

Commercial Building Plan Review & Permit Fees (1 of 5)

Commercial Building Plan Review Fees

A 4% Development Services Surcharge fee will be added to all plan review fees.

The review fee is payable at the time of submittal and is non-refundable unless the fee is collected in error by the City of Austin.

Occupancy: A1, B, E, F2, I4, M, R4, S2, or U ^A		
Base Fee	\$3,018.60	
1,501-5,000 sq. ft.	\$3,018.60	Plus .1404 per sq. ft. over 1,500 sq. ft.
5,001-10,000 sq. ft.	\$3,510.90	Plus .0738 per sq. ft. over 5,000 sq. ft.
10,001-25,000 sq. ft.	\$3,878.10	Plus .0166 per sq. ft. over 10,000 sq. ft.
25,001-50,000 sq. ft.	\$4,377.60	Plus .01872 per sq. ft. over 25,000 sq. ft.
50,001-100,000 sq. ft.	\$4,846.00	Plus .0378 per sq. ft. over 50,000 sq. ft.
100,001 sq. ft. and above	\$6,956.10	Plus .0189 per sq. ft. over 100,000 sq. ft.

Occupancy: A (all others), F1, I (all others), R1, R2, S1 ^A		
Base Fee	\$3,062.70	
1,501-5,000 sq. ft.	\$3,062.70	Plus .1908 per sq. ft. over 1,500 sq. ft.
5,001-10,000 sq. ft.	\$3,732.30	Plus .1881 per sq. ft. over 5,000 sq. ft.
10,001-25,000 sq. ft.	\$4,673.70	Plus .0834 per sq. ft. over 10,000 sq. ft.
25,001-50,000 sq. ft.	\$5,924.70	Plus .07002 per sq. ft. over 25,000 sq. ft.
50,001-100,000 sq. ft.	\$7,893.90	Plus .0838 per sq. ft. over 50,000 sq. ft.
100,001 sq. ft. and above	\$12,193.20	Plus .0466 per sq. ft. over 100,000 sq. ft.

	DSD Fees	DSD 4% Tech Surcharge	AFD	AE	HPD	HPD 4% Surcharge	Total
Commercial Building Plan Review Application Processing Fee	\$108.90	\$4.36					\$113.26
Fire Building Permit Review ^B			\$227.00				\$227.00
Building Plan Resubmittal Fee							
Minor Plan Resubmittal (one discipline)	\$817.20	\$32.69					\$849.89
Major Plan Resubmittal (two or more disciplines)	\$1,769.40	\$70.78					\$1,840.18
Site Plan Only	\$722.70	\$28.91					\$751.61
AFD Fire Plan Review Update (applied to third cycle and further cycles)			\$113.00				\$113.00
Approved Plan Revision Fee^A							
Minor Plan Revision	\$408.60	\$16.34					\$424.94
Major Plan Revision	\$1,629.90	\$65.20					\$1,695.10
Overtime Plan Review Fee (per discipline, per hour, two-hour minimum)	\$282.60	\$11.30					\$293.90
Total Demolition or Relocation	\$88.20	\$3.53			\$145.00	\$5.80	\$242.53
Temporary Building Permit (Foundation only)	\$408.60	\$16.34					\$424.94
Commercial Plan Review Appointment (per half hour)	\$139.50	\$5.58					\$145.08
Occupant Load Card Review	\$211.00	\$8.44					\$219.44
Occupant Load Card Increase Plan Review	\$627.30	\$25.09					\$652.39
Alternate Methods of Compliance	\$176.40	\$7.06	\$117.00				\$300.46
Quick Turnaround Fee (per discipline)	\$155.00	\$6.20		\$100.00			\$261.20
7-Day Review ^A	\$1,528.20	\$61.13	\$227.00				\$1,816.33
Standalone Review	\$189.90	\$7.60					\$197.50

Occupancy H1-H5 ^A		
base fee	\$2,620.80	
1,501-5,000 sq. ft.	\$2,620.80	Plus .28 per sq. ft. over 1,500 sq. ft.
5,001 sq. ft. and above per additional 1,000	\$3,600.00	Plus .07 per sq. ft. over 5,000 sq. ft.

Shell Buildings ^A		
base fee	\$2,811.00	
20,001 - 50,000 sq. ft.	\$3,580.00	
50,001 sq. ft. and above	\$4,094.00	Plus .0255 per sq. ft. over 50,000 sq. ft.

^A Additional Austin Public Health fees may apply.

^B Applied to all Occupancy groups

Commercial Building Plan Review & Permit Fees (2 of 5)

Commercial New Construction Permit Fees

A 4% Development Services Surcharge fee will be added to all permit fees.

