



CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES

CITY OF COLLEGE STATION

Planning & Development Services Department

1101 Texas Avenue, College Station, TX 77840
Office: 979.764.3570 / Email: cspds@cstx.gov

FEE SCHEDULE

PLANNING & ENGINEERING

Abandonment – Easement or ROW	\$1,010
Administrative Adjustment	\$135
Alternative Parking Plan	\$135
Comprehensive Plan Amendment	\$1,670
Conditional Use Permit	\$1,670
Design Review Board (Waivers)	\$512
Development Permit/Public Infrastructure Review and Inspection Fee	\$790.12 minimum + below:
Water	\$183.63 per 100 Linear Feet
Sewer	\$143.84 per 100 Linear Feet
Storm	\$164.23 per 100 Linear Feet
Street	\$572.29 per 100 Linear Feet
Sidewalk	\$327.46 per 100 Linear Feet
Lift Station Review and Inspection	\$3,310.98
Final Plat or Development Plat	\$1,333
Final plat (minor or amending)	\$1,010
Waiver or Variance – Subdivision Regulations	\$337
License to Encroach	\$1,091
MUD – Petition to Create District	\$40,745
MUD – Petition to Acquire/Annex Land	\$40,745
Non-Residential Architectural (NRA)	\$512
Oil & Gas New Drill	\$8,160
Oil & Gas Consultant	Contracted Cost
Oil & Gas Inspection (Contract)	\$1,000
Oil & Gas Road Maintenance Agreement	As Calculated
Oil & Gas Seismic Survey Permit	\$6,800
Oil & Gas Public Hearing Notice	\$5.40
Oil & Gas Annual Renewal	\$2,720
Oil & Gas Abandonment	\$2,720
Oil & Gas Inspection Renewal (Contract)	\$876

PLANNING & ENGINEERING (Cont.)

Preliminary Plan	\$1,333
Private Improvement in the Public ROW (PIP)	\$512
Reinspection (applies to all inspection types)	\$132
Rezoning (Including PDD and P-MUD)	\$1,670
PDD Amendment - P&Z and Council Review	\$458
PDD Amendment - Staff Review Only	\$256
ROW Permit Registration	\$57
ROW Construction	\$961
Shared Micromobility Program Fee	\$948
Renewal	\$474
Escrow Account	\$5,651
Relocation Fee	\$158
Site Plan	\$1,333
Minor Site Plan	\$512
Wireless Telecommunications Facility (up to 5 Network Nodes)	\$500
Each Network Node > 5	\$250
Network Node Support Pole	\$1,000
Written Interpretation	\$162
Written Interpretation Appeal	\$512
Zoning Board of Adjustment (Appeals, Variances)	\$512
Zoning Letter	\$135

BUILDING PERMITS

RESIDENTIAL

Single-Family or Duplex Permits	
Permit Types	Permit Fee
New Single-Family or Duplex Building	\$0.74 per square foot
Accessory: Living Quarters or Pool House	\$0.74 per square foot; \$127 minimum
Accessory: All Other	\$0.56 per square foot; \$63 minimum
Mechanical Change-Outs	\$95
Mechanical Permit	\$55 minimum for the first 1,000 square feet of building area plus \$0.03 per square foot over 1,000 square feet
Remodel or Addition	\$0.75 per square foot; \$127 minimum
Re-Roof	\$95

Multi-Family Permits	
Permit Types	Permit Fee
New Multi-Family Building	\$0.46 per square foot
Accessory: All Other	\$0.56 per square foot; \$63 minimum
Mechanical Change-Outs	\$95
Mechanical Permit	\$55 minimum for the first 1,000 square feet of building area plus \$0.03 per square foot over 1,000 square feet
Remodel or Addition	\$0.46 per square foot; \$127 minimum
Re-Roof	\$190

RESIDENTIAL WATER AND WASTEWATER IMPACT FEES (effective 1/1/2026)

WATER SERVICE SIZE	WATER IMPACT FEE	SEWER IMPACT FEE
5/8"	\$2,325	\$3,300
1"	\$3,836	\$5,610
1½"	\$24,878	\$17,655
2"	\$24,878	\$17,655
3"	\$62,078	\$44,055
4"	\$123,923	\$87,945
6"	\$248,078	\$176,055
8"	\$418,500	\$297,000
10"	\$620,078	\$440,055

