

**TOWN OF LAKEWOOD VILLAGE  
CONSOLIDATED FEE ORDINANCE 24-05**

**AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, ESTABLISHING A CONSOLIDATED FEE ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the Town Council of the Town of Lakewood Village ("Town Council") has investigated and determined that it would be advantageous and beneficial to the citizens of Lakewood Village to establish a consolidated fee ordinance for the citizens to determine fees with greater convenience and for the town Council to more easily amend fees as necessary; and

**WHEREAS**, the effective operation of the Town of Lakewood Village ("Town") requires the collection of fees for services the Town provides.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT:**

**Section 1: Findings**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein

**Section 2: Savings / Repealing Clause**

All ordinances that are in conflict with the provisions of this ordinance, and the same are hereby repealed and all other ordinances of the town not in conflict with the provisions of this ordinance shall remain in full force and effect.

Fee Ordinance 23-06 is hereby repealed in its entirety.

**Section 3: Adoption**

The Consolidated Fee Ordinance attached hereto as Exhibit A is hereby adopted as the consolidated fee ordinance for the Town.

**Section 4: Penalty Clause**

**A. Violation**

A person who knowingly violates any provision of this chapter is guilty of separate offense for each day during which the violation is continued after notification.

B. Fine

Each offense is punishable by a fine of not more than two thousand (\$2,000) nor less than two-hundred (\$200). The minimum fine established in this paragraph shall be doubled for the second conviction of the same offense within any 24-month period and tripled for the third and subsequent convictions of the same offense within any 24-month period. At no time shall the minimum fine exceed the maximum fine established in this paragraph.

C. Legal Rights

The penal provision imposed under this Ordinance shall not preclude the Town of Lakewood Village from filing suit to enjoin the violation. The Town of Lakewood Village retains all legal rights and remedies available to it pursuant to local, state, and federal law.

**Section 5: Severability**

A. Unconstitutional or Invalid Section

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect.

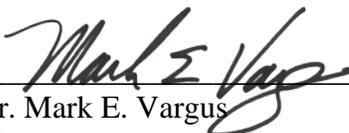
B. Independent Sections

The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional or invalid.

**Section 6: Effective Date**

The amendments to this Ordinance shall become effective from and after its date of passage and publication as provided by law.

**PASSED AND APPROVED** by the Town Council of the Town of Lakewood Village, Texas this the **11th** day of April 2024.

  
\_\_\_\_\_  
Dr. Mark E. Vargus  
Mayor

ATTESTED:

  
\_\_\_\_\_  
Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary





**Exhibit A**

**CONSOLIDATED FEE ORDINANCE**

**Adopted: April 11, 2024**



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## SECTION 1: BUILDING / CONSTRUCTION

### 1.1. RESIDENTIAL BUILDING PERMIT

#### 1.1.1. Scope

Defined in the Residential Code and as amended by the Town of Lakewood Village residential new home construction permits consist of seven (7) components:

- 1) Application for Building Permit;
- 2) Structure;
- 3) Mechanical;
- 4) Electrical;
- 5) Gas (if applicable);
- 6) Plumbing; and
- 7) Concrete / Flatwork.

Add-ons such as an accessory building, irrigation, fencing, propane and/or a retaining wall may be included in the home building application if the home has not received a Certificate of Occupancy and the general contractor has requested the additional scope of work. All add-ons must be inspected and are subject to required plan reviews.

A Certificate of Occupancy will not be issued until the entire scope of the job has been completed and all required inspections have been passed by the building inspector.

#### 1.1.2. Fee Rate

New construction fee rate is assessed on the total conditioned space, cooled and/or heated area of the dwelling.

New Home Construction	\$ 2 / sq. ft.
Remodel / Home Addition <= 1,000 sq. ft.	\$ 75 / Inspection
Remodel / Home Addition > 1,000 sq. ft.	\$ 2 / sq. ft.
Accessory Building > 250 sq. ft.	\$ 75 / Inspection

Conversion of non-conditioned space to conditioned space within 24 months of the initial CO of the dwelling will be charged a permit fee of the greater of \$2/sq. ft. or \$75 per required inspection.

#### 1.1.3. Utility Account

All outstanding utility account balances from previous home builds must be paid in full prior to the issuance of a building permit.

Utility billing will begin upon approval of the foundation inspection.

