

2025 MULTIFAMILY FEE SURVEY

The results for the Apartment Association of Greater Dallas' twenty-sixth annual survey of municipal fees for the 2025 fiscal year are in. The survey is a study of fees and other charges that multi-family properties are required to pay in their respective cities.

In addition to fees for multi-family properties, this survey also includes key information for single family rental properties within the AAGD service area. Specifically, the survey details fees for licensing, inspections and utility rates for single family rental properties.

The rate structure for water and sewer can be confusing and difficult to compare, since each city differs in the way the charges are calculated. Each city was asked to calculate the cost based on an average consumption of 50,000 gallons of water and sewer.

Water continues to be the most valuable commodity cities have to offer. While many cities have kept rates equal to last year, a number of cities across the AAGD service area have increased fees, including Frisco, Grand Prairie, Lewisville and Plano.

Monthly trash rates are another variable, with the frequency of pick-ups per week and the size of the container contributing to the overall cost. We have provided the rates for an average property. Many cities kept rates equal to last year, so you may not have to budget for any notable trash rate increases this year.

It is our hope that you will find these figures useful when comparing operating costs between cities. Please direct all questions or comments regarding the survey to the AAGD Government Affairs Department.

Survey results are based on written questionnaires sent to each city and compiled in October 2024. Fees and service rates are subject to change at the discretion of each individual municipal government.

