application fee)*	\$621.64

## Historic Preservation Fees

<b><u>Historic Preservation Fees</u></b>	
Historic Overlay Zoning Application (waived if initiated by City Council or Landmark Commission)*	Same as the Zoning Application fee
Certificate of Appropriateness (Commercial properties only)*	\$133.10 Plus Public Notice Surcharge
Certificate of Appropriateness- Post commencement work*	\$266.20 Plus Public Notice Surcharge
Certification of Appropriateness for demolition in addition to a Demo Permit*	\$665.50 Plus Public Notice Surcharge

## Miscellaneous Zoning Fees

<b><u>Miscellaneous Zoning Fees</u></b>	
Landscape inspections*	\$106.48
Zoning verification letter	\$199.65
Request to table zoning case*	\$133.10
Zoning sign, each*	\$19.97
Written Interpretation (UDC)*	\$665.50
Certification of UDC Compliance*	\$199.65
Non-conforming use determination*	\$665.50
Temporary use permit*	\$199.65
Board of Adjustments Application fee, Special use exemption, administrative appeal, or variance; including fence exception application. (plus public notice surcharge, if applicable)*	\$1,4902.72
Public Notice Surcharge (waived if initiated by City Council or Landmark Commission)*	\$250.00

## Public Improvement Fees

<b><u>Public Improvement Fees</u></b>	
<b>Plan Review</b>	
<1 acre*	\$2,168.19
1-5 acre*	\$2,723.23
>5 acre*	\$4,891.43
Minor Reviews* (single fire hydrant/Utility Connections)	\$332.75
Site Development*	\$2,168.19
<b>Engineering Services Inspections</b>	
Public Improvement without a plat	\$350.00
Public Improvement with a non-preliminary plat	\$450.00 per acre plus \$50.00 per lot over 24 lots

## Beachfront Construction/ Dune Protection Fees

<b><u>Beachfront Construction/Dune Protection</u></b>	
<b>Kleberg County</b>	
Dune Protection Permit*	\$1,060.00 (plus public notice surcharge)
<b>Nueces County</b>	
Small-scale*	\$350.00 (plus public notice surcharge, if applicable)
Large-scale*	\$750.00 (plus public notice surcharge, if applicable)
Master Planned development*	\$750.00 (plus public notice surcharge, if applicable)
Erosion Response Permit*	\$500.00

## Development Services Miscellaneous Fees

<b><u>DSD Miscellaneous Fees</u></b>	
Early Assistance Meetings*	Development Services- \$75.00/per trade per hour (\$150.00/minimum)  Traffic Engineering- \$100.00/per hour Stormwater- \$100.00/per hour Floodplain - \$50.00/per hour
Temporary event permit*	\$208.83
Floodplain Hardship Variance Application Fee in addition to the cost of the Technical Construction Appeal and Advisory Board (Public Works)	\$300.00
Floodplain Determination (Public Works)	\$150.00
Overview and Concurrence Letter of Map Revision (Public Works)	Single Lot - \$250.00 Multiple Lots - \$250.00 plus \$50.00 per lot (\$5,000 max)

Penalty Fees

**Penalty Fees**

Work commenced without a permit*	2 times the permit cost plus investigative fee
Investigative Fee*	\$658.85
Re-inspection fee after 2 <sup>nd</sup> inspection* (Per inspection)	\$117.13
Permit Research fee (per hour)	\$21.96
Request for refund on canceled permit if no work or inspections are done	\$166.38