The permit fee is payable at the time of permit issuance for building and trade permits.

Fire Final (Certificate of Occupancy) inspections might apply to Building Permit inspections.

Occupancy Groups: A, B, E, F, H, I, M, S, U

All buildings except apartments, motels, hotels, warehouses, parking garages, and residences

	Building	Electrical	Mechanical	Plumbing*	Energy
base fee	\$264.83	\$256.10	\$151.30	\$264.83	\$55.23
1,001-5,000 sq. ft.	\$264.83	\$256.10	\$151.30	\$264.83	\$55.23
per additional sq. ft. over 1,000 sq. ft.	\$ 0.04585	\$ 0.01965	\$ 0.03275	\$ 0.06659	\$ 0.00218
5,001-10,000 sq. ft.	\$448.24	\$334.70	\$282.30	\$531.21	\$63.96
per additional sq. ft. over 5,000 sq. ft.	\$ 0.01223	\$ 0.03144	\$ 0.01048	\$ 0.04454	\$ 0.00175
10,001-25,000 sq. ft.	\$509.37	\$491.91	\$334.70	\$753.92	\$72.69
per additional sq. ft. over 10,000 sq. ft.	\$ 0.00466	\$ 0.00786	\$ 0.00757	\$ 0.0163	\$ 0.000116
25,001-50,000 sq. ft.	\$579.24	\$609.81	\$448.24	\$998.46	\$81.43
per additional sq. ft. over 25,000 sq. ft.	\$ 0.001118	\$ 0.003144	\$ 0.000768	\$ 0.001606	\$ 0.00007
50,001 sq. ft. and above	\$718.98	\$1,002.82	\$544.31	\$1,199.33	\$90.16
per additional sq. ft. over 50,000 sq. ft.	\$ 0.000559	\$ 0.001572	\$ 0.000384	\$ 0.000803	\$ 0.000035
per add'l floor	\$8.73	\$8.73	\$8.73	\$8.73	\$8.73

* Plumbing Fee shall be waived for any inspection associated solely with a City-Supported Community Garden as defined in Chapter 14-7 of the City Code.

All Occupancy Groups

Shell Buildings

	Building	Electrical	Mechanical	Plumbing	Energy
base fee	\$259.91	\$329.78	\$190.04	\$277.38	\$50.31
5,001-50,000 sq. ft.	\$259.91	\$329.78	\$190.04	\$277.38	\$50.31
per additional sq. ft. over 5,000 sq. ft.	\$0.0033	\$0.00116	\$0.00194	\$0.00349	\$0.00019
50,001-100,000 sq. ft.	\$408.39	\$382.18	\$277.38	\$434.59	\$59.04
per additional sq. ft. over 50,000 sq. ft.	\$0.001572	\$0.002096	\$0.001048	\$0.002096	\$0.000175
100,001-500,000 sq. ft.	\$486.99	\$486.99	\$329.78	\$539.39	\$67.77
per additional sq. ft. over 100,000 sq. ft.	\$0.00024	\$0.000983	\$0.000742	\$0.000262	\$0.000022
500,000 sq. ft. and above	\$583.06	\$880.00	\$626.73	\$644.19	\$76.51
per additional sq. ft. over 500,000 sq. ft.	\$0.0005415	\$0.000786	\$0.0003493	\$0.0008384	\$0.0000175
per add'l floor	\$8.73	\$8.73	\$8.73	\$8.73	\$8.73

Occupancy Group R

Apartments

	Building	Electrical	Mechanical	Plumbing	Energy
Base per sq. ft.	\$0.03	\$0.03	\$0.04	\$0.05	\$0.00
Per Unit	\$8.73	\$17.47	\$8.73	\$8.73	\$4.37
Per Floor	\$19.91	\$19.91	\$19.91	\$19.91	\$15.55

Motels / Hotels

	Building	Electrical	Mechanical	Plumbing	Energy
Base per sq. ft.	\$0.03	\$0.03	\$0.04	\$0.05	\$0.00
Per Unit	\$8.73	\$13.10	\$8.73	\$8.73	\$4.37
Per Floor	\$19.91	\$19.91	\$19.91	\$19.91	\$15.55

