

# 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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# MULTIFAMILY FEE SURVEY



CITY	# M/F	INSPECTION &	INSPECTIONS	WATER RATE	SEWER RATE	UTILITY DEPOSIT	WASTE	WASTE COST &	POOL FEES &	OTHER FEES
	UNITS	LICENSE FEES	(Interior/Exterior)	(for 50,000 gal.)	(for 50,000 gal.)		HAULER	SCHEDULE	REQUIREMENTS	MISCELLANEOUS
ADDISON	9,015	\$25/unit/year license fee	Complaint basis only	\$157.62 for 2" meter + 52.39	\$246.44 for 2" meter + \$84.63	60 days avg. usage	Ind. haulers	private contract	\$175/pool/spa; \$150 each add'l	\$75 temp. signs
		None for SF	None for SF	SF: \$16.30/mo for 2,000g	SF: \$17.57/mo for 2,000g	Cash; CC, Money Order, Check	Recycling available			60-day temp. sign display
ALLEN	9,885	\$15/unit; no charge for insp.	annual; exterior; interior complaint basis only	\$348.25 + \$182.31 for 2" meter	\$45.86 + \$299.25	\$100.00	CWD	8yd. 2x \$324.35	\$225/pool/spa	\$100 temp. signs/banners
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	cash, check, CC	\$ .76 unit/mo. recycling fee	8yd. 3x \$464.95	certified pool mgr. required	21-day temp. sign display
BALCH SPRINGS	3,343	\$150 lic. fee	Complaint basis only	\$317.16 + \$27.24 for 2" meter	\$259.68 + \$31.96 for 2" meter	By number of units	Frontier Waste Solutions	8yd. 2x \$316.29	no pool fees	\$25 temp. signs/banners
		\$35/address	SF: change in tenancy	SF: based on meter size	SF: based on meter size	cash, check, CC 5% fee		8yd. 3x \$442.60		\$25 alarm permit
CARROLLTON	19,365	\$13.00/unit/yr.	Min. 5% interior/yr.; 5%-100% exterior 1x/yr.	\$123.84 + \$55.78 for 2" meter	\$185.76 + \$50.78 for 2" meter	\$75/unit	Republic Services	8yd. 2x \$233.08	\$100/pool/spa; \$50 ea. add'l	\$25 signs/banners
		\$50/yr. lic. fee SF; No insp. fee	SF: annual exterior insp. every three yrs; complaint based as needed	SF: \$15.06 for 2,000g + \$3.56/1,000g	SF: \$16.33 for 2,000g + \$3.80/1,000g	cash, bond, certified check	Rec. offered; not required	8yd. 3x \$299.25	certified pool mgr. required	\$75 alarm permit \$50 renewal
CEDAR HILL	2,736	\$13.00/unit/yr.	10% of units 1x/yr.; add'l insp. on complaint basis	\$352 + \$60 for 2" meter	\$490 + \$17.30/connection	\$200/2" meter	Waste Management	8yd. 2x \$433.02	no pool fees	\$50 alarm permit
		SF: \$50 registration fee; \$25/yr renewal	SF: exterior insps with RRCO issuance; complaint basis	SF: based on meter size	SF: based on meter size	check, CC	\$1.61/unit/mo. recycling fee	8yd. 3x \$593.28		\$50 temp. signs/banners
COPPELL	5,800	\$10.00/unit/yr. lic. fee	10% of interior/yr.; 100% exterior 1x/yr.;	\$154.35 + \$56.44 for 2" meter	\$109.76 + \$22.40 base charge	\$35/meter	Republic Services	10yd. 2x \$450.33	\$200/pool/spa	\$25 temp. signs/banners
		\$50 lic. fee SF; \$40 insp. fee	SF: change in tenancy	SF: based on meter size	SF: \$22.40 + \$2.24/1,000g	cash, check, CC		10yd. 3x \$635.33	certified pool mgr. required	
DALLAS	290,536	\$6.00/unit/yr.	10% of units once ea. every 1-3 yrs interior & exterior	\$260.70 + \$35.91 for 2" meter	\$248 + \$32.54 for 2" meter	75 days avg. usage	Ind. haulers	private contract	\$20 per pool/spa	\$50 alarm permit
		SF: \$43/dwelling unit	SF: annual insps interior & exterior	SF: based on meter size	SF: based on meter size	cash, bond, letter of credit	mandatory rec. eff. 01/2020		certified pool mgr. required	temp. signs prohibited
DENTON	29,516	\$207/building/new owner	Complaint basis only	\$217 + \$50.99 for 2" meter	\$242.50 + \$26.50 per bill	60 days avg. usage	City of Denton	8yd. 2x \$395.52	\$162/yr.	\$33 temp. signs/banners