COMMERCIAL PERMITS

Commercial Permit Types	Permit Fee
New Commercial Building	Permit Fee Schedule
Remodel, Addition, or Accessory	Permit Fee Schedule
Mechanical and Mechanical Change-Outs	\$40 minimum for the first \$1,000 valuation, plus \$6.75 for each additional \$1,000 valuation, or fraction thereof
Mechanical Vent Hood	\$95
Mechanical Walk-In Cooler	\$95
Re-Roof Permit	\$190
Window Replacements	Permit Fee Schedule \$127 Minimum

COMMERCIAL WATER AND WASTEWATER IMPACT FEES

WATER SERVICE SIZE	WATER IMPACT FEE	SEWER IMPACT FEE
5/8"	\$500	\$3,000
1"	\$850	\$5,100
1½"	\$5,350	\$16,050
2"	\$5,350	\$16,050
3"	\$13,350	\$40,050
4"	\$26,650	\$79,950
6"	\$53,350	\$160,050
8"	\$90,000	\$270,000
10"	\$133,350	\$400,050

PERMIT FEE SCHEDULE

Various Permit Fees are based on the Estimated Construction Valuation, which is the actual cost of construction, including labor and materials. The final building permit valuation shall be set by the Building Official. Once the construction valuation is determined, use the table below to determine the Permit Fees.

Estimated Building Construction Valuation	Permit Fee
\$0 to \$50,000	\$40 for the first \$1,000 valuation plus \$6.70 for each additional \$1,000 valuation, or fraction thereof, up to \$50,000 valuation
\$50,001 to \$100,000	\$370 for the first \$50,000 valuation plus \$5.35 for each additional \$1,000 valuation, or fraction thereof, up to \$100,000 valuation
\$100,001 to \$500,000	\$640 for the first \$100,000 valuation plus \$4.00 for each additional \$1,000 valuation, or fraction thereof, up to \$500,000 valuation
\$500,001 and up	\$2,255 for the first \$500,000 valuation plus \$2.70 for each additional \$1,000 valuation thereafter

MISCELLANEOUS PERMITS

Banner Permit	\$283
Carnival or Circus Permit	\$269
Reinspection (non-consecutive days)	\$67
Construction Board of Adjustments	\$687
Contractor Registration	\$80
Demolition Permit	\$67
Driveway Permit	\$67
Electrical Permit	\$54 minimum for the first 1,000 square feet of building area plus \$0.03 per square foot over 1,000 square feet
Electrical Repair or Alteration	\$54
Irrigation Permit	\$40
Itinerant Vendor Permit	\$67
Location Permit	\$67
Moving Permit	\$135
Parade Permit	\$135
Plumbing Permit Base Fee	\$40
Plumbing Fixtures (includes sinks, lavatories, water heaters, tubs, showers, urinals, water closets, bidets, drinking fountains, floor drains, dishwashers, oil/sand traps, link traps, grease traps, machines, etc.)	\$6.75
Sewer Line (new or replacement)	\$6.75
Water Line (new or replacement)	\$6.75
Storm Sewer Line (new or replacement)	\$6.75
Plumbing Gas Permit Base Fee	\$40
Gas Piping (up to four gas outlets)	\$6.75
Gas Piping (each gas outlet over four)	\$1.35
Pool Permit	Permit Fee Schedule
Portable Storage Container Permit	\$67
Reinspection (applies to all inspections)	\$132
Sign Permit (includes Grand Opening; excludes Banners)	\$205

MISCELLANEOUS PERMITS (cont.)

Solar Panels – Residential	\$695
Solar Panels – Commercial	\$822
Special Event Permit	\$269
Special Event Re-inspection (for events on non-consecutive days)	\$67
Tank Permit (fuel and water tanks, fuel dispensing systems)	Permit Fee Schedule
Temporary Power Pole:College Station Utilities (includes connection)	\$101
Temporary Power Pole: Bryan Texas Utilities	\$40
Temporary Power Pole: Entergy	\$40
Tent Permit	Permit Fee Schedule
Window Replacements (Residential)	\$127

ROADWAY IMPACT FEES (Effective 3/1/2022)

Roadway Impact Fees (RIF) are due at the time of the building permit and are based on Land Use Categories as defined in the Institute of Transportation Engineers (ITE) Trip Generation Manual (see [RIF table](#) below for detailed information; see [RIF Service Area Map](#) to determine the service area the property is located in). Please contact staff at cspds@cstx.gov or call 979.764.3570 for RIF estimates based on your development proposal.