Warehouse Space and Parking Garages Only

	Building	Electrical	Mechanical	Plumbing	Energy
base fee	\$150.19	\$324.86	\$272.46	\$359.80	\$45.39
5,001-10,000 sq. ft.	\$150.19	\$324.86	\$272.46	\$359.80	\$45.39
per additional sq. ft. over 5,000 sq. ft.	\$ 0.01921	\$ 0.03493	\$ 0.01048	\$ 0.01659	\$ 0.00175
10,001-50,000 sq. ft.	\$246.26	\$499.54	\$324.86	\$442.77	\$54.12
per additional sq. ft. over 10,000 ft.	\$ 0.002838	\$ 0.00524	\$ 0.00131	\$ 0.001201	\$ 0.000218
50,001 sq. ft. and above	\$359.80	\$709.14	\$377.27	\$490.80	\$62.85
per additional sq. ft. over 50,000 sq. ft.	\$ 0.001419	\$ 0.00262	\$ 0.000655	\$ 0.0006	\$ 0.000109
No HVAC Systems			\$87.34		

Commercial Building Plan Review & Permit Fees (3 of 5)

Commercial Remodel, Repair & Alterations Permit Fees

A 4% Development Services Surcharge fee will be added to all permit fees.

Fire Final (Certificate of Occupancy) inspections might apply to Building Permit inspections.

Occupancy Groups: A, B, E, F, H, I, M, R-1, R-2, S, U

All buildings except warehouses, parking garages and residences

	Building	Electrical	Mechanical	Plumbing	Energy
base fee	\$264.83	\$256.10	\$238.63	\$282.30	\$34.93
1,001-5,000 sq. ft.	\$264.83	\$256.10	\$238.63	\$282.30	\$34.93
per additional sq. ft. over 1,000 sq. ft.	\$0.00873	\$0.01965	\$0.01092	\$0.0131	
5,001-10,000 sq. ft.	\$299.77	\$334.70	\$282.30	\$334.70	\$34.93
per additional sq. ft. over 5,000 sq. ft.	\$0.01485	\$0.03144	\$0.00873	\$0.01048	
10,001-25,000 sq. ft.	\$374.00	\$491.91	\$325.97	\$387.10	\$34.93
per additional sq. ft. over 10,000 sq. ft.	\$0.008442	\$0.01572	\$0.008152	\$0.008152	
25,001-50,000 sq. ft.	\$500.64	\$727.71	\$448.24	\$509.37	\$34.93
per additional sq. ft. over 25,000 sq. ft.	\$0.005938	\$0.006288	\$0.00489	\$0.00489	
50,001 sq. ft. and above	\$649.11	\$884.92	\$570.51	\$631.64	\$34.93
per additional sq. ft. over 50,000 sq. ft.	\$0.002969	\$0.003144	\$0.002445	\$0.002445	
per additional floor	\$4.37	\$4.37	\$4.37	\$4.37	

Warehouse Space and Parking Garages Only

	Building	Electrical	Mechanical	Plumbing	Energy
base fee	\$150.19	\$185.13	\$228.79	\$359.80	\$45.39
5001-10,000 sq. ft.	\$150.19	\$185.13	\$228.79	\$359.80	\$45.39
per additional sq. ft. over 5,000 sq. ft.	\$0.01921	\$0.00437	\$0.00873	\$0.01659	
10,001 sq. ft. and above	\$246.26	\$206.96	\$272.46	\$442.77	\$45.39
per additional sq. ft. over 10,000 sq. ft.	\$0.002838	\$0.006004	\$0.00131	\$0.002293	
No HVAC Systems			\$87.34		

Refunds on Permits

- For detailed information regarding refunds, see the Technical Criteria Manual.
- No refund shall be granted if the purchaser has paid the minimum fee established for the specific type of permit.
- No refund shall be granted if any work governed by the permit has been performed.
- No refund shall be granted if an inspection has been performed, scheduled, or requested on the permit.
- Refunds for permits equal 75% of the original permit less the minimum permit fee established for the specific type of permit.
- Refund claims must be submitted in writing with a copy of the permit receipt.
- Only active fees may be refunded.

Special Events	DSD Fee	DSD 4% Tech Surcharge	Total
Special Events Plan Review			
base fee	\$86.00	\$3.44	\$89.44
2,001 sq. ft. and above	\$172.00	\$6.88	\$178.88
Multistory and non-perscriptive	\$687.00	\$27.48	\$714.48
Special Events Inspections			
base fee	\$56.44	\$2.26	\$58.70
5,001 sq. ft. and above	\$56.44	\$2.26	\$58.70
per additional sq. ft. over 5,000 sq. ft.	\$0.00606	\$0.0002424	

Commercial Building Plan Review & Permit Fees (4 of 5)

