



## Legislation Details (With Text)

<b>File #:</b>	24-435	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	ITEMS FOR FURTHER CONSIDERATION - UNDER ADVISEMENT		<b>Status:</b>	Approved as Amended	
<b>File created:</b>	1/25/2024	<b>In control:</b>	Development Services		
<b>On agenda:</b>	3/27/2024	<b>Final action:</b>			
<b>Title:</b>	An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51A-1.105, 51A-8.702, and 51A-10.127; (1) moving development services related fees to Section 303 of Chapter 52 of the Dallas City Code; amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code by amending Sections 303.5, 303.7, and 303.11; (2) amending fees for plan reviews, excavation, signs, sidewalk waiver, certificates of occupancy, demolition, backflow prevention, appeal to the advisory, examining, and appeals board, consultation with staff, pre-development meeting, research, determination letters, table A-I new single-family construction, table A-II new multi-family construction, table A-III new commercial construction, and table B alternations or repairs; (3) adding new fees for miscellaneous plan reviews, plan revisions, post permit resubmittals, certificates of occupancy for dance halls and sexually oriented businesses, temporary residential certificate of occupancy, inspection fee for one-and-two family dwellings, residential and commercial certificate of occupancy move, phased approvals, permit extensions, inspection scheduling, technology permits, notaries, alternative materials, design and methods of construction, and equipment, special plan document handling, and special investigation fees for work without a permit; (4) adding a new Section 303.12, "Zoning Fees"; (5) adding a new Section 303.13, "Subdivision Fees"; (6) adding a new Section 303.14, "Engineering Fees"; (7) adding a new Section 303.15, "Arborist and Landscaping Fees"; (8) adding a new Section 303.16, "Geospatial Information Systems Fees"; (9) adding a new Section 303.17, "Water and Wastewater Fees"; (10) providing a penalty not to exceed \$2,000.00; (11) providing a saving clause; (12) providing a severability clause; and (13) providing an effective date - Estimated Revenue: Building Inspection Fund \$22,171,984.00 (This item was held under advisement on December 13, 2023 and January 24, 2024)				
<b>Sponsors:</b>					
<b>Indexes:</b>	100				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Ordinance				

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Economic Development

**AGENDA DATE:** March 27, 2024

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Development Services

**EXECUTIVE:** Majed Al-Ghafry

### SUBJECT

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51A-1.105, 51A-8.702, and 51A-10.127; **(1)** moving development services related fees to Section 303 of Chapter 52 of the Dallas City Code; amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code by amending Sections 303.5, 303.7, and 303.11; **(2)** amending fees for plan reviews, excavation, signs, sidewalk waiver, certificates of occupancy, demolition, backflow prevention, appeal to the advisory, examining, and appeals board, consultation with staff, pre-development meeting, research, determination letters, table A-I new single-family construction, table A-II new multi-family construction, table A-III new commercial construction, and table B alternations or repairs; **(3)** adding new fees for miscellaneous plan reviews, plan revisions, post permit resubmittals, certificates of occupancy for dance halls and sexually oriented businesses, temporary residential certificate of occupancy, inspection fee for one-and-two family dwellings, residential and commercial certificate of occupancy move, phased approvals, permit extensions, inspection scheduling, technology permits, notaries, alternative materials, design and methods of construction, and equipment, special plan document handling, and special investigation fees for work without a permit; **(4)** adding a new Section 303.12, "Zoning Fees"; **(5)** adding a new Section 303.13, "Subdivision Fees"; **(6)** adding a new Section 303.14, "Engineering Fees"; **(7)** adding a new Section 303.15, "Arborist and Landscaping Fees"; **(8)** adding a new Section 303.16, "Geospatial Information Systems Fees"; **(9)** adding a new Section 303.17, "Water and Wastewater Fees"; **(10)** providing a penalty not to exceed \$2,000.00; **(11)** providing a saving clause; **(12)** providing a severability clause; and **(13)** providing an effective date - Estimated Revenue: Building Inspection Fund \$22,171,984.00 (This item was held under advisement on December 13, 2023 and January 24, 2024)

## **BACKGROUND**

This ordinance will adjust fees authorized for the Development Services Department. There is an estimated increase of \$22,171,984 to Building Inspection Fund revenues in accordance with the fee study.

The Development Services Department is supported solely by revenues from issuing permits. This ordinance will adjust fees to provide sufficient revenues for recovering full cost of permitting and inspection services to Dallas and its customer cities.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

[The City Council was briefed by memorandum regarding this matter on October 27, 2023. <https://dallascityhall.com/government/citymanager/Documents/FY23-24%20Memos/Fee%20Study%20DSD%2010.25.2023%20Revised.pdf>](https://dallascityhall.com/government/citymanager/Documents/FY23-24%20Memos/Fee%20Study%20DSD%2010.25.2023%20Revised.pdf)

The Economic Development Committee was briefed on November 6, 2023. This presentation included information about the proposed fee adjustments.

The Economic Development Committee was briefed on the "Development Services Fee Updates" on December 4, 2023.

On December 13, 2023 and January 24, 2024, this item was held under advisement by Mayor Pro Tem Tennell Atkins.

**FISCAL INFORMATION**

Estimated Revenue: Building Inspection Fund \$22,171,984.00