

FY 2025-26 KELLER FEE SCHEDULE

Sec. 1 - Building Services

Residential Building	<p>\$1.00 per Square Foot</p> <p>Example: Square Feet: 2,500 = \$1.00 x 2,500 = \$2,500</p>
Residential Additions	Same as Residential Building
Residential Alterations	Same as Residential Building
Accessory Buildings	Same as Residential Building
Building Permit Fees – Commercial	<p>\$23.50 \$1-\$500 construction value (cv)</p> <p>\$23.50 \$501-\$2,000 cv – First \$500, plus \$3.05 for each additional \$100 or fraction thereof to and including \$2,000; 65% of building permit fee (BPF) for plan review;</p> <p>\$69.25 \$2,001-\$25,000 cv – First \$2,000, plus \$14 for each additional \$1,000 or fraction thereof to and including \$25,000; 65% of BPF for plan review;</p> <p>\$391.25 \$25,001-\$50,000 cv – First \$25,000, plus \$10.10 for each additional \$1,000 or fraction thereof to and including \$50k; 65% of BPF for plan review;</p> <p>\$643.75 \$50,001-\$100,000 cv – First \$50,000, plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000; plus 65% of BPF for plan review;</p> <p>\$993.75 \$100,001-\$500,000 cv – First \$100,000, plus \$5.60 for each additional \$1,000 or fraction thereof to and including \$500,000; plus 65% of BPF for plan review;</p> <p>\$3,233.75 \$500,001-\$1,000,000 cv – First \$500,000, plus \$4.75 for each additional \$1,000 or fraction thereof to and including \$1,000,000; plus 65% of BPF for plan review;</p> <p>\$5,608.75 Over \$1,000,000 cv – First \$1,000,000, plus \$3.65 for each additional \$1,000 or fraction thereof; plus 65% of BPF for plan review;</p> <p>Commercial (new construction, additions and alterations) -</p> <p>Based on current building valuation table created by the International Code Council (ICC) which utilizes regional building valuation data upon which commercial building permit fees will be determined (see Attachment A).</p>
Building Permit Fees – Commercial (cont.)	
Carnival/Circus Permit	\$500; Non-profits are exempt.
Certificate of Occupancy	<p>\$50</p> <p>*Only charged when no building permit is issued for construction.</p>

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Electrical Fee – Commercial	\$ 35/Permit – sq. feet up to 500 \$ 50/Permit – sq. feet up to 1,499 \$ 75/Permit – sq. feet up to 1,999 \$100/Permit – sq. feet up to 2,499 \$125/Permit – sq. feet up to 2,999 \$125/Permit – sq. feet over 3,000, plus \$20 for each additional 1,000 sq. feet
Electrical Permit	\$100/permit *Only charged when no building permit is issued for construction
Grading Permit / Tree Removal –Non Building Permit Related	\$25 per lot – residential \$100 per lot – commercial \$25 per acre – agricultural / undeveloped
Property Maintenance Fee	Actual cost for property maintenance, plus \$250 administration fee
Lien Fee	Actual cost for filing lien, plus \$250 administration fee and annual interest penalty of 10% to be applied monthly
Fence Permit	\$50 \$0 (Replacement)
Generator Permit	\$100
Mechanical (HVAC) Fee – Commercial	\$ 35/Permit – sq. feet up to 500 \$ 50/Permit – sq. feet up to 1,499 \$ 75/Permit – sq. feet up to 1,999 \$ 100/Permit – sq. feet up to 2,499 \$ 125/Permit – sq. feet up to 2,999 \$ 125/Permit – sq. feet over 3,000, plus \$20 for each additional 1,000 sq. feet
Mechanical (HVAC) Permit	\$100/permit *Only charged when no building permit is issued for construction
Mobile/Manufactured Home	\$100/Permit to include utility connection inspections
Moving Permit	\$50/Permit
Mobile Permit	\$50/Year; Food trucks, trailers, etc.
Plumbing Fee – Commercial	\$ 35/Permit – sq. feet up to 500 \$ 50/Permit – sq. feet up to 1,499 \$ 75/Permit – sq. feet up to 1,999 \$ 100/Permit – sq. feet up to 2,499 \$ 125/Permit – sq. feet up to 2,999