The general contractor assumes financial responsibility for any damage inflicted upon the water meter, Meter Interface Unit (MIU), or both until the issuance of the Certificate of Occupancy, covering all ensuing repair or replacement expenses.

**1.2. POOL AND/OR SPA PERMIT**

1.2.1. Fee Schedule

Pool and Spa	\$ 700
Pool Only	\$ 700
Spa Only (In-Ground)	\$ 700
Spa (Pre-Fabricated)	\$ 75 / Inspection
Pool Enclosures – Repair / Replace	\$ 75

**1.3. PROJECT PERMIT**

1.3.1. Scope

Refer to Building or Residential Code as amended by the Town of Lakewood Village for types of projects that require a permit. All projects are subject to applicable re-inspection fees as outlined in section 1.5.

1.3.2. Fee Schedule

Electrical	\$ 75
Plumbing	\$ 75
Water Heater Replacement	\$ 25
Mechanical	\$ 75
Outdoor A/C Unit Replacement	\$ 25
Indoor Air Handling Unit Replacement	\$ 25
Gas Appliance Vent Stack – Roof Replacement	\$25
Annual Chicken Enclosure	\$25
Sprinkler / Irrigation	\$ 75
Property Fence / Screening Wall	\$ 25
Flatwork ≤ 250 sq. ft.	\$ 0
Flatwork > 250 sq. ft.	\$ 100
Flatwork – Driveway (New or Replacement > 250 sq. ft.)	\$ 100

Small storage units are less than or equal to 250 sq. ft. in size, are detached from the driveway, and will not house any automobiles or similar motor vehicles do not require a permit. Flatwork which connects to the driveway or that which is intended or used for ingress/egress by automobiles or similar shall be permitted as a driveway.

**1.4. PLAN REVIEW**

1.4.1. Fee Schedule

New Home	Included
Pool and/or Spa	Included
Remodel	\$ 75
Home Addition	\$100
Outdoor Living Space	\$ 75
Accessory Building > 250 sq. ft.	\$ 75
Generator – Backup Power	\$ 75
Irrigation – Water Front	\$75

**1.5. RE-INSPECTIONS**

1.5.1. Fee Schedule

Payment for re-inspection fees shall be paid in full prior to the CO/CSI inspections for a new home and prior to the final inspection for a project.

New Home Construction	4 <sup>th</sup> and beyond = \$ 75 / Inspection CO: 2 <sup>nd</sup> and Beyond = \$75 / Inspection CSI: 2 <sup>nd</sup> and Beyond = \$50 / Inspection
Pool / Pool & Spa / In Ground Spa	2 <sup>nd</sup> and Beyond = \$ 75 / Inspection
Project w/ 5 or More Inspections	2 <sup>nd</sup> and Beyond = \$ 75 / Inspection
Project w/ 4 or Less Inspections	\$ 75 / Inspection
CO	\$75 / Inspection
CSI	\$ 25 / Inspection

**1.6. CONTRACTOR REGISTRATION**

1.6.1. Scope

The General Contractor (new home construction) and all licensed contractors must register with the Town of Lakewood Village before applying for permits.

1.6.2. Fee Schedule

General Contractors, Building	\$ 0
Electrical	\$ 0
Plumbing	\$ 0
Mechanical	\$ 0
Irrigation	\$ 0
Third Party Back-Flow Inspector	\$ 0

**1.7. CERTIFICATE OF OCCUPANCY & CUSTOMER SERVICE INSPECTION**

1.7.1. Scope

The fee for the CO applies to all inspections within the Town of Lakewood Village. The CSI inspection applies to all the Town’s utility service areas within the Town and ETJ.

1.7.2. Fee Schedule

CO and CSI	\$ 100
CO Only	\$ 75
CSI Only	\$ 25

**1.8. INFRASTRUCTURE INSPECTIONS**

1.8.1. Scope

All infrastructure (water, sewer, roads) must be inspected prior to dedication to the Town. The developer is responsible for all inspections until final acceptance

1.8.2. Fee Schedule

The Fee is 115% of the third-party direct expenses incurred by the town.
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**1.9. CAPITAL ASSET COST RECOVERY**

1.9.1. Scope

The Town will recover a portion of the cost of capital assets used in work performed by the town for the benefit of a private party.

