

**CITY OF LIVINGSTON TEXAS COMMUNITY DEVELOPMENT
DEPARTMENT SCHEDULE OF FEES – Effective 9/1/2025**

All fees listed in the tables below shall be applied to all commercial and multi-family construction plan review, commercial and multi-family construction inspection, construction or improvement of a residential dwelling plan review and inspection, alterations / additions / improvements for residential construction, backup inspections and public works projects that the City outsources to a third-party company. All fees calculated using the following tables will have a 20% added fee of the total cost for administrative services.

Fee Table 1 - Commercial and Multi-Family construction plan review

Projected Construction Cost	Fee
\$1.00 to \$10,000.00	\$50.00
\$10,001.00 to \$25,000.00	\$70.69 for the first \$10,000.00 plus \$5.46 for each additional \$1000.00
\$25,001.00 to \$50,000.00	\$152.59 for the first \$25,000.00 plus \$3.94 for each additional \$1000.00
\$50,001.00 to \$100,000.00	\$251.09 for the first \$50,000.00 plus \$2.73 for each additional \$1000.00
\$100,001.00 to \$500,000.00	\$387.59 for the first \$100,000.00 plus \$2.19 for each additional \$1000.00
\$500,001.00 to \$1,000,000.00	\$1,263.59 for the first \$500,000.00 plus \$1.85 for each additional \$1000.00
\$1,000,001.00 and up	\$2,188.59 for the first \$1,000,000.00 plus \$1.23 for each additional \$1000.00

Fee Table 2 - Commercial and Multi-Family construction inspection

Projected Construction Cost	Fee
\$1.00 to \$10,000.00	\$76.92
\$10,001.00 to \$25,000.00	\$108.75 for the first \$10,000.00 plus \$8.40 for each additional \$1000.00
\$25,001.00 to \$50,000.00	\$234.75 for the first \$25,000.00 plus \$6.06 for each additional \$1000.00
\$50,001.00 to \$100,000.00	\$386.25 for the first \$50,000.00 plus \$4.20 for each additional \$1000.00
\$100,001.00 to \$500,000.00	\$596.25 for the first \$100,000.00 plus \$3.36 for each additional \$1000.00
\$500,001.00 to \$1,000,000.00	\$1,940.25 for the first \$500,000.00 plus \$2.85 for each additional \$1000.00
\$1,000,001.00 and up	\$3,365.25 for the first \$1,000,000.00 plus \$1.89 for each additional \$1000.00

Fee Table 3 - Construction or Improvement of a Residential Dwelling

New Residential Construction	
Plan Review and Inspection Fee	
Square Footage (S.F.)	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. 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.
Plan Review Only	
Plan Review Fee Only Per Dwelling Unit, a new plan for previously reviewed plan or Master Plan	\$200.00 per Plan or per Address
Plan review fee when a permit has been issued for the dwelling and the construction plans are altered such that an additional plan review is required (excludes new plan)	\$150.00 per Plan or per Address
New Construction / Alterations / Additions / Improvements for Residential Construction	
Trade Permits	Fee
Building, Mechanical, Electrical, Plumbing, Fuel Gas and similar	\$100.00 per trade
Other project types not listed above	\$160.00 per trade
Miscellaneous residential projects such as, but not limited to, Accessory Structures, Fences, Pools, etc.	See Fee Table 2

* All fees billed upon issuance of the permit by the jurisdiction

REINSPECTION FEES & REISSUE OF CERTIFICATE OF OCCUPANCY CERTIFICATIONS For every inspection for certificate of occupancy, any reinspection of electrical, plumbing, mechanical, & building, the fee shall be one hundred and fifty dollars (\$150.00). The fee for a temporary certificate of occupancy shall be fifty dollars (\$50.00).

STARTING WITHOUT A PERMIT Where work for which a permit is required is started prior to obtaining a permit, the fee specified by this section shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of the applicable building code in the execution of the work, nor shall it relieve the person from any other penalties that may be applicable.

OTHER PERMITS REQUIRED Permits for electrical, plumbing or other technical code work must be obtained in addition to the building permit. Technical code permit fees are established with those codes and must be paid in addition to the building permit fee.

Additional Fees:

200 amp single phase meter can with main disconnect (City Supplied)	255.00
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320 single phase meter can (City Supplied)	230.00
320 three phase meter can (City Supplied)	550.00

CT Meter Cans – Cans provided at cost at time of installation

Single family residence alterations and remodels are based on Square Footage. Base fee \$100 - Plus \$100 per trade with a max fee of \$400.00.

Solar Panels - \$160.00

Manufactured Homes - \$400.00

Generator Install - \$200.00

Pools - based on valuation

Trade Permits - Electrical, Plumbing, Mechanical including Electric Service Upgrades, Meter Can, Change Out, Water Lines, Sewer Lines, Water Heaters, HVAC Change Out, Gas Test, Gas Repair, etc.

Valuation of \$10,000 or less is 100.00

Valuation of \$10,001 or more is based on Valuation.

