



CITY OF ALAMO HEIGHTS COMMUNITY DEVELOPMENT SERVICES

SCHEDULE OF DEVELOPMENT FEES

All fees are subject to change at the discretion of the City Council.

All application fees for a submission to any Board/Commission shall be due upon receipt of application.

CONTRACTOR REGISTRATION

General Contractor: \$100.00 annually

Tradesman: \$25.00 annually

PLAN REVIEWS (in addition to all building permit fees)

Commercial & New Construction Residential

Fee: 50% of the calculated building permit fee

Residential Interior Remodel Fee: The lesser of \$250 or 50% of the calculated building permit fee

Preliminary Plan Review/Meetings: \$75 after the first meeting.

FIRE PERMITS

Fees are based on the scope of work of each specific permit but not be less than \$65.00 (contact the Fire Department for specific fire permit fees).

DEMOLITION & MOVES

Fees are based on the total valuation of demolition (see specific Permit Fees) plus a \$500.00 refundable clean-up deposit required for demolition of main structures.

PERMIT RENEWALS & EXTENSIONS:

(Maximum 90 calendar days from original expiration date)

Prior to expiration: \$25 administrative fee

After expiration: \$25 administrative fee + \$250 penalty fee

INSPECTIONS

Fee for both partial inspections and re-inspections is \$141 for building and \$65 for trades.

TRADE & COMMERCIAL BUILDING PERMITS

Fees for all permits including building, mechanical, landscaping, electrical, plumbing, sewer, and gas permits, but excluding fire, are based on the total value of the project.

TOTAL VALUATION	FEE
\$1 - \$10,000	3% of valuation, but not less than \$65
\$10,001 - \$50,000	\$300 + 2% of the amount over \$10,001
\$50,001 - \$100,000	\$1,100 + 1% of the amount over \$50,001
\$100,001 - \$500,000	\$1,600 + 0.85% of the amount over \$100,001
\$500,001 - \$1,000,000	\$5,000 + 0.7% of the amount over \$500,001
\$1,000,001 - \$10,000,000	\$8,500 + 0.55% pf the amount over \$1,000,001
\$10,000,000 and over	\$58,000 + 0.5% of the amount over \$10,000,001

RESIDENTIAL BUILDING PERMITS

Fees are based on only the total square footage of the project that requires an inspection. Square feet receiving painting, flooring, or cabinetry changes alone are not considered within the calculation.

TOTAL SQUARE FOOTAGE	\$ PER SQ FT
0 – 500 SQ FT	\$2.75 up to \$1,200
501 – 1,000 SQ FT	\$2.25 up to \$1,850
1,001 – 2,000 SQ FT	\$1.85 up to \$3,400
2,001 - 3,500 SQ FT	\$1.65 up to \$5,500
3,501 – 5,000 SQ FT	\$1.55 up to \$7,750
5,001 SQ FT and above	\$1.50

*Interior Demolition Permit

\$65

GENERAL REPAIR PERMITS	
Flatwork/Deck	\$225
Patio/Patio Cover	\$225
Roof Replacement/Siding	\$200
Windows/Insulation/Frame	\$150
Swimming Pools	\$1,000
Foundation Repair	\$225
Fencing & Retaining Walls	\$150



**CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES**

CERTIFICATES OF OCCUPANCY*		
Commercial Structures (owner of property)	Single-tenant	\$150
	Multi-tenant	\$250
Commercial Structures (tenants)	0 - 150 SQ FT	\$50
	151 - 500 SQ FT	\$100
	501 - 2,000 SQ FT	\$150
	2,001 - 10,000 SQ FT	\$200
	10,001 SQ FT or greater	\$250
Multi-family properties**	All	\$100

TEMPORARY CERTIFICATES OF OCCUPANCY	
Qualified Neighborhood Event (Block Party)	\$0*
Special Events	\$100/\$500*
Miscellaneous Events	\$100*
Temporary uses or occupancy	\$100*

*\$300 refundable clean-up deposit required.

*Fees shall be doubled where operating without a valid certificate of occupancy

**With on-site management office or semi-public pool provided

ANNUAL FOOD ESTABLISHMENT PERMIT FEES	1-3 employees	\$100
	4-6 employees	\$200
	7-10 employees	\$300
	11-20 employees	\$400
	21+ employees	\$500

TEMPORARY FOOD ESTABLISHMENT FEES	
Per Day	\$50
Maximum of 14 calendar days	

APPLICATION FEES	
BOARD OF ADJUSTMENT	
Base fee (1 st Variance)	\$250
Per each additional variance	\$50
Base fee - After the fact (1 st Variance)	\$500
Per each additional variance	\$100
ARCHITECTURAL REVIEW BOARD	
Preliminary review	\$150
Design review - Signs	\$100
Design review - Multi-Family & Commercial	\$250
Design review - After the fact	\$500
Demolition Review - Structural significance	\$50
Demolition Review - Accessory structure	\$500
Demolition Review- Main structure	\$1000
PLANNING & ZONING COMMISSION	
Re-zone, Re-plat or SUP	\$350
Re-platting to address variances	\$400

MISCELLANEOUS FEES	
TREE PERMITS	
Heritage (per tree)	\$125
Non Heritage (per tree)	\$25
Pruning (per property)	\$10
Vender Registration Annually	\$25
STORM DRAINAGE IMPACT	
Per SQ FT additional impervious cover	\$0.40
FLOOD PLAIN/FLOODWAY PERMITS	
Single & Two-Family	\$750
Multi-Family & Commercial	\$2,000
GARAGE & ESTATE* SALE LICENSES	
1 st Day	\$35
2 nd Day (& 3 rd Day for Estate Sales)	\$20
SIGNS	
Temporary	\$100
Permanent	\$125

*Estate Sales require a \$500 refundable deposit

REFUND POLICY: All plan review, inspection, re-inspection, partial inspection, contractor registration, tree vendor registration, certificate of occupancy, food establishment, and alcoholic beverage license fees are non-refundable.

CONTACT INFORMATION:

ALAMO HEIGHTS CITY HALL
6116 BROADWAY
SAN ANTONIO, TX 78209

OFFICE: 210-826-0516
(Inspections: Option 3)
permits@alamoheightstx.gov