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	\$ 125/Permit – sq. feet over 3,000, plus \$20 for each additional 1,000 sq. feet
Plumbing Permit	\$100/Permit – misc. plumbing (water heater/gas line to pool/spa) *Only charged when no building permit is issued for construction
Re-Inspection Fee	\$50 / for each additional re-inspection *Only assessed after an inspection fails more than once for the same violation
Sidewalk/Approach Permit	\$25
Sign Permit	\$50 per sign permit
Mural Permit	\$350 application
Temporary Sign Permit	\$25 per sign
Pool Permit	\$500 / in-ground pools \$50 / above ground pools and spas/hot tubs
Solar Permit	\$100
Temporary Building Permit	\$50.00
Demolition Permit	\$50
Network Node (Small Cell) Permit Application Fee	\$320 per application
Network Node (Small Cell) Right of Way Use Fee	\$28 per node, per month
Sidewalks / Curb Cut Fees	Fees based on actual costs as derived from City's current miscellaneous concrete contract, in consultation with and determined by city staff.
Supplemental Plan Review Fee	\$50 per hour (minimum 2 hours residential and 3 hours commercial). Only assessed after original set of plans has been reviewed and approved for construction and changes are made to the plans by the developer/owner/builder/representative
Irrigation Permit	\$50 each – residential \$100 each – commercial
Miscellaneous Inspections	\$50 each
Lost Packet Fee	\$50 each
Map Printing Fees	11" x 17" = None 22" x 34" = \$15 24" x 36" = \$15 36" x 48" and larger = \$25

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Retaining Wall Permit	\$50
Seasonal Permit	\$50
Work Without a Permit	\$250 or double, whichever is greater
Special Event Permit Fee	\$25 No permit costs for non-profits \$250 - Security deposit \$25 per hour / 2 hour min. – Maintenance Staff Supplies at cost plus 10%

Sec. 2 - Planning and Engineering

Floodplain/Floodway Development Permit	\$25
Supplemental Plan Review Fee	\$50 per hour (minimum 2 hours residential and 3 hours commercial). Only assessed after original set of plans has been reviewed and approved for construction and changes are made to the plans by the developer/owner/builder/representative
Resubmittal Fee	\$500 per resubmittal when plans are resubmitted and 30% or more previous comments have not been addressed.
Inspection Fee – Streets and Drainage	Actual cost, plus \$60/hour overtime (as necessary)
Opticom System Fee	\$100
Transportation Review	\$500 per analysis
Water and Sewer Inspection	Actual cost, plus \$60/hour overtime (as necessary)
Water Service Tap Fee (Within City Limits)	Actual cost of service tap and meter installation, including any fees associated with a contractor, inspections, boring, and/or sidewalk repairs.* *The customer shall not be responsible for additional fees beyond those quoted at the time of payment for services.
Meter Installation Fee (Meter Cost)	5/8" - \$275 3/4" - \$300 1" - \$325 1 1/2" - \$725 2" Turbine/Disc - \$775 2" Compound - \$2,075 3" or more - Actual meter cost plus service charge fees.
Sewer Service Tap Fee (Within City Limits)	Actual cost of service tap, including any fees associated with a contractor, inspections, boring and/or sidewalk repairs.* *The customer shall not be responsible for additional fees beyond those quoted at the time of payment for services.

