

EXHIBIT "A"

**MASTER FEE SCHEDULE
of the
CITY OF PALMER, TEXAS**

Building Permit Fees:

Residential and Commercial Building Permits			
Construction Cost			Building Permit Fee
Greater Than	Less Than		
\$0	\$2,000	=	\$50.00
\$2,001	\$25,000	$((\text{Cost} - \$1,001) / \$1000) \times \$14.00 + \$69.25 =$	Calc
\$25,001	\$50,000	$((\text{Cost} - \$24,001) / \$1000) \times \$10.10 + \$391.25 =$	Calc
\$50,001	\$100,000	$((\text{Cost} - \$49,001) / \$1000) \times \$7.00 + \$643.75 =$	Calc
\$100,001	\$500,000	$((\text{Cost} - \$99,001) / \$1000) \times \$5.60 + \$993.75 =$	Calc
\$500,001	\$1,000,000	$((\text{Cost} - \$499,001) / \$1000) \times \$4.75 + \$3,233.75 =$	Calc
\$999,001		$((\text{Cost} - \$999,001) / \$1000) \times \$3.15 + \$5,608.75 =$	Calc

City may require justification of construction cost before and after project completion.

Basic homeowner (property owner) interior remodel permit with no contractor involvement is \$50.

Plumbing & Electrical License Required:

All plumbers and electricians working within the corporate limits of Palmer shall register with the city on an annual basis providing a copy of their license.

Annual Permit: \$100.00 masters with \$50.00 annual renewal fee.
 \$50.00 Journeyman with \$30.00 annual renewal fee.

Permits must be completed and signed by a Master Electrician/Plumber. Journeymen or a Master must supervise construction.

Plumbing, Electrical, & Mechanical Inspections:

These fees are included in the Building Permit fee.

Re-inspection is \$50.00 per trip.

The City of Palmer will charge \$50.00 per trip for each re-inspection required to obtain approval from the appropriate city inspector.

Certificate of Occupancy:

Before any residential or commercial building may be occupied the City of Palmer shall charge a fee of \$100.00 for the issuance of the certificate of occupancy.

Swimming Pool:

A minimum permit fee of \$100.00 is required before commencing pool construction.

Driveway Approach:

A minimum permit fee of \$50.00 is required before commencing construction of a driveway approach. Construction of any driveway approach must be approved by the appropriate city official.

Lawn Sprinkler System:

A minimum fee of \$20.00 plus \$1.00 every 10 sprinkler heads.

Preliminary, Final, Re-Plat, Minor Plats:

Minor Plat or Re-Plat	\$200.00
Land Study	\$350.00 plus \$15.00 per acre
Preliminary Plat	\$350.00 plus \$5.00 per lot
Final Plat (Residential)	\$350.00 plus \$5.00 per lot
Final Plat (Non-Residential)	\$350.00 plus \$15.00 per lot
Major Re-plat	\$350.00 plus \$5.00 per lot
Commercial Construction Plan Review	65% of Building Permit fee
Construction Observation (Periodic)	1% of Construction Cost
Zoning Change Fee:	\$350.00 plus \$10.00 per acre
Zoning Board of Adjustment Fee:	\$250.00

Variance:

A minimum fee of \$200.00. Applicants are responsible for any charges assessed to the city exceeding the minimum fee (i.e., notification, and consultants), Any outstanding balances shall be remitted to the city before final approval.

Specific Use Permit:

A minimum fee of \$250.00 plus \$5.00 per acre. Applicants are responsible for any charges assessed to the city exceeding the minimum fee (i.e., notification, and consultants). Any outstanding balances shall be remitted to the city before final approval.

Moving a Building:

A minimum fee of \$50.00.

Demolition:

A minimum fee of \$50.00 is required for the demolition of a residential dwelling or commercial building.

Non-sufficient funds:

The City requires a minimum fee of \$25.00.

Peddlers & Solicitors Permit:

It shall be unlawful for any person, firm, corporation, or partnership to sell, solicit, exhibit within the corporate limits of Palmer without first obtaining a peddlers/solicitors permit in the amount of \$100.00. A surety bond is required and shall be in a sum not less than five thousand dollars.

Permit for Filming:

An application to film within the corporate limits of Palmer must be completed and a fee of \$300.00 submitted with the application.

Garage Sale Permit:

A minimum fee of \$3.00 is required to hold a garage sale within the corporate city limits of Palmer. The duration of the permit shall not exceed two (2) consecutive days. There shall not be more than two (2) sales by the same property owner during any twelve month period.

Copies:

The following minimum fees shall be assessed for copies:

\$ 0.35 per page for 8x11 copy

\$ 0.70 per page 11x14 copy

Water Application Fee:

Any new service with the City of Palmer requires an application to be completed and fee submitted with the application

Inside the City \$10.00

Outside the City \$15.00

Deposit for trash service only

Residential:

Inside the city ----- \$15.00
Outside the city ----- \$25.00

Commercial

Inside the city ----- \$40.00
Outside the city ----- \$60.00

Tap Fees:

(1) Water

Inside the City	3/4 in. minimum	\$450.00
	Tap is made-box required	\$200.00
	Tap is made box furnished	\$150.00
	1 in. Minimum	\$650.00
	Tap is made-box required	\$350.00
	Tap is made-box furnished	\$300.00
	1 ½ in.	\$1000.00
	2 in.	\$1400.00
	3 or more in	Will be charged according to material and labor at time of service by City Public Works Director.
Outside the City	3/4 in. minimum	\$650.00
	Tap is made-box required	\$400.00
	Tap is made box furnished	\$350.00
	1 in. Minimum	\$850.00
	Tap is made-box required	\$550.00
	Tap is made-box furnished	\$500.00
	1 ½ in.	\$1200.00
	2 in.	\$1600.00
	3 or more in	Will be charged according to material and labor at time of service by City Public Works Director.