1.9.2. Fee Schedule

The Fee is 20 % of the Town’s incurred cost of labor and materials for the job.
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**SECTION 2: UTILITIES**

**2.1. DEPOSITS**

2.1.1. Town of Lakewood Village (Corporate Boundaries) - Deposit is fully refundable at account closing after final bill has been paid. Deposit refund checks are valid for 90 days after issuance and then become void.

Deposit	\$ 300
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2.1.2. Rocky Point Water Company (ETJ) - Deposit is fully refundable at account closing after final bill has been paid. Deposit refund checks are valid for 90 days after issuance and then become void.

Deposit	\$ 100
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2.1.3. South Oak Utilities (ETJ) - Deposit is fully refundable at account closing after final bill has been paid. Deposit refund checks are valid for 90 days after issuance and then become void.

Deposit	\$ 300
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**2.2. WATER RATES**

2.2.1. Residential - Town of Lakewood Village (Corporate Boundaries)

Meter Size < 1": 0 → 2,000 Gallons / Month	\$ 30.00
Meter Size ≥ 1": 0 → 2,000 Gallons / Month	\$ 40.00
2,001 → 20,000 Gallons / Month	\$ 5.50 /1,000 gal
20,001 → 50,000 Gallons / Month	\$ 6.50 /1,000 gal
> 50,000 Gallons / Month	\$ 15.00/1,000 gal

2.2.2. Commercial – Town of Lakewood Village (Corporate Boundaries)

0 → 2,000 Gallons / Month	1" = \$80; 2" \$150
> 2,000 Gallons / Month	\$ 8.00 /1,000 gal

2.2.3. Rocky Point Water Company (ETJ)

Meter Size < 1": 0 → 2,000 Gallons / Month	\$ 46.00
Meter Size ≥ 1": 0 → 2,000 Gallons / Month	\$ 46.00
2,001 → 20,000 Gallons / Month	\$ 5.50 /1,000 gal
20,001 → 50,000 Gallons / Month	\$ 6.50 /1,000 gal
> 50,000 Gallons / Month	\$ 15.00/1,000 gal

2.2.4. Residential – South Oak Utilities (ETJ)

Meter Size < 1": 0 → 2,000 Gallons / Month	\$ 30.00
Meter Size ≥ 1": 0 → 2,000 Gallons / Month	\$ 40.00
2,001 → 20,000 Gallons / Month	\$ 5.50 /1,000 gal
20,001 → 50,000 Gallons / Month	\$ 6.50 /1,000 gal
> 50,000 Gallons / Month	\$ 15.00/1,000 gal

2.2.5. Water Leaks at Residences

1. Leaks in a service line from property owner’s side of the meter, excluding outdoor irrigation of any kind, will be charged the average bill plus \$2.00 per thousand gallons above the average monthly usage.
2. An adjustment will be made upon an approved plumbing inspection of the repair(s) by the Building Inspector.

3. The basis for computing the average bill and average usage for 1 and 2 (above) shall be the preceding three months
4. The Town will be responsible for making repairs for leaks that occur within the confines of the meter box. The property owner will be responsible for payment for water consumption due to any leak on the owner's side of the meter regardless if the leak is inside the meter box.

**2.2.6. North Texas Groundwater District Fee**

The cost of the North Texas Groundwater District Fee will be computed monthly and will be charged to each water customer based on water consumption.

**2.3. SEWER RATES**

Town of Lakewood Village (Corporate Boundaries) Flat Rate / Month	\$49.50
South Oak Utilities (ETJ) Flat Rate / Month	\$ 49.50

**2.4. WATER DISCONNECT / RECONNECT**

Weekdays between 8 a.m. and 5 p.m.	\$ 50.00
Weekends / Holidays / After Hours	\$ 50.00

Unauthorized resumption of service by the customer may result in meter removal and an additional fee of \$100.00 to be paid prior to the resumption of service.

**2.5. GARBAGE COLLECTION**

**2.5.1. Town of Lakewood Village (Corporate Boundaries)**

Flat Rate / Month	\$ 26.00
Additional Collection Container / Month	\$ 10.00
Franchise Fee	10%

**2.5.2. South Oak Utilities (ETJ)**

Flat Rate / Month	\$ 26.00
Additional Collection Container / Month	\$ 10.00
Franchise Fee	10%

**2.6. BULK TRASH**

**2.6.1. Town of Lakewood Village (Corporate Boundaries)**

Included in Monthly Fee	\$ 0
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**2.6.2. South Oak Utilities (ETJ)**

