

City of Bellaire
Fiscal Year 2026 Schedule of Fees and Charges

Department	#	Service Description	Unit	FY 2026 Fees
DEVELOPMENT SERVICES				
	1	All Permits		
		Processing Fee (Permit processing fee is not applicable to garage sale permits, estate sale permits, and parking permits.)	Each	\$44
		Work Begun w/o Permit	Twice required fee	Twice required fee
		Permit Refund	Each	\$78
	2	Contractor Registration		
		Builder	Flat	\$44
		Irrigation/Drainage	Flat	\$44
	3	Commercial and Multi-Family Construction		
		Less than \$10,000	Flat	\$249
		\$10,000-\$24,999	First \$10,000	\$249
		Each additional \$1,000	Each add'l 1,000	\$4
		\$25,000-\$49,999.99	First \$25,000	\$724
		Each additional \$1,000	Each add'l 1,000	\$48
		\$50,000-\$99,999.99	First \$50,000	\$1,914
		Each additional \$1,000	Each add'l 1,000	\$10
		\$100,000-\$499,999.99	First \$100,000	\$2,397
		Each additional \$1,000	Each add'l 1,000	\$9
		\$500,000-\$999,999.99	First \$500,000	\$5,570
		Each additional \$1,000	Each add'l 1,000	\$9
		\$1,000,000 and Up	First \$1,000,000	\$9,537
		Each additional \$1,000	Each add'l 1,000	\$5
		Commercial and Multi-Family Construction Plan Review Fee (includes 1 submittal and 2 resubmittals)	65% of Permit Fee	65% of Permit Fee
		Resubmittal fee - 3rd or more	50% of Plan Review Fee	50% of Plan Review Fee
	4	Drainage Review		
		Commercial	Actual cost	Actual cost
		<u>Residential</u>		
		Initial and As-Built Plus 1 Resub Each	Flat	\$384
		Additional Submittals	Flat	\$130
	5	Certificate of Occupancy		
		Commercial	Flat	\$372
		Residential	Flat	\$212
		Temporary	Same as regular	Same as regular
	6	Residential, Non-Multi-Family, Construction		
		120 square feet or less	Flat	\$157
		121 to 500 square feet	First 120 sq ft	\$157
		Each additional 100 square feet	Each add'l 100 sq ft	\$21
		501 to 1,000 square feet	First 500 sq ft	\$235
		Each additional 100 square feet	Each add'l 100 sq ft	\$30
		1,001 to 2,000 square feet	First 1,000 sq ft	\$409
		Each additional 100 square feet	Each add'l 100 sq ft	\$64
		2,001 to 3,000 square feet	First 2,000 sq ft	\$1,879
		Each additional 100 square feet	Each add'l 100 sq ft	\$56
		3,001 to 4,000 square feet	First 3,000 sq ft	\$2,442
		Each additional 100 square feet	Each add'l 100 sq ft	\$75
		4,001 to 5,000 square feet	First 4,000 sq ft	\$3,193
		Each additional 100 square feet	Each add'l 100 sq ft	\$60
		5,001 square feet and above	First 5,000 sq ft	\$3,793
		Each additional 100 square feet	Each add'l 100 sq ft	\$30
		Residential Plan Review Fee (includes 1 submittal and 2 resubmittals)	50% of Permit Fee	50% of Permit Fee
		Resubmittal fee - 3rd or more	50% of Plan Review Fee	50% of Plan Review Fee
	7	Other/General Permits		
		Fence(New/Repair)	Flat	\$101

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		Driveway / Flatwork	Flat	\$213
		Residential Re-Roof (Non-Structural)	Flat	\$66
		Curb Repair	Per linear foot of repair	\$136
		Substandard Housing Fee for Placing Lien	Flat	\$4,552
		House Moving	Flat	\$717
		Consultant Review (Legal, Engineering, Arborist etc.)	Actual cost plus 10%	Cost + 10%
		Addressing Fee	Flat	\$128
		Floodplain development permit - new construction, additions & remodels	Flat	\$447
		Floodplain development permit - site work	Flat	\$44
		Floodplain development permit - residential replacement HVAC, electrical & plumbing, foundation, cosmetic	Flat	\$130
		Floodplain development permit - commercial replacement HVAC, electrical & plumbing, foundation, non-habitable accessory structures	Flat	\$286
		Fenestration (Window/Door) Replacement (base charge)	Flat	\$109
		Fenestration (Window/Door) Replacement (per window/door)	Per window/door	\$11
		<u>Signs</u>		
		Application Fee	Flat	\$44
		Permit Fee	Per sq ft of sign face	\$14
		Minimum Fee	Flat	\$33
		Site Inspection Fee	Flat	\$140
		Electronic Message Display	Flat	\$240
		Banner Permt	Per sign face	\$67
		<u>Demolition</u>		
		Commercial	First story	\$268
		Per Additional Story	Per add'l story	\$71
		Residential	Flat	\$268
		Tree Disposition Plan Review/Inspection Fee (minor - additions/accessories/pools/demos)	Flat	\$260
		Tree Disposition Plan Review/Inspection Fee (major - new ground-up construction)	Flat	\$520
		Desirable Tree Removal/Each	Flat	\$67
		Garage Sales	Flat	\$17
		Estate Sales	Flat	\$74
		Special Events	Flat	\$307
		Building Re-inspection fee - 1st	Flat	\$94
		Building Re-inspection fee - 2nd	Flat	\$141
		Building Re-inspection fee - 3rd or more	Flat	\$188
	8	Board/Commission Related Fees		
		<u>Plats and Replats (Includes up to two lots)</u>	Flat	\$573
		Plus per Lot Over Two Lots	Per lot	\$67
		Requires Commission Approval	Flat	\$162
		<u>Minor Replat (no streets & less than 4 lots)</u>	Flat	\$372
		Plus per Lot	Per lot	\$67
		Requires Commission Approval	Flat	\$162
		<u>Amending Plats</u>	Flat	\$573
		Requires Commission Approval	Flat	\$162
		<u>Vacating Plats</u>	Flat	\$573
		Requires Commission Approval	Flat	\$162
		Request to Rezone	Flat	\$10,053
		Zoning Text Amendment (each)	Flat	\$10,053
		Zoning Verification Letter / Zoning Review	Flat	\$81
		Specific Use Permit	Flat	\$10,053
		Planned Development	Flat	\$10,053
		PD - Residential Amend minor (less than 4 lots)	Flat	\$973
		ZBOA Action Request (each)	Flat	\$761
		B&SC Action Request (each)	Flat	\$761
		Board/Commission/Council item rescheduling	Flat	\$370
		Legal Notice Required (per notice, Boards and Council)	Flat	\$146
		Cost of mailing public hearing notices (per notice, Boards and Council)	At cost	At cost