FIRE FLOW TESTING FEES

Fire Flow testing on the existing City water system	\$100 per hydrant
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WATER SERVICE CONNECTION FEES

SERVICE SIZE	FEE	INSPECTION FEE
$5/8"$	\$643.42	N/A
1"	\$783.34	
$1\frac{1}{2}"$	\$2,121.06	
2"	\$3,138.66	
3" or larger	Installed by Registered Contractor	\$100

NOTE: The applicant is responsible for Water Service Connections 3" or larger (fee is for inspection only). The City will provide meters with boxes and lids for $5/8"$ - 2" meters. However, the applicant is requested to construct stub-outs in accordance with City Standard Specifications and Details.

SEWER SERVICE CONNECTION FEES

SERVICE SIZE	CITY INSTALLATION	INSPECTION FEE
4" Residential	\$350	N/A
6" Non-Residential	Installed by Registered Contractor	\$100

NOTE: **The applicant is responsible** for Sewer Service Connections larger than 4" (fee is for inspection only).

PARKLAND DEDICATION (Effective 10/1/2024)

Park Land, or Fees in Lieu-of-Land, and Park Development fees are due with all residential development or redevelopment, either with a Single-Family Final Plat, a Multi-Family Building Permit, or a Commercial New with Dwelling Units Building Permit.

(DU = Dwelling Unit; BR = Bedroom)

Development Type	LAND		PARK Development SF per DU MF per BR	Fee Total SF per DU MF per BR
	Acres SF per DU MF per BR	Fee in Lieu of Land SF per DU MF per BR		
Single-Family (SF)	1/48	\$1,106	\$4,150	\$5,256
Multi-Family (MF)	1/83	\$395	\$1,486	\$1,881

Single-Family: parkland dedication fees are collected prior to the filing of the Final Plat.

Multi-Family: parkland dedication fees are collected prior to the issuance of the Building Permit.

ROADWAY IMPACT FEE TABLE (Effective 1/1/2026-12/31/2026)

Land Use Category*	ITE Land Use Code	Development Units		Impact Fee Per Development Unit by Service Area				
			A	B	C	D		
PORT AND TERMINAL								
Truck Terminal	030	1,000 SF GFA					\$598.40	
INDUSTRIAL								
General Light Industrial	110	1,000 SF GFA					\$208.00	
Industrial Park	130	1,000 SF GFA					\$108.80	
Warehousing	150	1,000 SF GFA					\$57.60	
Mini-Warehouse	151	1,000 SF GFA					\$48.00	
RESIDENTIAL			A	B		C	D	
				Platted Prior to 1/1/2022				
Single-Family Detached Housing	210	Dwelling Unit	\$1,876.24	\$4,030.72	\$4,741.36	\$5,692.64		
Single-Family Attached Housing	215	Dwelling Unit	\$1,137.72	\$2,444.16	\$2,875.08	\$3,451.92		
Multi-family Housing (Low-Rise)	220	Dwelling Unit	\$1,017.96	\$2,186.88	\$2,572.44	\$3,088.56		
Multi-family Housing (Mid-Rise)	221	Dwelling Unit	\$778.44	\$1,672.32	\$1,967.16	\$2,361.84		
Multi-family Housing (High-Rise)	222	Dwelling Unit	\$638.72	\$1,372.16	\$1,614.08	\$1,937.92		
Off-Campus Student Apartment	226	Bedrooms	\$419.16	\$900.48	\$1,059.24	\$1,271.76		
Mid-Rise Res. with 1st Floor Commercial	231	Dwelling Unit	\$339.32	\$728.96	\$857.48	\$1,029.52		
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	\$1,157.68	\$2,487.04	\$2,925.52	\$3,512.48		
Senior Adult Housing - Single-Family	251	Dwelling Unit	\$598.80	\$1,286.40	\$1,513.20	\$1,816.80		
Senior Adult Housing - Multi-Family	252	Dwelling Unit	\$499.00	\$1,072.00	\$1,261.00	\$1,514.00		
Assisted Living	254	Beds	\$479.04	\$1,029.12	\$1,210.56	\$1,453.44		
LODGING			A	B		C	D	
Hotel	310	Room					\$94.40	
Motel / Other Lodging Facilities	320	Room					\$57.60	
RECREATIONAL								
Miniature Golf Course	431	Hole					\$52.80	
Golf Driving Range	432	Tee					\$200.00	
Multipurpose Recreational Facility	435	1,000 SF GFA					\$572.80	
Multiplex Movie Theater	445	Screens					\$2,233.60	
Ice Skating Rink	465	1,000 SF GFA					\$212.80	
Health/Fitness Club	492	1,000 SF GFA					\$552.00	
Recreational Community Center	495	1,000 SF GFA					\$400.00	
INSTITUTIONAL								
Private School (K-8)	530	Students					\$41.60	
Private High School	534	Students					\$30.40	
Charter Elementary School	536	Students					\$25.60	
Junior / Community College (Private)	540	Students					\$17.60	
Church	560	1,000 SF GFA					\$78.40	
Day Care Center	565	1,000 SF GFA					\$869.60	