Miscellaneous Fees

	DSD Fees	DSD 4% Tech Surcharge	AFD	Austin Energy	AE Technology Fee	Total
After Hours Inspection Fees (2 hour minimum, \$169 per additional hour)	\$77.00					\$77.00
Re-Inspection Fee (per inspection)	\$69.30					\$69.30
Review for Standalone Projects	\$189.90	\$7.60				\$197.50
Inspections for Standalone Projects	\$45.90	\$1.84				\$47.74
Per inspection after two inspections	\$23.40	\$0.94				\$24.34
PreDemolition Inspection (each)	\$50.00	\$2.00				\$52.00
Demolition Permit	\$70.00	\$2.80				\$72.80
Relocation Permit	\$48.00	\$1.92				\$49.92
Boat Dock New Construction Permit	\$167.40	\$6.70				\$174.10
Electric Sign Permit	\$46.80	\$1.87				\$48.67
Municipal Utility District (MUD) (Electrical)	\$36.00	\$1.44				\$37.44
Permits Outside the City Limits	\$20.00					\$20.00
Electric Service Planning Application / DGPA^A	\$10.00	\$0.40				\$10.40
Electric Service Application Fee (AE)				\$100.00	\$4.00	\$104.00
Electric Service Inspection Fee in COA	\$109.80	\$4.39				\$114.19
Electrical Special Inspection Program Fee						\$0.00
Initial Application	\$15.00	\$0.60				\$15.60
Annual Renewal	\$5.00	\$0.20				\$5.20
Fire Final (Certificate of Occupancy) Inspection			\$266.00			\$266.00
Plus \$1.00 per additional 1,000 sq ft above 10,000, \$2,000 maximum						
Fire Wildland Urban Interface (WUI)						
Wildland Urban Interface Fire Inspection (WUI)			\$266.00			\$266.00
Wildland Urban Interface Fire Plan Review (WUI)			\$227.00			\$227.00
Fire After-hours Inspections Fee (Base fee of 2 hours and \$169 per additional hour)			\$337.00			\$337.00
Fire Re-inspection Fee (2 hour minimum, \$133 per additional hour)			\$266.00			\$266.00
Fire Inspection Cancellation Fee			\$266.00			\$266.00
Temporary Certificate of Occupancy (Expires after 90 days)						
Building	\$59.00	\$2.36				\$61.36
Mechanical, Electrical, Plumbing	\$59.00	\$2.36				\$61.36
Temporary Certificate of Occupancy Renewal						
Building	\$55.00	\$2.20				\$57.20
Mechanical, Electrical, Plumbing	\$59.00	\$2.36				\$61.36
Certificate of Occupancy (per certificate)	\$15.30					\$15.30
Contractors Expired Permits (per discipline)						
Building, Electrical, Mechanical, Plumbing or Sign Permits	\$20.00	\$0.80				\$20.80
Escrow Accounts (Establishment of Escrow Account)	\$31.00					\$31.00
Registration Renewal (Irrigation)						
New (per discipline)	\$31.00					\$31.00
Annual Renewal (per discipline)	\$10.00					\$10.00
Annual Permit						
Processing Fee	\$13.00	\$0.52				\$13.52
Inspections (per hour)	\$52.00	\$2.08				\$54.08
Commercial Change Out^B						
HVAC (first system)	\$51.30	\$2.05				\$53.35
Each additional system	\$13.00	\$0.52				\$13.52
Includes replacement of rooftop mechanical equipment and/or refrigeration equipment						

^AAustin Energy Application Service Fee may also apply.

^BSeparate Electric Permit may be required.

Commercial Building Plan Review & Permit Fees (5 of 5)

Auxiliary Power Fees (Energy Storage Systems (ESS) and Solar)

	DSD Fees	DSD 4% Tech Surcharge	Austin Energy	AE Technology Fee	Total
Auxiliary Power Permitting (Solar) Intake Fee	\$18.00	\$0.72			\$18.72
Auxiliary Power Electrical Permit Base Fee - Commercial			\$101.51	\$4.00	\$105.51
Energy Storage Systems (ESS) Inspection Fee					
less than 15 kW			\$67.67	\$4.00	\$71.67
15 - 30 kW			\$135.35	\$4.00	\$139.35
31 - 60 kW			\$203.02	\$4.00	\$207.02
61 - 120 kW			\$270.69	\$4.00	\$274.69
121 - 240 kW			\$338.37	\$4.00	\$342.37
above 240 kW			\$406.04	\$4.00	\$410.04
Pre-Wire for Solar Inspection Fee			\$33.84	\$4.00	\$37.84
Solar Inspection Fee					
1 - 50 kW			\$67.67	\$4.00	\$71.67
51 - 100 kW			\$135.35	\$4.00	\$139.35
101 - 200 kW			\$270.69	\$4.00	\$274.69
201 - 400 kW			\$541.39	\$4.00	\$545.39
401 - 800 kW			\$812.08	\$4.00	\$816.08
above 800 kW			\$947.43	\$4.00	\$951.43