

ORDINANCE NO. 20250805003

AN ORDINANCE OF THE CITY OF NIEDERWALD, TEXAS, ADOPTING THE CITY OF NIEDERWALD FEE SCHEDULE, FOR DEVELOPMENT, UTILITY, INSPECTION, AND PERMITTING FEES; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Niederwald (hereinafter "City") is a Type A General Law municipality; and

WHEREAS, pursuant to the laws of the State of Texas, including Texas Local Government Code section 51.001, the City Council has the authority to adopt, publish, amend or repeal an ordinance that is for the good government, peace or order of the City; and

WHEREAS, the City Council previously considered certain development, utility, inspection, and permitting fees; and

WHEREAS, the City Council desires to adopt the attached fee schedule to govern development, utility, inspection, and permitting fees and repeal all other references to conflicting fees in the City's ordinances; and

WHEREAS, the City Council finds that it is in the best interest of the health, safety and welfare of its citizens to adopt the fee schedule attached hereto;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Niederwald, Texas that:

I. ADOPTION OF FEE SCHEDULE

The City Council of the City of Niederwald adopts the Fee Schedule attached hereto and incorporated herein as Exhibit "A" to govern all fees shown on Exhibit "A".

II. REPEALER

All provisions of the ordinances and resolutions of the City of Niederwald, specifically including all conflicting fees, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the City of Niederwald, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. 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 municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

III. SEVERABILITY

It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable and the invalidity of any section, clause or provision or part or portion of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 5th DAY OF August, 2025.



ATTEST:

Zach Cronshey
Zach Cronshey, City Secretary

Connie Wood
Hon. Connie Wood, Mayor
City of Niederwald, Texas

CITY OF NIEDERWALD

Development Filing Fee Schedule

DEVELOPMENT PERMITS	
Site Development Fee per acre (\$/ac)	\$1,200
Site Development Minimum Fee	\$5,000
Utility Extension Fee per linear foot (\$/LF)	\$1.00
Utility Extension Minimum Fee	\$5,000

SUBDIVISIONS	
Preliminary Plan Fee per Lot (\$/lot)	\$90.00
Preliminary Plan Minimum Fee	\$5,000
Final Plat Fee per Lot (\$/lot)	\$45.00
Final Plat Minimum Fee	\$5,000
Subdivision Construction Plan Fee per Lot (\$/lot)	\$45.00
Subdivision Construction Plan Minimum Fee	\$5,000

MISCELLANEOUS FEES	
Preliminary Conference or Concept Plan Review	\$300 per each
Annexation Request incl. Publishing	\$750
Flood Damage Prevention Ordinance Conformity	\$750
Waiver or Variance Request	\$750
Plat Vacation - Fee per Plat	\$750
Replat Filing Fee	Same as for final plat
Plat Correction - Fee per Plat	\$750
Final Plat Extension - Fee per Plat	\$750
Request for Extension of Plan Approval	\$500
Associated Cost for Miscellaneous Fees	Hourly, per rate schedule
Park Land Dedication	*
Fine for Violations per offense per day	\$500

* 5% of total property to be subdivided or, at the City's option, \$250 per residential lot or 5% raw land value for commercial lot

Offsite development associated with subdivisions requires a separate development permit.

Texas Accessibility Standards Inspection Fee will be based on current state fees

Associated Cost Estimated Review Fee Schedule

DEVELOPMENT PERMITS	
Site Development Associated Cost Estimate per acre (\$/ac)	\$7,500
Site Development Minimum Fee per Project	\$9,000
Utility Extension Associated Cost Estimate per LF (\$/LF)	\$1.00
Utility Extension Minimum Fee per Project	\$9,000