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	cash, check, CC	Recycling available	8yd. 3x \$593.28	certified pool mgr. required	
DESOTO	4,592	None	Complaint basis only	\$214.25 +\$50.65 for 2" meter + \$9.76/unit	\$573.30 + \$11.70/unit	\$50/unit	Republic Services	8yd. 2x \$267.38	\$100/pool/spa; \$25 ea.add'l	\$82 temp. signs
		SF: \$10/yr lic. fee	SF: Exterior insps annually	SF: based on meter size	\$11.70/unit + \$11.70/1,000g	cash, bond, CC		8yd. 3x \$380.40	certified pool mgr. required	14-day temp. sign display
DUNCANVILLE	2,541	\$75.00/yr. lic. fee; \$15.00/unit/yr. insp. fee	Interior units on complaint basis; exterior annual	\$257.24 + \$15.82/unit	\$490 + \$9.80 per unit	varies/# units	Republic Services	2yd. 2x \$123.09	\$400 per pool	\$50 banner fee
		SF: \$125 new tenancy or ownership change	SF: \$25 + change in tenancy	SF: \$15.82 for 1st 1,000g + add'l usage varies (\$)	SF: \$20.79 for 1st 1,000g + add'l usage varies (\$)	bond		2yd. 3x \$175.26	certified pool mgr. required	30-day banner display
FARMERS BRANCH	11,666	\$10.00/unit/yr. lic. fee; \$20/violation after 1st insp.	% exterior/yr & % of interior inspected based on property age	\$325.68 + \$21.99/unit	\$194.16 + \$22.99/unit	12 mo avg. usage	Ind. haulers	private contract	\$200/pool/spa	\$23 temp. sign fee
		SF: \$120/yr lic. fee	SF: change in tenancy or complaint basis	SF: based on meter size	SF: based on meter size	cash, check, CC (no AMEX)			certified pool mgr. required	75-day temp. sign display
FRISCO	26,890	\$5.00/unit/yr. lic. fee	100% of units 1x/yr. interior & exterior	\$239.04 + \$22.52 per unit	\$306.24 + \$30.28 per unit	\$1,100/meter	Waste Connections	8yd. 2x \$324.96	\$225 per pool/spa	\$75 temp. signs/banners
		None for SF	None for SF	SF: \$22.52 for 2,000 gallons	SF: \$30.28 for 2,000 gallons	cash, check, CC		8yd. 3x \$487.44	certified pool mgr. required	\$100 alarm permit
GARLAND	25,652	\$13.00/unit/yr. lic. fee	% avg. interior 1x/yr.; 100% exterior 1x/yr.	\$361.50 + \$13.92 per unit	\$265 + \$9.45 per unit	60 days avg. usage	Ind. haulers or CO Garland	8yd. 2x \$245.10	\$300/pool/spa	Temp. signs prohibited
		SF: \$65/yr. lic. fee	SF: change in tenancy	SF: based on meter size	SF: based on meter size	cash, check, letter of credit	Rec: \$143.78/mo/container	8yd. 3x \$361.19	certified pool mgr. required	
GRAND PRAIRIE	38,000	\$150/yr lic. fee; \$12.60/unit insp. fee	1x per year interior & exterior + \$12.60	\$283 + \$17.72/unit	\$339 + \$16.11/unit	60 days avg. usage	Republic Services	8yd. 2x \$399.43	\$200/pool/spa/yr.	\$100 sign permit
		\$480 for SF	None for SF	SF: based on meter size	SF: based on meter size	cash		8yd. 3x \$498.38	certified pool mgr. required	
IRVING	57,564	\$13.16/unit/yr. lic. fee	annual exterior & interior insps; add'l insp. on complaint basis	\$263.34 + \$27.97 for 2" meter	\$240 + \$8.50 per unit	\$45/unit	Ind. haulers	private contract	\$200/pool/spa	\$35 banners
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	cash, check, CC			certified pool mgr. required	
LANCASTER	3,331	\$15.00/unit/yr. lic. fee	100% of units & exterior 1x/yr.; interior vacant units 2x/yr.	\$163.50 + \$25.65 per unit	\$512.01 + \$10.05 per unit	based on meter size & # of meters	CWD	N/A	no pool fees	Temp. signs prohibited
		SF: \$15.00/unit/yr. lic. fee	SF: exterior upon change in tenancy or ownership; \$55 insp. fee	SF: based on meter size	SF: based on meter size	cash, CC, money order	Wkly rec. pickup available	N/A		
