

Platting Fee Guidance

Plats Fees: To be collected at time of plat recordation starting October 3, 2018

Base Fee

- Fee for each plat reviewed by Fort Bend County Engineering staff.
- Design meetings or requests to provide guidance in specific aspects of a project are not considered a submittal and are not subject to a fee.
- General Plan reviews are not subject to a fee.

Additional review/Re-reviews

- In the event the plat resubmittal has not addressed all review comments or have been substantially changed, an additional review fee will be required for the additional review and review letter.
- Reviews to verify if redline comments have been addressed or typo/minor editorial changes will not be charged this fee.

Single Family

- A plat divided into lots and reserves for single family homes, streets, drainage reserves, landscaping reserves, parks reserves, etc.
- Acreage for streets, drainage reserves, landscaping reserves, parks reserves, floodways or floodplains, etc. are not included in area calculations.

Non Single Family

- A plat divided into reserves for multi-family, commercial, industrial, institutional, or other non-single family development.
- Acreage for streets, drainage reserves, landscaping reserves, etc. are included in area calculations.
- Acreage for floodways or floodplains are not included in area calculations.

Inspections Fees:

Inspections: To be collected at time of plat recordation starting October 3, 2018. Plats recorded before October 3, 2018 will not be subject to these inspection fees

- Includes inspections required to issue the Construction Completion letter (to start the one year maintenance period) and the Final Acceptance letter.
- Follow up site visits to verify the punch list has been completed does not require an additional inspection fee.
- Interim construction inspections for proof-rolling, subgrade, rebar placement and paving are not charged a separate fee.

Re-Inspections: To be collected prior to each re-inspection. Projects with Inspection Letters dated before October 3, 2018 and completed prior to December 1, 2018 will not be subject to these fees

- In the event that the contractor does not complete all items on the punch list or does not complete the punch list within the allotted 60 days, a re-inspection fee will be due prior to Fort Bend County completing an additional inspection.
- The fee for re-inspections will be based on the number of times Fort Bend County Staff need to inspect the project.
 - Example #1: Engineer notifies FBC that Section 12 (50 acres) is ready for Construction Completion inspection. FBC inspects and provides punch list. Engineer notifies FBC that punch list has been addressed within 60 days. FBC concurs that all punch list items have been addressed. No extra charges for re-inspections.
 - Example #2: Engineer notifies FBC that Section 12 (50 acres) is ready for Final Acceptance inspection. FBC inspects and provides an acceptance punch list. Engineer notifies FBC that punch list has been addressed 6 months later. Contractor pays \$500 for re-inspection #1 (due to exceeding the 60 day period) prior to FBC inspecting and providing re-inspection #1 punch list. Engineer notifies FBC that re-inspection #1 punch list has been addressed 6 months later. Contractor pays \$1000 for re-inspection #2 (due to exceeding the 60 day period) prior to FBC inspecting and providing re-inspection punch list #2. Engineer again notifies FBC that re-inspection punch list #2 has been addressed within 60 days. FBC finds re-inspection punch list #2 items that were not addressed. Contractor pays \$1500 for re-inspection #3 prior to FBC inspecting and providing re-inspection punch list #3. Engineer notifies FBC that re-inspection punch list #3 has been addressed within 60 days. FBC concurs that all punch list items have been addressed and no additional fees are due.
- If the contractor (or the developer) refuses to pay for the re-inspection(s), Fort Bend County reserves the right to call the bond for the project.