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		Plat Recordation	At cost	At cost
	9	HVAC Fees		
		HVAC Issuing Fee	Flat	\$44
		Heating (per 100 kBTU or part thereof)	Per 100 kBTU	\$35
		Air Conditioning per unit	Flat	\$35
		Air Conditioning (per ton or part thereof)	Per ton	\$12
		Cooling Tower per unit	Flat	\$35
		Cooling Tower (per ton or part thereof)	Per ton	\$12
		Change Out Heating and/or Cooling (Large Commercial)	Flat	\$71
		Change Out Cooling Tower	Flat	\$141
		Ventilating System (2,000 CFM & Higher)	Flat	\$59
		Minimum Fee	Flat	\$59
		Re-Inspection Fee - 1st	Flat	\$94
		Re-Inspection Fee - 2nd	Flat	\$141
		Re-inspection fee - 3rd or more	Flat	\$188
		Other	Flat	\$47
	10	Electrical Fees		
		Electrical Issuing Fee	Flat	\$44
		Temporary Sawpole	Flat	\$71
		Reconnect	Flat	\$71
		Other	Flat	\$71
		Electric Dryer	Flat	\$12
		Range Outlet	Flat	\$12
		Range Table Top	Flat	\$12
		Range Oven	Flat	\$12
		Garbage Disposal	Flat	\$12
		Dishwasher	Flat	\$12
		Window A/C Receptacle	Flat	\$12
		Microwave	Flat	\$12
		<u>Electric Water Heater</u>		
		<1500 watts	Flat	\$12
		>1500 watts	Flat	\$24
		kW: 0-5 Per kW	Per kW	\$6
		Over 5 kW Add Per kW	Per kW	\$3
		Sign: Per Ballast	Flat	\$12
		Sign: Per Transformer	Flat	\$12
		Motion Picture Machines	Flat	\$24
		Commercial Sound Equipment	Flat	\$6
		X-Ray Machine	Flat	\$12
		Minimum Permit Fee	Flat	\$59
		Re-Inspection Fee - 1st	Flat	\$94
		Re-Inspection Fee - 2nd	Flat	\$141
		Re-inspection fee - 3rd or more	Flat	\$188
		Generator	Flat	\$208
		Other	Flat	\$47
	11	Plumbing Fees		
		Plumbing Issuing Fee	Flat	\$44
		Fixtures Or Traps-Each	Flat	\$12
		Connect To Existing Sewer and/or City Sewer	Flat	\$35
		Sewer Replacement	Flat	\$35
		New Sewer Line	Flat	\$35
		Partial Sewer Replacement	Flat	\$35
		Disconnect And Plug Sewer	Flat	\$59
		Hose Bibb W/Vacuum Breaker	Flat	\$12
		Water Service Line-New	Flat	\$24
		Water Line Replacement	Flat	\$24
		Water Heater And/or Vent	Flat	\$35
		T&P Valve Only	Flat	\$24

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Department	#	Service Description	Unit	FY 2026 Fees
		Water Treatment Equip.-New	Flat	\$35
		Replacement	Flat	\$35
		Grease Trap - Permit	Flat	\$71
		Grease Trap - Registration (Annual)	Flat	\$156
		Foundation Watering System	Flat	\$12
		Lawn Sprinkler System	Flat	\$107
		Gas Piping System (1-5 Outlets)	First 5 outlets	\$23
		Additional Outlets	Each add'l	\$8
		Gas Piping Re-Inspection	Flat	\$35
		Temporary Gas Connection	Flat	\$35
		GTO	Flat	\$35
		Gas Meter Relocation	Flat	\$35
		Swimming Pool H2O Line	Flat	\$23
		Yard Lights	Flat	\$24
		Bar-B-Q Grills	Flat	\$23
		<u>Fire System Related</u>		
		<u>Fire Protection Sprinkler System (per floor)</u>		
		Residential	Per floor	\$353
		Commercial	Per floor	\$469
		<u>Standpipe System</u>		
		1-25 Hose Connections	Flat	\$177
		Each Additional Connection	Each add'l	\$8
		Hydro Test	Flat	\$71
		<u>Drainage Related</u>		
		Runoff To Storm Water Drainage System	Flat	\$71
		Connect Down Spouts - Each	Flat	\$24
		Catch Basins - Each	Flat	\$35
		Connect to City Storm Drain System	Flat	\$7
		Gutter Installation	Flat	\$35
		Minimum Fee	Flat	\$59
		Re-Inspection Fee - 1st	Flat	\$94
		Re-Inspection Fee - 2nd	Flat	\$141
		Re-inspection fee - 3rd or more	Flat	\$188
		Backflow	Flat	\$52
		Other	Flat	\$47