Included in Monthly Fee	\$ 0
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**2.7. TAPS**

2.7.1. Water – Town of Lakewood Village (Corporate Boundaries)

Water Tap	\$ 2,000
Meter and Set Fee	
Standard meter	\$390
¾ Inch Remote Read	\$550
1 Inch Remote Read	\$645

2.7.2. Water – Rocky Point Water (ETJ)

Water Tap	\$ 2,000
Meter and Set Fee	
Standard meter	\$390
¾ Inch Remote Read	\$550
1 Inch Remote Read	\$645

2.7.3. Water – South Oak Utilities (ETJ)

Water Tap	\$ 2,000
Meter and Set Fee	
Standard meter	\$390
3/4 Inch Remote Read	\$550
1 Inch Remote Read	\$645

2.7.4. Sewer – Town of Lakewood Village (Corporate Boundaries)

Sewer Tap	\$ 1,550
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2.7.5. South Oak Utilities (ETJ)

Sewer Tap	\$ 1,550
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**SECTION 3: ZONING**

**3.1. ZONING CHANGE APPLICATION**

3.1.1. Fee Schedule

Administrative Review	\$ 250
Professional Services	Actual Costs Incurred

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

**3.2. PLANNED DEVELOPMENT (PD)**

3.2.1. Fee Schedule

Administrative Review	\$ 250
Professional Services	Actual Costs Incurred

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

**3.3. SPECIFIC USE PERMIT (SUP)**

3.3.1. Fee Schedule

Administrative Review	\$ 100
Professional Services	Actual Costs Incurred

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

**3.4. VARIANCE**

3.4.1. Fee Schedule

Per Request	\$ 0
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**3.5. ANNEXATION REQUEST**

3.5.1. Application Form

Submittal information shall meet the requirements of Texas Local Government Code, Chapter 43.

3.5.2. Fee Schedule

Staff Review	\$ 0
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**SECTION 4: PLAT**

**4.1. PRELIMINARY PLAT**

4.1.1. Fee Schedule

< 100 Lots	\$ 2,500 upon submittal, plus additional actual costs incurred
≥ 100 Lots	\$ 5,000 upon submittal, plus additional actual costs incurred

**4.2. FINAL PLAT OR DEVELOPMENT PLAT**

4.2.1. Fee Schedule

< 100 Lots	\$ 1,000 upon submittal, plus additional actual costs incurred
≥ 100 Lots	\$ 2,000 upon submittal plus additional actual costs incurred

**4.3. REPLAT**

4.3.1. Fee Schedule

Administrative Review	\$ 250
Professional Services	\$1,000 upon submittal, plus additional actual costs incurred

**4.4. AMENDING PLAT**

4.4.1. Fee Schedule

Administrative Review	\$250
Professional Services	\$1,000 upon submittal, plus additional actual costs incurred

**SECTION 5: CONSTRUCTION PLANS**

**5.1. PLAN APPROVAL**

Prior to approval of the Final Plat, all construction plans must be approved by the Town engineers. Construction plan components include drainage plans, roadway, utility plans, and any additional required submittals.

5.1.1. Fee Schedule

< 100 Lots	\$ 7,000 upon submittal, plus additional actual costs incurred
≥ 100 Lots	\$ 11,000 upon submittal, plus additional actual costs incurred

**5.2. CONSTRUCTION INSPECTIONS**

The fee for inspection of developer infrastructure is 3.2 % of the construction costs. This fee applies to water, wastewater, stormwater, and roadway improvements. Developers will be required to furnish the town with the construction contracts for the improvements.

**SECTION 6: GENERAL**

**6.1. RETURNED CHECK**

Administration	\$ 30 / Check
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**6.2. ANIMAL CONTROL**

Pet Registration	\$ 0 / Pet
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**6.3. TOWN HALL RENTAL**

\$50 per day - \$100 Deposit Required
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**6.4. PEDDLER / ITINERANT VENDOR**

Application	\$ 150
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License	\$ 100 / Employee
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**6.5. SIGNS – RESERVED FOR FUTURE USE**

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	\$
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**6.6. OPEN RECORDS REQUEST**

Fees for open records request shall be in accordance with Subchapter F of the Public Information Act, sections 552.261 through 552.275, as amended.

All information requests shall be submitted in writing to the Town of Lakewood Village, attention Town Secretary. No verbal requests shall be accepted.