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2025

MULTIFAMILY FEE SURVEY

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GREATER DALLAS

CITY	# M/F	INSPECTION & LICENSE FEES	INSPECTIONS (Interior/Exterior)	WATER RATE (for 50,000 gal.)	SEWER RATE (for 50,000 gal.)	UTILITY DEPOSIT	WASTE HAULER	WASTE COST & SCHEDULE	POOL FEES & REQUIREMENTS	OTHER FEES MISCELLANEOUS
ADDISON	9,015	\$25/unit/year license fee None for SF	Complaint basis only None for SF	\$157.62 for 2" meter + 52.39 SF: \$16.30/mo for 2,000g	\$246.44 for 2" meter + \$84.63 SF: \$17.57/mo for 2,000g	60 days avg. usage Cash; CC, Money Order, Check	Ind. haulers Recycling available	private contract	\$175/pool/spa; \$150 each add'l	\$75 temp. signs 60-day temp. sign display
ALLEN	9,885	\$15/unit; no charge for insp. None for SF	annual; exterior; interior complaint basis only None for SF	\$348.25 + \$182.31 for 2" meter SF: based on meter size	\$45.86 + \$299.25 SF: based on meter size	\$100.00 cash, check, CC	CWD \$.76 unit/mo. recycling fee	8yd. 2x \$324.35 8yd. 3x \$464.95	\$225/pool/spa certified pool mgr. required	\$100 temp. signs/banners 21-day temp. sign display
BALCH SPRINGS	3,343	\$150 lic. fee \$35/address	Complaint basis only SF: change in tenancy	\$317.16 + \$27.24 for 2" meter SF: based on meter size	\$259.68 + \$31.96 for 2" meter SF: based on meter size	By number of units cash, check, CC 5% fee	Frontier Waste Solutions	8yd. 2x \$316.29 8yd. 3x \$442.60	no pool fees	\$25 temp. signs/banners \$25 alarm permit
CARROLLTON	19,365	\$13.00/unit/yr. \$50/yr. lic. fee SF; No insp. fee	Min. 5% interior/yr.; 5%-100% exterior 1x/yr. SF: annual exterior insp. every three yrs; complaint based as needed	\$123.84 + \$55.78 for 2" meter SF: \$15.06 for 2,000g + \$3.56/1,000g	\$185.76 + \$50.78 for 2" meter SF: \$16.33 for 2,000g + \$3.80/1,000g	\$75/unit cash, bond, certified check	Republic Services Rec. offered; not required	8yd. 2x \$233.08 8yd. 3x \$299.25	\$100/pool/spa; \$50 ea. add'l certified pool mgr. required	\$25 signs/banners \$75 alarm permit \$50 renewal
CEDAR HILL	2,736	\$13.00/unit/yr. SF: \$50 registration fee; \$25/yr renewal	10% of units 1x/yr.; add'l insp. on complaint basis SF: exterior insps with RRCO issuance; complaint basis	\$352 + \$60 for 2" meter SF: based on meter size	\$490 + \$17.30/connection SF: based on meter size	\$200/2" meter check, CC	Waste Management \$1.61/unit/mo. recycling fee	8yd. 2x \$433.02 8yd. 3x \$593.28	no pool fees	\$50 alarm permit \$50 temp. signs/banners
COPPELL	5,800	\$10.00/unit/yr. lic. fee \$50 lic. fee SF; \$40 insp. fee	10% of interior/yr.; 100% exterior 1x/yr.; SF: change in tenancy	\$154.35 + \$56.44 for 2" meter SF: based on meter size	\$109.76 + \$22.40 base charge SF: \$22.40 + \$2.24/1,000g	\$35/meter cash, check, CC	Republic Services	10yd. 2x \$450.33 10yd. 3x \$635.33	\$200/pool/spa certified pool mgr. required	\$25 temp. signs/banners
DALLAS	290,536	\$6.00/unit/yr. SF: \$43/dwelling unit	10% of units once ea. every 1-3 yrs interior & exterior SF: annual insps interior & exterior	\$260.70 + \$35.91 for 2" meter SF: based on meter size	\$248 + \$32.54 for 2" meter SF: based on meter size	75 days avg. usage cash, bond, letter of credit	Ind. haulers mandatory rec. eff. 01/2020	private contract	\$20 per pool/spa certified pool mgr. required	\$50 alarm permit temp. signs prohibited
DENTON	29,516	\$207/building/new owner None for SF	Complaint basis only None for SF	\$217 + \$50.99 for 2" meter SF: based on meter size	\$242.50 + \$26.50 per bill SF: based on meter size	60 days avg. usage cash, check, CC	City of Denton Recycling available	8yd. 2x \$395.52 8yd. 3x \$593.28	\$162/yr. certified pool mgr. required	\$33 temp. signs/banners
DESOTO	4,592	None SF: \$10/yr lic. fee	Complaint basis only SF: Exterior insps annually	\$214.25 + \$50.65 for 2" meter + \$9.76/unit SF: based on meter size	\$573.30 + \$11.70/unit \$11.70/unit + \$11.70/1,000g	\$50/unit cash, bond, CC	Republic Services	8yd. 2x \$267.38 8yd. 3x \$380.40	\$100/pool/spa; \$25 ea.add'l certified pool mgr. required	\$82 temp. signs 14-day temp. sign display
DUNCANVILLE	2,541	\$75.00/yr. lic. fee; \$15.00/unit/yr. insp. fee SF: \$125 new tenancy or ownership change	Interior units on complaint basis; exterior annual SF: \$25 + change in tenancy	\$257.24 + \$15.82/unit SF: \$15.82 for 1st 1,000g + add'l usage varies (\$)	\$490 + \$9.80 per unit SF: \$20.79 for 1st 1,000g + add'l usage varies (\$)	varies/# units bond	Republic Services	2yd. 2x \$123.09 2yd. 3x \$175.26	\$400 per pool certified pool mgr. required	\$50 banner fee 30-day banner display
FARMERS BRANCH	11,666	\$10.00/unit/yr. lic. fee; \$20/violation after 1st insp. SF: \$120/yr lic. fee	% exterior/yr & % of interior inspected based on property age SF: change in tenancy or complaint basis	\$325.68 + \$21.99/unit SF: based on meter size	\$194.16 + \$22.99/unit SF: based on meter size	12 mo avg. usage cash, check, CC (no AMEX)	Ind. haulers	private contract	\$200/pool/spa certified pool mgr. required	\$23 temp. sign fee 75-day temp. sign display
FRISCO	26,890	\$5.00/unit/yr. lic. fee None for SF	100% of units 1x/yr. interior & exterior None for SF	\$239.04 + \$22.52 per unit SF: \$22.52 for 2,000 gallons	\$306.24 + \$30.28 per unit SF: \$30.28 for 2,000 gallons	\$1,100/meter cash, check, CC	Waste Connections	8yd. 2x \$324.96 8yd. 3x \$487.44	\$225 per pool/spa certified pool mgr. required	\$75 temp. signs/banners \$100 alarm permit
