

CITY OF EL LAGO
BUILDING PERMIT FEE SCHEDULE
Effective September 4, 2013

Residential and Commercial construction within the City of El Lago requires a building permit. Cosmetic changes to residential property do not require a permit. A copy of the fully executed contract between contractor and owner is required on all permits exceeding \$2,000 estimated project cost or a value will be assessed by the Building Inspector based on the scope of work. If in doubt what constitutes cosmetic changes please contact the El Lago building department at (281)326-1951 ext. 110. All contractors must be registered with the City of El Lago, submit a permit application and receive a building permit before any work is started.

Failure to Permit

It is the responsibility of the party performing the work to obtain all required permits. Non permitted construction within El Lago will be halted and the offending party will pay a fine of double the permit fee; no work will be allowed to proceed until a permit has been obtained.

CONTRACTOR ANNUAL REGISTRATION **\$50.00**

BUILDING PERMIT **1% of job / \$40.00 minimum**

Contractors Permit (new permit or re-Inspection), a 1% building permit is required for repair, moving, demolishing, renovation or new construction. A Building Permit is required for the following jobs:

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| - HVAC | - New Construction |
| - Residential Additions | - Residential Remodeling or Repairs |
| - Commercial Buildings | - Commercial Remodeling or Repairs |
| - Commercial Signs | - Fences, Driveways, and Sidewalks |
| - Decks, Patios, Sheds and Greenhouses | - Above Ground Pools and Spas |
| - Slab and Foundation Repair | - Bulkheads, Piers, and Boathouses |
| - Electrical Rewiring, Rerouting, and Replacement | - Lawn Irrigation/Sprinkler Systems |
| - Signs | |

PLUMBING PERMIT **1.25% of job / \$55.00 minimum**

Contractors Permit (new permit or re-Inspection), a 1.25% plumbing permit is required for the repair, moving, demolishing, renovation or new construction.

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| - Irrigation | Add/Removal of Bathrooms |
| - Natural Gas Line Additions/Repairs | Add/Move Plumbing Fixtures |

WATER HEATERS **\$25.00**

SWIMMING POOL/SPA PERMIT – (In-ground Only) **2% of job**

A building permit is required for the construction of an in-ground swimming pool or an in-ground spa or hot tub. The permit fee of 2% of the total construction cost of the project would include the pool/spa's building, plumbing and electrical work.

CERTIFICATE OF OCCUPANCY PERMITS **1% of Improvements / \$40.00 minimum**

A certificate of occupancy permit is required to change the occupancy of a building or structure or the installation of apparatus or appurtenances.

ON-SITE CONSULTATION (For Residents Only) **\$20.00**

EXCEPTIONS

Cosmetic repairs to structures may be made without application for permit. Cosmetic repairs do not include the cutting away of any wall or partition, removal or cutting away of any structural beam or support, removal or change of access, changes affecting exit-way, additions or alterations of plumbing or sewer piping, electrical wiring or mechanical alterations or additions. If you are in doubt contact the city to confirm or schedule an On-Site Consultation.