

Development Fees

City of Irving Capital Improvement Program Department
Effective October 01, 2018

The Capital Improvement Program Department (CIP) does not charge fees for review of plans or applications.

There are no "impact fees" or *pro rata* charges associated with development in the City of Irving.

Inspection fees are due and payable prior to beginning work in the rights-of-way and/or easements, usually by executing a "three-way contract," according to the following schedule.

Water and sewer improvements (including public fire hydrants): Five and one half percent (5.5%) of the construction cost.

Pavement and drainage improvements (including relocation of inlets): Five and one half percent (5.5%) of the construction costs.

(The contractor is required to submit a cost estimate for the proposed work when three-way contracts are presented. Please note that the cost estimate should only include the public improvements and need not include bond fees and other "soft" costs, such as trench safety plans, SWPPP Plans, etc.)

Materials testing (Proctor density, soil stabilization series, soil compaction of subgrade or trench backfill, concrete slump and strength, etc.) shall be performed by the City's contracted testing lab upon request of the assigned Engineering Inspector. All expenses thereof shall be paid by the City (in accordance with the contractual schedule of fees) and the costs shall be invoiced to the respective Contractor for reimbursement. (Refer to Ordinance No. 10085 pertaining to the Land Development Code Sec.35-12(b)5 "Provide a signed acknowledgment that prior to acceptance of the improvements by the city, the person or entity will pay any fees for reasonable tests deemed appropriate by the director of CIP, or designee". Said acknowledgment must be submitted as part of each Three-Way contract and/or Water/Sewer Connection permit application, prior to beginning work.)

Inspection fees for service connections to public mains (taps) to be made by contractor (not by City forces) are due and payable upon application for a permit to make the connections. CIP will permit and inspect all new service taps. In general, inspection fees for water and sewer taps range from \$25.00 to \$50.00 depending on the size of the tap. The fee schedule is shown in the table "Cost Sheet for Taps and Meters" linked through the CIP Downloads web page:

<https://www.cityofirving.org/DocumentCenter/View/32891/Cost-of-Taps-and-Meters-PDF>

Plan reviews: CIP reviews civil plans submitted with building permit applications only to the extent of (a) determining their conformance to City standards, and b) checking to see if proposed grading and drainage modifications create hazardous or objectionable conditions off-site.

There are no standards in the City ordinances for on-site grading, utilities and drainage facilities, except as promulgated by building codes plans. These are not usually reviewed and instead are left to the design engineer's judgment and expertise.