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Water/Sewer Service Tap and/or Meter Install (Outside City Limits)	Actual cost as determined on a case by case basis by the Director of Public Works based on actual costs and impact to the system.
Street Lights	\$10.50 per month per pole (maximum of 24 months)
Sanitary Sewer Camera Fee	\$225 each – per residential building permit
Old Town Keller Asphalt Parking	<ul style="list-style-type: none"> Existing buildings/facilities – actual cost of materials New buildings/facilities and existing buildings/facilities with privately funded improvements exceeding \$50,000 – no cost <p>Public parking space construction scope and schedule to be at the discretion of the Department of Public Works and dependent upon the availability of funding as determined by the City</p>
Miscellaneous right-of-way encroachment, dedication or abandonment	\$100 each
Miscellaneous easement dedication or abandonment	\$100 each
Plat (Preliminary, Final, and Amended)	<p>\$300 per application plus \$20 per lot residential (exceeding one lot); \$250 per application for single residential lot</p> <p>\$300 per application plus \$20 per acre for non-residential</p>
Replat	<p>\$350 per application for a single lot</p> <p>\$400 +\$20/lot (exceeding one lot)</p>
Minor Subdivision Plat	\$300+\$20/Lot exceeding one lot
Major Subdivision Plat - Residential	\$500+\$20/Lot exceeding one lot
Major Subdivision Plat - Non-Residential	\$500+\$20/Acre
Vacation of Plat	\$200
Planned Development	\$700 for planned development
Planned Development Amendment	\$400 +\$10/Acre
Future Land Use Plan Amendment	\$500 per application
Thoroughfare Plan Amendment	\$250 per application
Specific Use Permit	<p>\$350 residential</p> <p>\$500 commercial</p>
Rezoning Application	\$500

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Site Plan Application	<p>\$400 application</p> <p>\$200 amendments not requiring Planning Zoning/City Council approval</p> <p>\$400 amendments requiring Planning Zoning/City Council approval</p>
Preliminary Site Plan Evaluation	<p>\$250 for residential single lot</p> <p>\$300+\$20/lot exceeding one lot</p>
Variance to the Unified Development Code	\$200 application
Appeal to Zoning Board of Adjustment	\$200 application
Park Land Dedication	<p>One (1) acre per thirty (30) residential dwelling units. Payment in lieu of land dedication shall be the average per acre value of the property(s) to be developed as assigned by the Tarrant Appraisal District's most recent appraised market land value, or \$30,000 per acre, whichever is greater, not to exceed \$50,000 per acre.</p>
Appeal to Tree Board	<p>Application - \$500</p> <p>\$150 per caliper inch mitigation</p>
Public Art Development Fee	.25% of Construction Value
Landscape/Screening Wall Plans	\$200
Gas Well Permit Fee	\$10,000 per well bore
Zoning Change	\$350 +\$10/Acre
Sec. 3 - Facility Rental Fees	
Field Rentals	<p>Non-Sythetic Turf field rentals - \$50.00 per hour for resident</p> <p>Non-Sythetic Turf field rentals - \$150.00 per hour for non-resident</p> <p>Sythetic Turf field rentals - \$150.00 per hour for resident</p> <p>Sythetic Turf field rentals - \$250.00 per hour for non-resident</p>
Equestrian Arena Rental	<p>\$200 – day for multi-use arena; practice rental \$15/3 hour; clinic rental \$100/day; half-day clinic, \$50; 6 hour event, \$100; refundable security deposit, \$100; tractor & operator fee, \$30/3 hour minimum</p> <p>Refundable deposits - \$500 refundable security deposit for utilization of facility keys for Keller Sports Park</p>
Stage Rental	<p>Stage rental fee, \$1,000 for the first six hours or any portion thereof, (includes delivery, set-up and tear down), and \$50 for each additional hour thereafter.</p> <p>Note: Accessories are only available for rent in conjunction with stage rental.</p> <ul style="list-style-type: none"> Decorative Stage Skirting, \$15 per day

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- Audio/Light Technician Stage hand, \$45 per hour (when using lights and audio, a certified stage hand must be utilized.)
- Additional Audio/Light Technician Stage hand, \$25 per hour (when using lights and audio, a certified stage hand must be utilized.)
- Theater Lights, \$100 per day
- Portable Stage Sections, \$25 each per day (fee includes placement and removal.)

Picnic Facilities

Residential rental fee of \$30 for 3 hours, plus \$15 for each additional hour.
Non-residential rental fee of \$40 for 3 hours, plus \$20 for each additional hour with a 3 hour minimum rental period for both.