Back-up inspections

* Backup inspections will be performed during times of inspector absence due to illness, vacation or training at the listed rates. All other project activity will utilize the tables above.

Single Family Residential \$100.00 per address/building

Commercial and non-Single Family Residential \$125.00 per address/building/unit

The construction valuation is determined by the greater of the declared valuation of the project or the valuation calculated using the International Code Council Building Valuation Data table, first update of each calendar year.

PUBLIC WORKS SERVICES

Public Works Inspection Only 2.5% of the cost of construction

Public Works Plan Review & Inspection 3.0% of the cost of construction

Temporary Back Up Inspection \$150/hour, minimum 4 hours.

CONSTRUCTION CODE SERVICES

Fee Table 1 - Commercial and Multi-Family construction plan review

Valuation	Fee
\$1.00 to \$10,000.00	\$50.00
\$10,001.00 to \$25,000.00	\$70.69 for the first \$10,000.00 plus \$5.46 for each additional \$1000.00
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* All fees billed upon issuance of the permit by the jurisdiction

Back-up inspections

* Backup inspections will be performed during times of inspector absence due to illness, vacation or training at the listed rates. All other project activity will utilize the tables above.

Single Family Residential	\$100.00 per address/building
Commercial and non-Single Family Residential	\$125.00 per address/building/unit

FIRE SERVICES

Single Family Residential Fire Services

Fire Code Plan Review Services	\$175.00
Fire Code Inspection Services	\$400.00

Fire Code Plan Review Services - Commercial and Multi-Family construction (Fire Alarm System & Fire Sprinkler System)

Valuation	Fee, Each System
Less than \$6,250	\$200.00
\$6,250 to \$250,000	\$300.00
\$251,000 to \$500,000	\$425.00
\$501,000 to \$1,000,000	\$550.00
\$1,001,000 to \$3,000,000	\$800.00
\$3,001,000 to \$6,000,000	\$1,200.00
\$6,000,000 and up	\$1,200.00 plus \$0.38 for each additional \$1,000.00

**Fire Code Inspection Services - Commercial and Multi-Family construction
(Fire Alarm System & Fire Sprinkler System)**

Valuation	Fee, Each System
Less than \$6,250	\$300.00
\$6,250 to \$250,000	\$425.00
\$251,000 to \$500,000	\$525.00
\$501,000 to \$1,000,000	\$675.00
\$1,001,000 to \$3,000,000	\$950.00
\$3,001,000 to \$6,000,000	\$1,425.00
\$6,000,000 and up	\$1,425.00 plus \$0.38 for each additional \$1,000.00

Valuation is based on construction valuation for project

Fire Underground

Fire Code Plan Review	\$200.00
Fire Code Plan Inspection	\$250.00

Fire Extinguisher Suppression System

Per permit, one Inspection	\$450.00
Each re-inspection	\$100.00

Fire Certificate of Occupancy inspections	\$150.00
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Annual Fire Safety Inspections

Day Care, Foster Home, Commercial Business (each inspection and re-inspection per location)	\$100.00
Nursing Home / Assisted Living / School (each inspection and re-inspection per location)	\$250.00

Underground / Aboveground Fuel Storage Tanks

Fire Code Plan Review	\$350.00
Fire Code Inspection	\$450.00

Site Plan

Fire Code Plan Review	\$250.00
Fire Code Plan Inspection	\$250.00

The construction valuation is determined by the greater of the declared valuation of the project or the valuation calculated using the International Code Council Building Valuation Data table, first update of each calendar year.

Example:

Square Foot Construction Costs

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B Business	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08

The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Example: New Building

Group B occupancy

Type VB construction

10,000 square feet total building area

Declared construction valuation \$1,200,000.

Calculated construction valuation - 10,000 square feet X \$136.08 per square foot = \$1,360,800.

The calculated construction valuation is greater than the declared construction valuation so \$1,360,800 is used to calculate the Bureau Veritas fee for the project.

HEALTH SERVICES

FULL SERVICE:

Cost of Service for Permanent Food Establishment permit (per each inspection)	\$150.00
Cost of Service for Mobile Food Vendor (Hot and Cold Truck) and Seasonal Vendor permits (per each inspection)	\$150.00
Cost of Service for Public Swimming Pool inspections (per each inspection)	\$150.00
Cost of Service for each Temporary Event permit (per each permit)	\$100.00

Cost of Service for each Complaint Investigation \$150.00
(per each complaint)

Consultation outside of the aforementioned scope of services: \$150.00 per hour
Health Plan review, Health Final and CO inspections and/or for more than one
re-inspection.
Minimum one hour.

PUBLIC WORKS SERVICES

Public Works Inspection Only	2.5% of the cost of construction
Public Works Plan Review & Inspection	3.0% of the cost of construction
Temporary Back Up Inspection	\$150/hour, minimum 4 hours.

DOCUMENT REVISION HISTORY		
DATE	APPROVAL AUTHORITY	REVISION
8/12/2025	City Council	Community Development Schedule of Fees to be Effective 9/1/2025