LEWISVILLE	27,482	\$12/unit lic. fee; \$100/certificate upon change in mgmt/owner	Annual exterior of building; 5% of total units for interior	\$168.48 + \$118.20 for 2" meter	\$11.17 per unit (includes 2,000g) + 213.12	\$75-\$1,000 based on meter	Republic Services	8yd. 2x \$274.73	\$150/pool/spa	\$50/banners
		No charge for SF	SF: change in tenancy	SF: based on meter size	SF: based on meter size	cash only for water deposit	\$2.35/unit/mo. recycling fee	8yd. 3x \$390.76	certified pool mgr. required	
McKINNEY	22,338	\$25/building license fee	Annual exterior insps; interior only/validated request	\$379.90 + \$78.85 for 2" meter	\$342.50 + \$86.50 for 2" meter	60 days avg. usage	Waste Connections	8yd. 2x \$292.11	\$500/pool/spa	\$25 temp. signs/banners
		None for SF	SF: complaint basis only or substandard conditions	SF: based on meter size	SF: based on meter size	cash only		8yd. 3x \$334.34		\$50 security alarms/unit
MESQUITE	14,656	\$20.00/unit/yr. lic. fee	exterior & interior 2x/yr. (50% units/complex yrlly)	\$418.78 + \$17.68 per unit	\$354.27 + \$18.41 per unit	\$35 or 90 days avg. usage (larger of two)	The City	8yd. 2x \$319.58	\$150/pool/spa; \$100 ea. add'l	\$200 temp. signs/banners
		SF: \$125 lic. fee	SF: change in tenancy	SF: based on meter size	SF: based on meter size	cash, check, bond, letter of credit		8yd. 3x \$485.77	certified pool mgr. required	\$10 alarm permit/yr.
PLANO	45,737	\$11.00/unit/yr. lic. fee	Min. 10% of interior 1x/yr.; 100% exterior	\$214.13 + \$201.82 for 2" meter	\$362.11 + \$101.29 for 2" meter	12 mo avg. usage	Republic Services	8yd. 2x \$355.26	\$250/pool/spa; \$150 ea. add'l	\$100 temp. signs/banners
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	deposit will be billed	Recycling available	8yd. 3x \$528.48	certified pool mgr. required	\$100 alarm permit
RICHARDSON	22,101	\$13.00/unit/yr. lic. fee	Annual insp.; \$15.00/unit fee for 1st failed insp.	\$468.08 + \$8.00 per unit	\$447.33 + \$8.00 per unit	based on meter size	City of Richardson	8yd. 2x \$302	\$200/pool/spa	\$50 temp. signs/banners
		SF: \$75/yr. lic. fee	SF:exterior conducted moly & yrlly; interior on compaint basis	SF: based on meter size	SF: based on meter size	cash, check, CC	Recycling available	8yd. 3x \$431		\$60 alarm permit
ROWLETT	3,858	\$15/unit/yr. lic. fee	100% exterior and 5% interior 1x/yr.	\$22/unit base fee + \$6.11/1,000 gallons	\$297.50 + \$21.67 per meter base fee	\$100 for Res.; \$150 for Comm.	FCC	8yd. 2x \$376.92	\$250/pool/spa	\$25 temp. signs/banners
		SF: \$50/yr. lic. fee	SF: \$75 for each change in tenancy	SF: based on meter size	SF: based on meter size	cash, bond, letter of credit		8yd. 3x \$557.93		\$35 alarm permit
SHERMAN	4,924	None; \$50 certificate of occupancy	Annual fire insp.; 25% interior, exterior & common areas	\$175.80 + \$24.18 per unit	\$9.29/unit	\$150/unit	City of Sherman	8yd. 2x \$254.00	no pool fees	\$50/banner
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	cash only	Recycling available	8yd. 3x \$379.00		no freestanding signs
THE COLONY	5,746	\$75 Certificate of Occupancy	Complaint basis only	\$461.35 + \$142.72 for 2" meter	\$309.60 + \$91.23 for 2" meter	12 mo avg. usage	Republic Services	8yd. 2x \$299.72	\$150/pool/spa; \$100 annually	\$ varies temp. signs/banners
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	cash, bond, letter of credit	Recycling available	8yd. 3x \$406.25	certified pool mgr. required	30-day banner display
WAXAHACHIE	4,199	None	Complaint basis only	\$347 + \$67.19 for 2" meter	\$25.88 per unit + \$112.49	based on meter size	Waste Connections	8yd. 2x \$197.21	no pool fees	\$30 temp. signs/banners
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	cash, check, CC		8yd. 3x \$295.82		\$50 fire alarm