Sec. 4 - Sports Fees

Resident Fee

Resident League players/Long-Term Users shall pay the city a resident fee of \$10.00 per player per sport season to recover a portion of the maintenance and operation costs of athletic fields and facilities. Resident fees shall be capped at \$40.00 per family, per season. (Effective January 1, 2026)

Non-Resident Fee

Non-Resident League players/Long-Term Users shall pay the city a resident fee of \$50.00 per player per sport season to recover a portion of the maintenance and operation costs of athletic fields and facilities. Non-resident fees shall be capped at \$200.00 per family, per season. (Effective January 1, 2026)

Sec. 5 - Facility Use Fees

Library Meeting Room Use

free - residents
\$25 for non-residents

Library Membership Fee

free - residents
\$25 for non-residents, per family / year
\$12.50 for non-resident seniors / year
\$ 0.50 replacement card fee

Library Microfilm/fiche and flash drives

\$0.10 per page for microfilm/fiche
\$8.11 each for flash drives

Library Copy Machine

\$0.10 per page for black laser printer
\$0.25 per page for color laser printer

Library Fees

Fees for damages/missing:
DVD case, \$2, Audio or CD case, \$1, replacement CD from audio set, \$7.50

Library Test proctoring

\$20 each

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Sec. 6 - Animal Control

Animal Removal from Privately Owned Traps	\$30 per animal
Replacement Tag Fee	\$5 per animal
Microchip Implanting	\$25 per animal
Surrender Fee	\$30 per animal (residents only)
Euthanasia Fee	\$30 per animal (residents only)
Dead Animal Removal	\$30 per animal
Quarantine Fee	\$25 per animal, per day
Impoundment	\$ 10 daily, plus: \$ 30 1st offense \$ 50 2nd offense \$ 75 3rd offense \$150 4th offense \$150 5th offense
Exotic Pet Fee, Non-Hazardous	\$20 per animal, per year
Dangerous Dog Registration	\$50 per animal

Sec. 7 – Public Safety Fees

Court Copy Fees	\$0.10 1st copy \$2 each – citation list \$40 per month – citations faxed (Pursuant to the Texas Administrative Code associated with copies of public information)
Accident Report	\$5 each
Burglar Alarm	\$25 annual permit fee; 1 – 3 false alarms, included in annual permit; 4 – 5 false alarms, \$50 each; 6 – 7 false alarms, \$75 each; 8+ false alarms, \$100 each
Police Copy Fees	\$0.10 per page \$5 per disc (Pursuant to the Texas Administrative Code associated with copies of public information)
Police Special Assignments (Special Events as approved under the City’s Special Events Policy)	\$46.80-58.50/hr. minimum 3 hours (all uses)
Incident Reports	No charge (Pursuant to the Texas Administrative Code associated with copies of public information)

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Finger Printing	\$10 per person
Solicitors License	<p>Charitable Solicitation \$35 for the first person \$20 for each additional person \$65 background check per person</p> <p>Religious – No permit fee \$65 background check per person</p> <p>Itinerant Merchants and Publication Sales and Solicitation \$50 for the first person \$20 for each additional person \$65 background check per person</p>
Emergency Medical Services	<p>The rate structure for pricing shall be a set fee of \$1,750, plus a mileage charge of \$23 per loaded transport mile of ambulance service. The City Manager shall be authorized to adjust the set fee structure which shall conform to the reasonable, customary, and usual charges associated with the provisions of health care.</p>
Emergency Medical Services (Cont.)	<p>Insurance payments, whether private or governmental (Medicare/Medicaid) shall be accepted as payment in full for ambulance service for Keller residents and non-resident employees suffering a non-work related event while on duty.</p> <p>Keller residents that have no medical insurance or if payment is not received from the patient's insurance plan shall be responsible for a maximum fee for ambulance service which shall be the Federal reimbursement rate in effect at the time of service or \$300, whichever is greater.</p> <p>Patients who receive ALS treatment by Keller Fire-Rescue but are not transported by Keller Fire-Rescue or a mutual-aid ambulance shall be responsible for the cost of the treatment or a fee not to exceed \$200.</p> <p>Patients treated and transported by Keller Fire-Rescue that are not residents of Keller shall be held financially responsible for the outstanding balance for ambulance service not paid by insurance coverage. For Medicare/Medicaid patients this fee responsibility will be up to the Federal reimbursement rate allowable at time of service.</p>
Fire Construction Permit Fees	<p>\$23.50 \$1-\$500 cv</p> <p>\$ 23.50 \$501-\$2,000 cv – First \$500, plus \$3.05 for each additional \$100 or fraction thereof to and including \$2,000; plus plan review fee equal to 65% of construction permit fee</p> <p>\$ 69.25 \$2,001-\$25,000 cv – First \$2,000 + \$14 for each additional \$1,000 or fraction thereof to and including \$25,000; plus plan review fee equal to 65% of construction permit fee</p>