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Transcript Preparation Fee*	\$ 25
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\*Transcript preparation fee does not include the fee for an actual transcript of the proceedings.

## **SECTION 8: DEFINITIONS**

### **8.1. GENERAL**

Terms that are used in this Ordinance and are not specifically defined shall be given their ordinary meaning, unless the context requires or suggests otherwise. In the case of ambiguity or uncertainty concerning the meaning of a particular term, whether or not defined, the Town staff shall have the authority to assign an interpretation that is consistent with the intent and purpose of this Ordinance, or an interpretation that is consistent with previous usage or interpretation.

### **8.2. WORDS AND TERMS DEFINED**

CSI: Customer Service Inspection.

CO: Certification of Occupancy

Conditioned Space: the area devoted to the living area in a residence or dwelling and is exclusive of porches, enclosed or open breezeways or other non-living space.

ETJ: Extraterritorial Jurisdiction



## End of Exhibit A

### Adoption and Summary of Amendments

Ordinance Number	Date	Summary
24-05	April 11, 2024	<ul style="list-style-type: none"> <li>• 1.1.3 Added condition for meter repair or replacement during new home construction.</li> </ul>
23-06	July 13, 2023	<ul style="list-style-type: none"> <li>• 1.8 Added Infrastructure Inspections</li> <li>• 1.9 Added Capital Asset Cost Recovery</li> <li>• 2.0 Amended Utility Rates</li> </ul>
22-24	November 17, 2022	<ul style="list-style-type: none"> <li>• 1.2 Lowered cost of pool enclosure for repair / replacement</li> <li>• 2.0 Utilities – Added South Oak Utilities</li> </ul>
22-11	April 14, 2022	<ul style="list-style-type: none"> <li>• 1.3.2 Added roof inspection for structures with gas appliance vent stack</li> <li>• 1.3.2 Added annual inspection for chicken coop</li> <li>• 5.2 Added construction inspections for infrastructure</li> </ul>
22-01	January 13, 2022	<ul style="list-style-type: none"> <li>• 1.3.2 Clarified sizes and descriptions for flatwork and driveways</li> <li>• 2.2.1 Updated residential rates</li> </ul>
21- 05	May 13, 2021	<ul style="list-style-type: none"> <li>• 1.1.1 Described policy of add on jobs to an ongoing new home build</li> <li>• 1.1.3 Added section</li> <li>• 1.3.2 Lowered cost of a/c equipment replacement</li> <li>• 1.4.1 Separated home addition from remodel</li> <li>• 1.4.1 Added irrigation and generators</li> <li>• 1.4.1 Removed retaining wall</li> <li>• 1.5.1 Updated re-inspection fee schedule</li> <li>• 2.2.4 Added Last Resorts water rates</li> </ul>
20-10	August 13, 2020	<ul style="list-style-type: none"> <li>• 2.2.1 Revised Water Rates</li> <li>• 2.3.1 Revised Sewer Rates</li> <li>• 2.7 Revised Water and Sewer Tap Fees</li> </ul>
19-17	December 12, 2019	<ul style="list-style-type: none"> <li>• 2.1 Added requirement to pay final water bill to receive water deposit refund</li> <li>• 2.5 Increased Solid Waste Rates to reflect rates in 2020 Republic Services Contract</li> <li>• 4 Required initial deposit and payment of actual costs incurred</li> <li>• 5 Required initial deposit and payment of actual costs incurred</li> </ul>
19-16	November 14, 2019	<ul style="list-style-type: none"> <li>• 2.7.1 Meter and Set Fee established for different sized connections</li> </ul>
19-07	July 11, 2019	<ul style="list-style-type: none"> <li>• 7. Added Municipal Court Section</li> </ul>
18-04	September 13, 2018	<ul style="list-style-type: none"> <li>• 1 Clarified difference between projects, remodels and plan reviews</li> <li>• 1.6.2 Registration fees were \$25</li> <li>• 2.2.1 Revised water rates</li> </ul>



		<ul style="list-style-type: none"><li>• 2.2.4 Updated leak adjustment</li></ul>
15-09	July 9, 2015	<ul style="list-style-type: none"><li>• Added utility fees.</li></ul>
14-05	June 12, 2014	<ul style="list-style-type: none"><li>• First step in consolidating fees into a single ordinance; reserved sections will require amendments to other ordinances to remove fees.</li></ul>
11-10	May 12, 2011	REPEALED