MEDICAL				
Hospital	610	1,000 SF GFA		\$275.20
Nursing Home	620	Beds		\$44.80
Clinic	630	1,000 SF GFA		\$1,180.80
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA		\$790.40

ROADWAY IMPACT FEE TABLE (cont.)

Land Use Category*	ITE Land Use Code	Development Units	Impact Fee Per Development Unit by Service Area			
			A	B	C	D
Office						
General Office Building	710	1,000 SF GFA			\$460.80	
Single Tenant Office Building	715	1,000 SF GFA			\$563.20	
Medical-Dental Office Building	720	1,000 SF GFA			\$1,257.60	
Office Park	750	1,000 SF GFA			\$416.00	
Automobile Related						
Automobile Sales (New)	840	1,000 SF GFA			\$309.60	
Automobile Sales (Used)	841	1,000 SF GFA			\$480.00	
Automobile Parts Sales	843	1,000 SF GFA			\$447.20	
Tire Store	848	1,000 SF GFA			\$450.40	
Quick Lubrication Vehicle Shop	941	Servicing Positions			\$465.60	
Automobile Care Center	942	1,000 SF GFA			\$298.40	
Gasoline/Service Station w/Conv Market	945	Fuel Positions			\$388.80	
Self-Service Car Wash	947	Stalls			\$159.20	
Car Wash and Detail Center	949	Stalls			\$392.00	
Dining						
Fast Casual Restaurant	930	1,000 SF GFA			\$1,144.80	
Fine Dining Restaurant	931	1,000 SF GFA			\$699.20	
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA			\$825.60	
Fast Food Restaurant w/o Drive-Thru Window	933	1,000 SF GFA			\$2,656.80	
Fast Food Restaurant w/Drive-Thru Window	934	1,000 SF GFA			\$2,642.40	
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA			\$1,871.20	
Other Retail						
Free-Standing Discount Store	815	1,000 SF GFA			\$622.40	
Nursery (Garden Center)	817	1,000 SF GFA			\$777.60	
Shopping Center (>150k SF)	820	1,000 SF GLA			\$359.20	
Shopping Plaza (40-150k SF)	821	1,000 SF GFA			\$498.40	
Strip Retail Plaza (<40k SF)	822	1,000 SF GFA			\$632.80	
Supermarket	850	1,000 SF GFA			\$1,088.00	
Home Improvement Superstore	862	1,000 SF GFA			\$212.80	

Toy/Children's Superstore	864	1,000 SF GFA		\$560.00
Department Store	875	1,000 SF GFA		\$218.40
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA		\$640.00
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA		\$836.80
Drive-In Bank	912	Drive-in Lanes		\$2,815.20

* Land Use Categories are based on definitions in the Institute of Transportation Engineers (ITE) Trip Generation Manual. A use not listed will be categorized as the most similar use as determined by staff at the time the permit is submitted.

Calculation: Number of Development Units X Impact Fee per Development Unit = Roadway Impact Fee Due

Examples: 50-Room Hotel: $50 \times \$94.40 = \$4,720$ (No. of "Rooms" X Impact Fee per Development Unit)
 5,000 SqFt General Office Building: $5 \times \$460.80 = \$2,304$ (Square Feet/1,000 X Impact Fee per Development Unit)