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	\$ 391.25 \$25,001-\$50,000 – First \$25,000, plus \$10.10 for each additional \$1,000 or fraction thereof to and including \$50,000; plus plan review fee equal to 65% of construction permit fee
	\$ 643.75 \$50,001-\$100,000 – First \$50,000, plus \$7 for each additional \$1,000 or fraction thereof to and including \$100,000; plus plan review fee equal to 65% of construction permit fee
Fire Construction Permit Fees	<p>\$993.75 \$100,001-\$500,000 – First \$100,000, plus \$5.60 for each additional \$1,000 or fraction thereof to and including \$500,000; plus plan review fee equal to 65% of construction permit fee</p> <p>\$3,233.75 \$500,001-\$1,000,000 – First \$500,000, plus \$4.75 for each additional \$1,000 or fraction thereof to and including \$1,000,000; plus plan review fee equal to 65% of construction permit fee</p> <p>\$5,608.75 over \$1 million – First \$1 million, plus \$3.65 for each additional \$1,000 or fraction thereof; plus plan review fee equal to 65% of construction permit fee</p>
Fire Operational Permit Fees	See Fire Construction Permit Fees
Fire Apparatus Fees	<p>\$400 hour – Fire apparatus w/crew - 2 hour minimum</p> <p>\$200 hour – Brush truck w/crew - 2 hour minimum</p> <p>\$250 hour – Ambulance w/crew - 2 hour minimum</p> <p>\$150 hour – ATV ambulance w/crew - 2 hour minimum</p> <p>\$280 hour – K.I.S.D. football game, EMS – per game</p> <p>\$75 hour – Inspector - 2 hour minimum</p> <p>\$60 hour – Standby firefighter - 2 hour minimum</p>
Sec. 8 – Water and Sanitary Sewer Fees	
After Hours Turn On	\$50 per incident
Customer Deposit	<p>\$80 residential meter</p> <p>Multi-family and non-residential meter deposits based on estimated customer usage for a one month period.</p> <p>Fire hydrant meter rental deposit based on actual replacement cost.</p>
Master Deposit	\$80 – residential only
Delinquent Account Deposit	Applies to customers that have had their service disconnected for failure to pay or non-sufficient funds – new deposit not to exceed an amount equal to double the estimated average monthly bill for said customer.
Cleaning Deposit	One time deposit of \$20 for ten consecutive days of water meter usage. Deposit applied to final billing.
Late Utility Payment Fee	10% of outstanding balance.
Damaged/Broken Lock	\$100 each per incident.

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Damaged Hydrant Meter	Actual cost for replacement and/or repairs to include time and materials.
Meter Testing	\$50 each per incident for meters 1" and less. Meters 1 ½" and larger, fee shall be the actual cost of testing and the actual cost of installation and removal. If meter test shows it is registering more water than actually going through the meter, the fee is refunded.
Water Reconnect Fee	\$25 each per incident.
Account Activation Fee	\$15 each
Account Transfer Fee	\$15 each
Damaged meter, transponder, meter box and lid	Actual cost for replacement and/or repair to include time and materials.