(2) Sewer		
Inside the City	4 in minimum	450.00
	6 in. minimum	600.00
Outside the City	4 in. minimum	600.00
	6 in. minimum	750.00

The tap fees above do not include the cost of boring or any expenditure, which exceed the minimum amounts.

Re-Read:

If a customer requests a re-read, the city will re-read the meter. If it is found that the initial reading was correct, the customer shall pay a minimum charge of \$15.00.

Meter Test:

If a customer complains of the charges for water supplied, and demands that the meter on their premises will be tested, the city will remove and test the meter. If it is found the meter does not register in error more than 2% fast, the customer shall pay a minimum of \$35.00.

Reconnect Fee:

If a service requires disconnection for nonpayment, the customer shall pay a minimum of \$30.00 in addition to the entire bill to resume service to the account during normal business hours. Service reconnected after hours require a minimum of \$50.00 in addition to the entire bill. Failure to have the total amount left in the night deposit the next business day will result in another disconnection for nonpayment.

Penalty for Non-Payment:

If a water bill is not paid by the 15th of the following billing period, a penalty of 10% shall be applied to the delinquent account only, and shall accrue on total unpaid balance.

Habitual Delinquency:

Customers delinquent (those that incur reconnect fees, or NSF fees) three (3) times in a twelve (12) month period will be required to pay a deposit two (2) times their annual monthly billing (rounded to the nearest ten dollars).

Multifamily Users:

Locations with a single water meter providing service to multiple residences, multiple commercial users or any combination under either a single roof or multiple roofs are charged multifamily rates for water and sewer.

Transfer Fee:

If a request is submitted to the city to transfer an account, the customer shall pay a minimum of \$20.00.

Termination of Service:

Failure to remit payment for water, sewer, or trash service ten (10) days after the due date will result in termination of such service immediately and a lien filed against the property.

Adjustment for Leaks:

Any customer who requests an adjustment due to water leak shall present to the City documents (plumbers invoice) and verification (check to repair leak) to substantiate that a water leak has occurred. The City may adjust the account as described below:

1. A six-month average shall be determined for the base amount owed.
2. The remaining balance will be calculated by the price per 1,000 to purchase water. (example – cost to purchase per 1,000 = \$2.97 per 1000.
3. The City shall adjust an account only once during a twelve-month period.

Garbage Service Rates:

- (1) Residential (Incorporated)
\$10.62 plus tax
- (2) Residential (Unincorporated)
\$15.37 plus tax
- (3) Commercial (Incorporated)
\$11.12 plus tax
- (4) Commercial (Unincorporated)
\$16.12 plus tax

Water Rates:

Residential Users (Inside the City)

0 - 1,000	minimum \$34.00
1001 - 5000	4.00 per 1,000
5,001 - 10,000	4.25 per 1,000
10,001 - 15,000	4.75 per 1,000
15,001 - 20,000	5.50 per 1,000
20,001 - 25,000	6.25 per 1,000
25,001 - +	7.00 per 1,000

Residential Users (Outside the City)

0 - 1,000	minimum \$50.00
1,001 - 5,000	5.25 per 1,000
5,001 - 10,000	5.50 per 1,000
10,001 - 15,000	6.00 per 1,000
15,001 - 20,000	6.75 per 1,000
20,001 - 25,000	7.25 per 1,000
25,001 - +	8.00 per 1,000

Commercial Users (Inside the City)

0 - 1,000	minimum \$40.00
1,001 - 5,000	4.00 per 1,000
5,001 - 10,000	4.25 per 1,000
10,001 - 15,000	4.75 per 1,000
15,001 - 20,000	5.50 per 1,000
20,001 - 25,000	6.25 per 1,000
25,001 - +	7.00 per 1,000

Commercial Users (Outside the City)

0 - 1,000	minimum \$55.00
1,001 - 5,000	5.25 per 1,000
5,001 - 10,000	5.50 per 1,000
10,001 - 15,000	6.00 per 1,000
15,001 - 20,000	6.75 per 1,000
20,001 - 25,000	7.25 per 1,000
25,001 - +	8.00 per 1,000

Multifamily Users (Inside the City)

0 - 1,000	\$35.00 per unit min.
1,001 - 5,000	4.00 per 1,000
5,001 - 10,000	4.25 per 1,000
10,001 - 15,000	4.75 per 1,000
15,001 - 20,000	5.50 per 1,000
20,001 - 25,000	6.25 per 1,000
25,001 - +	7.00 per 1,000

Multifamily Users (Outside the City)

0 - 1,000	\$50.00 per unit min.
1,001 - 5,000	5.25 per 1,000
5,001 - 10,000	5.50 per 1,000
10,001 - 15,000	6.00 per 1,000
15,001 - 20,000	6.75 per 1,000
20,001 - 25,000	7.25 per 1,000
25,001 - +	8.00 per 1,000