GARLAND	25,652	\$13.00/unit/yr. lic. fee SF: \$65/yr. lic. fee	% avg. interior 1x/yr.; 100% exterior 1x/yr. SF: change in tenancy	\$361.50 + \$13.92 per unit SF: based on meter size	\$265 + \$9.45 per unit SF: based on meter size	60 days avg. usage cash, check, letter of credit	Ind. haulers or CO Garland Rec: \$143.78/mo/container	8yd. 2x \$245.10 8yd. 3x \$361.19	\$300/pool/spa certified pool mgr. required	Temp. signs prohibited
GRAND PRAIRIE	38,000	\$150/yr lic. fee; \$12.60/unit insp. fee \$480 for SF	1x per year interior & exterior + \$12.60 None for SF	\$283 + \$17.72/unit SF: based on meter size	\$339 + \$16.11/unit SF: based on meter size	60 days avg. usage cash	Republic Services	8yd. 2x \$399.43 8yd. 3x \$498.38	\$200/pool/spa/yr. certified pool mgr. required	\$100 sign permit
IRVING	57,564	\$13.16/unit/yr. lic. fee None for SF	annual exterior & interior insps; add'l insp. on complaint basis None for SF	\$263.34 + \$27.97 for 2" meter SF: based on meter size	\$240 + \$8.50 per unit SF: based on meter size	\$45/unit cash, check, CC	Ind. haulers	private contract	\$200/pool/spa certified pool mgr. required	\$35 banners
LANCASTER	3,331	\$15.00/unit/yr. lic. fee SF: \$15.00/unit/yr. lic. fee	100% of units & exterior 1x/yr.; interior vacant units 2x/yr. SF: exterior upon change in tenancy or ownership; \$55 insp. fee	\$163.50 + \$25.65 per unit SF: based on meter size	\$512.01 + \$10.05 per unit SF: based on meter size	based on meter size & # of meters cash, CC, money order	CWD Wkly rec. pickup available	N/A	no pool fees	Temp. signs prohibited
LEWISVILLE	27,482	\$12/unit lic. fee; \$100/certificate upon change in mgmt/owner No charge for SF	Annual exterior of building; 5% of total units for interior SF: change in tenancy	\$168.48 + \$118.20 for 2" meter SF: based on meter size	\$11.17 per unit (includes 2,000g) + 213.12 SF: based on meter size	\$75-\$1,000 based on meter cash only for water deposit	Republic Services	8yd. 2x \$274.73 8yd. 3x \$390.76	\$150/pool/spa certified pool mgr. required	\$50/banners
McKINNEY	22,338	\$25/building license fee None for SF	Annual exterior insps; interior only/validated request SF: complaint basis only or substandard conditions	\$379.90 + \$78.85 for 2" meter SF: based on meter size	\$342.50 + \$86.50 for 2" meter SF: based on meter size	60 days avg. usage cash only	Waste Connections	8yd. 2x \$292.11 8yd. 3x \$334.34	\$500/pool/spa	\$25 temp. signs/banners \$50 security alarms/unit
MESQUITE	14,656	\$20.00/unit/yr. lic. fee SF: \$125 lic. fee	exterior & interior 2x/yr. (50% units/complex yrly) SF: change in tenancy	\$418.78 + \$17.68 per unit SF: based on meter size	\$354.27 + \$18.41 per unit SF: based on meter size	\$35 or 90 days avg. usage (larger of two) cash, check, bond, letter of credit	The City	8yd. 2x \$319.58 8yd. 3x \$485.77	\$150/pool/spa; \$100 ea. add'l certified pool mgr. required	\$200 temp. signs/banners \$10 alarm permit/yr.
PLANO	45,737	\$11.00/unit/yr. lic. fee None for SF	Min. 10% of interior 1x/yr.; 100% exterior SF: based on meter size	\$214.13 + \$201.82 for 2" meter SF: based on meter size	\$362.11 + \$101.29 for 2" meter SF: based on meter size	12 mo avg. usage deposit will be billed	Republic Services Recycling available	8yd. 2x \$355.26 8yd. 3x \$528.48	\$250/pool/spa; \$150 ea. add'l certified pool mgr. required	\$100 alarm permit
RICHARDSON	22,101	\$13.00/unit/yr. lic. fee SF: \$75/yr. lic. fee	Annual insp.; \$15.00/unit fee for 1st failed insp. SF: exterior conducted moly & yrly; interior on compaint basis	\$468.08 + \$8.00 per unit SF: based on meter size	\$447.33 + \$8.00 per unit SF: based on meter size	based on meter size cash, check, CC	City of Richardson Recycling available	8yd. 2x \$302 8yd. 3x \$431	\$200/pool/spa	\$50 temp. signs/banners \$60 alarm permit
ROWLETT	3,858	\$15/unit/yr. lic. fee SF: \$50/yr. lic. fee	100% exterior and 5% interior 1x/yr. SF: \$75 for each change in tenancy	\$22/unit base fee + \$6.11/1,000 gallons SF: based on meter size	\$297.50 + \$21.67 per meter base fee SF: based on meter size	\$100 for Res.; \$150 for Comm. cash, bond, letter of credit	FCC	8yd. 2x \$376.92 8yd. 3x \$557.93	\$250/pool/spa	\$25 temp. signs/banners \$35 alarm permit
SHERMAN	4,924	None; \$50 certificate of occupancy None for SF	Annual fire insp.; 25% interior, exterior & common areas None for SF	\$175.80 + \$24.18 per unit SF: based on meter size	\$9.29/unit SF: based on meter size	\$150/unit cash only	City of Sherman Recycling available	8yd. 2x \$254.00 8yd. 3x \$379.00	no pool fees	\$50/banner no freestanding signs
THE COLONY	5,746	\$75 Certificate of Occupancy None for SF	Complaint basis only None for SF	\$461.35 + \$142.72 for 2" meter SF: based on meter size	\$309.60 + \$91.23 for 2" meter SF: based on meter size	12 mo avg. usage cash, bond, letter of credit	Republic Services Recycling available	8yd. 2x \$299.72 8yd. 3x \$406.25	\$150/pool/spa; \$100 annually certified pool mgr. required	\$ varies temp. signs/banners 30-day banner display
WAXAHACHIE	4,199	None None for SF	Complaint basis only None for SF	\$347 + \$67.19 for 2" meter SF: based on meter size	\$25.88 per unit + \$112.49 SF: based on meter size	based on meter size cash, check, CC	Waste Connections	8yd. 2x \$197.21 8yd. 3x \$295.82	no pool fees	\$30 temp. signs/banners \$50 fire alarm

*SF is an abbreviation for Single Family