SUBDIVISIONS			
Preliminary Plat Associated Cost Estimate for Residential Subdivisions			
No. of Lots	Per Lot Est. Fee	Min. Est. Fee	Max. Est. Fee
1 - 2	\$750.00	\$ 750	\$ 1,500
3 - 10	\$250.00	\$ 1,500	\$ 2,500
11-25	\$200.00	\$ 2,500	\$ 5,000
26-50	\$180.00	\$ 5,000	\$ 9,000
51-75	\$170.00	\$ 9,000	\$ 12,750
76-100	\$165.00	\$ 12,750	\$ 16,500
101-200	\$100.00	\$ 16,500	\$ 20,000
201-300	\$80.00	\$ 20,000	\$ 24,000
301-500	\$50.00	\$ 24,000	\$ 30,000
>500		\$ 30,000	\$ 30,000
Preliminary Plat Review for Commercial & MF Subdivisions*			
No. of Lots	Per Lot Est. Fee	Min. Est. Fee	Max. Est. Fee
1 - 2	\$2,500.00	\$ 2,500	\$ 5,000
3 - 10	\$1,000.00	\$ 5,000	\$ 12,000
11 - 25	\$500.00	\$ 12,000	\$ 19,000
Final Plat & Construction Plans Assoc. Cost Est. for Residential Subdivisions			
No. of Lots	Per Lot Est. Fee	Min. Est. Fee	Max. Est. Fee
1 - 2	\$950.00	\$ 950	\$ 1,900
3 - 10	\$650.00	\$ 2,250	\$ 7,500
11-25	\$600.00	\$ 7,700	\$ 17,500
26-50	\$500.00	\$ 18,000	\$ 25,000
51-75	\$425.00	\$ 25,000	\$ 31,875
76-100	\$350.00	\$ 31,875	\$ 35,000
101-200	\$200.00	\$ 35,000	\$ 40,000
201-300	\$150.00	\$ 40,000	\$ 45,000
301-500	\$100.00	\$ 45,000	\$ 50,000
>500		\$ 50,000	\$ 50,000

*Development Permit & Plan Review is required for construction

CITY OF NIEDERWALD

Associated Cost Estimated Inspection Fee Schedule

The Estimated Inspection Fee for Development Permits and Subdivision Construction Plans includes the Basic Inspection Fee of \$5,960, which covers both construction start-up and completion costs and covers the first month of inspection. Each month thereafter it is estimated at 2,000 per month. In order to estimate the fee amount, the Applicant must estimate the number of months for completion of construction and the fee will be assessed per the following table.

Estimated Construction Time (Months)	Estimated Inspection Fee
1 month	\$5,960
2 months	\$7,960
3 months	\$9,960
4 months	\$11,960
5 months	\$13,960
6 months	\$15,960
7 months	\$17,960
8 months	\$19,960
9 months	\$21,960
10 months	\$23,960
11 months	\$25,960
12 months	\$27,960
13 months	\$29,960
14 months	\$31,960
15 months	\$33,960
16 months	\$35,960

Associated Cost for Conformity with Flood Damage Prevention Ord.

Model Review not Required	\$540
With Model Review	\$2,160

Building Filing, Review & Inspection Fee Schedule

Residential Building Permits	
Filing Fee & Review Fee	\$815.00
Temporary Electrical Service Inspection	\$215.00
Foundation Pre-pour Inspection	\$215.00
Plumbing rough-in Inspection	\$215.00
Water/Sewer yard-lines Inspection	\$215.00
In Slab Water Distribution Piping Inspection	\$215.00
Frame and MEP rough in Combination Inspection	\$215.00
Energy 1 Insulation Inspection	\$215.00
Wallboard Inspection	\$215.00
Sheathing Inspection	\$215.00
Final inspection(Combination)/Certificate of Occupancy	\$215.00
Customer Service Inspection (TCEQ)	\$215.00
Gas Inspection	\$215.00
Electrical Meter Inspection	\$215.00
Single Trade Inspection	\$215.00
Additional Inspection: Driveway, fence, pool, demolitions	\$215.00
Re-Inspection	\$215.00
Commerical and Multi Family Building Permits	
Filing Fee & Review Fee	\$2,190.00
Plumbing Rough Inspection	\$215.00
Foundation Pre-Pour Inspection	\$215.00
Water/Sewer Line Inspection	\$215.00
In SlabWater Distribution Piping Inspection	\$215.00
Sheathing Inspection	\$215.00
Framing Inspection	\$215.00
Mechanical Rough Inspection	\$215.00
Electrical Rough Inspection	\$215.00
Plumbing Top Out Inspection	\$215.00
Shear Wall Inspection	\$215.00
Insulation Inspection	\$215.00
Wallboard Inspection	\$215.00
Single Trade Inspection	\$215.00
Final Building, MEP Combo Inspection	\$215.00
Customer Service Inspection	\$215.00
RE-Inspection	\$215.00