Sec. 9 – Finance

Returned Payment Fee / Insufficient Funds Fee	\$35 per incident
Auction Item Storage Fee	The Buyer will be charged a \$25.00 per day/per LOT storage fee after the final removal day. This fee will be collected from the Buyer at the time of pick up.
Auction Item Storage Fee	The Buyer will be charged a \$25.00 per day/per LOT storage fee after the final removal day. This fee will be collected from the Buyer at the time of pick up.

Sec. 10 - Utility Billing Rates

WATER RATES

RESIDENTIAL/NON-RESIDENTIAL	
MINIMUM BILL (1st 2,000 gallons):	Rates Per Month:
5/8" x 3/4" meter (Class Code A)	\$23.82
3/4" x 3/4" meter (Class Code AB)	\$29.65
1" meter (Class Code B)	\$35.67
1 1/2 " meter (Class Code BC)	\$58.02
2" meter (Class Code C)	\$80.38
3" meter (Class Code D)	\$125.10
4" meter (Class Code E)	\$154.77
5" meter (Class Code F)	\$199.51
6" meter (Class Code G)	\$244.22
7" meter (Class Code H)	\$273.93
8" meter (Class Code I)	\$309.65
RESIDENTIAL	
Volume/Commodity Charge	Rates per 1,000 gallons:
0 - 2,000	\$3.55
2,000 - 10,000	\$4.86
10,001 - 20,000	\$5.29
20,001-25,000	\$5.90
25,001 - 40,000	\$7.45
40,000 +	\$8.05

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NON-RESIDENTIAL

Volume/Commodity Charge

Rates per 1,000 gallons:

0 - 2,000	\$3.55
2,001 - 10,000	\$4.86
10,001 - 20,000	\$6.08
20,001 - 25,000	\$6.96
25,001 - 40,000	\$7.45
40,000 +	\$8.05

WASTEWATER (SEWER) RATES

RESIDENTIAL/COMMERCIAL - INSIDE CITY

Rates Per Month:

MINIMUM BILL: per 1,000 gals.	\$5.53
5/8" x 3/4" meter (Class Code A)	\$17.20
3/4" x 3/4" meter (Class Code AB)	\$21.34
1" meter (Class Code B)	\$25.47
1 1/2 " meter (Class Code BC)	\$31.57
2" meter (Class Code C)	\$37.67
3" meter (Class Code D)	\$55.75
4" meter (Class Code E)	\$83.95
5" meter (Class Code F)	\$122.10
6" meter (Class Code G)	\$180.71
7" meter (Class Code H)	\$267.42
8" meter (Class Code I)	\$395.82

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RESIDENTIAL/COMMERCIAL - OUTSIDE CITY

MINIMUM BILL: per 1,000 gals.

5/8" x 3/4" meter (Class Code A)

3/4" x 3/4" meter (Class Code AB)

1" meter (Class Code B)

1 1/2" meter (Class Code BC)

2" meter (Class Code C)

3" meter (Class Code D)

4" meter (Class Code E)

5" meter (Class Code F)

6" meter (Class Code G)

7" meter (Class Code H)

8" meter (Class Code I)

Rates Per Month:

\$6.36

\$19.78

\$24.53

\$29.28

\$36.30

\$43.30

\$64.11

\$96.52

\$140.40

\$207.79

\$307.49

\$455.11

According to Chapter 19, Article VII, Section 19-930 of the Code of Ordinances, charges to all customers outside the city and not within a city with which the City of Keller has a special contract for furnishing sewer services to the citizens thereof shall be one hundred fifteen (115) per cent of the amount charged for like customers within the city limits.

Rates per 1,000 gallons water usage: (residential up to 20,000 gallons)

No maximum volume charge on commercial/non-residential

Drainage Utility Fee Rates

	Per Month:
Residential	\$7.000
All non-residential real property*	Impervious Area X \$7.000
	Impervious Area = Number of Acres X ERU
Property Type:	Equivalent Residential Units (ERU):
Commercial	10.79
Industrial	7.25
Institutional, Churches, Multi-Family	7.25
Parks & Open Space	0.18

* - City, County, School Districts, State and Federal governments are exempt