

2020 MULTIFAMILY FEE SURVEY

The results for the Apartment Association of Greater Dallas' twenty-third annual survey of municipal fees for the 2020 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.

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 several cities have kept rates equal to last year, a number of cities across the AAGD service area have continued to increase fees, including: Allen, Frisco, Plano and The Colony.

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 will 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 2019. Fees and service rates are subject to change at the discretion of each individual municipal government.

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MULTIFAMILY FEE SURVEY

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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	9,662	\$2.25/unit/year license fee	complaint basis only	\$176.15	\$277.57	60 days average usage cash only	independent haulers recycling available	private contract	\$120 per pool/spa; \$60 each add'l	\$75 temp. signs 60-day temp. sign display
ALLEN	7,119	\$0 if passing	annual; exterior interior complaint basis only	\$178.11 +\$87.26 for 2" meter	\$250.35	\$50 per meter cash, check, credit card	CWD \$.65 unit/mo. recycling fee	8yd. 2x \$193.90 8yd. 3x \$396.27	\$150 per pool/spa certified pool mgr. required	\$30 temp. signs/banners 21-day temp. sign display
BALCH SPRINGS	2,460	none	complaint basis only	\$296.08	\$249.44	By number of units cash, check, credit card 5% fee	CWD	8yd. 2x \$267.29 8yd. 3x \$374.04	no pool fees	\$25 temp. signs/banners \$25 alarm permit
CARROLLTON	18,120	\$13.00/unit/year min. of \$250	min. 5% interior per year 5%-100% exterior 1x per year	\$108.00 +\$46.73 for 2" meter	\$138.24 +\$42.56 for 2" meter	\$75 per unit cash, bond, certified check	Waste Management	\$10.22/unit/month # of pick-ups vary	\$100 per pool/spa; \$50 ea. add'l	\$50 signs/banners \$75 alarm permit \$50 renewal
CEDAR HILL	2,308	\$13.00/unit/year	10% of units 1x per year add'l inspection on complaint basis	\$298.90	\$401.80	\$200 per meter check, credit card	Waste Management \$3.26/unit/mo. recycling fee	8yd. 2x \$229.89 8yd. 3x \$360.30	no pool fees	\$50 alarm permit \$50 temp. signs/banners
COPPELL	3,913	\$10.00/unit/year license fee	10% of interior per year 100% exterior 1x per year	\$154.35 +\$56.44 for 2" meter	\$109.76 +\$22.40 base charge	\$35 per meter cash, check, credit card	Republic Services	10yd. 2x \$333.64 10yd. 3x \$470.26	\$200 per pool/spa certified pool mgr. required	
DALLAS	292,718	\$6.00/unit/year	10% of units once ea. every 1-3 yrs interior & exterior	\$199.30	\$205.50	75 days average usage cash, bond, letter of credit	independent haulers mandatory recycling eff. 01/2020	private contract	\$47 per pool/spa	\$50 alarm permit certified pool mgr. required temp. signs prohibited
DENTON	27,004	none \$207/building/new owner	complaint basis only	\$222.50	\$230.38	60 days average usage cash, check, credit card	City of Denton recycling available	8yd. 2x \$395.52 8yd. 3x \$593.28	\$162/year certified pool mgr. required	
DESOTO	4,896	none	complaint basis only	\$214.25	\$545.86	\$50 per unit cash, bond, credit card	Republic Services	8yd. 2x \$267.38 8yd. 3x \$380.40	\$100 per pool/spa; \$25 ea.add'l	\$82 temp. signs 14-day temp. sign display
DUNCANVILLE	2,535	\$75.00/year license fee \$15.00/unit/year inspection fee	interior units on complaint basis exterior annual	\$249.42	\$462.50	varies per # units bond	Republic Services	6yd. 2x \$210.84 6yd. 3x \$265.70	\$175/pool; \$75/spa	\$25 banner fee 30-day banner display
FARMERS BRANCH	6,854	\$10.00/unit/year license fee	% of interior inspected based on property age 100% exterior 1x per year	\$325.68	\$194.16	12 month average usage cash, check, credit card	independent haulers	private contract	\$125 per pool/spa	\$20 temp. sign fee \$100 alarm permit/complex
FRISCO	19,292	\$5.00/unit/year license fee No inspection fee	100% of units 1x per year interior & exterior	\$226.26	\$257.28	\$1,100 per account cash, check, credit card	Waste Connections	8yd. 2x \$275.90 8yd. 3x \$413.85	\$225 per pool/spa	\$75 temp. signs/banners \$100 alarm permit
GARLAND	20,336	\$13.00/unit/year license fee	% avg. interior 1x per year based on previous year 100% exterior 1x per year	\$319	\$195.60	60 days average usage cash, check, letter of credit	independent haulers or City of Garland	8yd. 3x \$275.77	\$200 per pool/spa	Temp. signs prohibited certified pool mgr. required
GRAND PRAIRIE	19,543	\$12.60/unit license fee	1x per year interior & exterior	\$299.20	\$216.00	60 days average usage cash	Republic Services	8yd. 2x \$278.79 8yd. 3x \$342.44	\$200 per pool/spa per year	\$100 sign permit certified pool mgr. required
GREENVILLE	3,339	none	complaint basis only	\$225.24	\$288.48	60 days average usage cash, check, credit card	CWD recycling available	8yd. 2x \$206.17 8yd. 3x \$312.13	\$100 per pool/spa; \$50 ea. add'l	\$50 alarm permit certified pool mgr. required
IRVING	55,937	\$13.16/unit/year license fee	annual exterior and interior inspections add'l inspection on complaint basis	\$263.34	\$175.20	\$45 per unit cash, check, credit card	independent haulers	private contract	\$200 per pool/spa	\$35 banners certified pool mgr. required
LANCASTER	2,495	\$15.00/unit/year license fee	100% of units & exterior 1x per year interior vacant units 2x per year	\$133.50	\$386.50	based on meter size & # of meters cash only	CWD	8yd. 2x \$266.66 8yd. 3x \$370.94	no pool fees	\$75 fire inspection/year \$100 fire alarm/year
LEWISVILLE	25,731	\$50.00/building/year \$125.00/building/year	1 unit/floor/building per year interior/exterior	\$156.48	\$185.28	\$75-\$1000 based on meter cash, check, money order, credit card	Republic Services \$1.28/unit/mo. recycling fee	8yd. 2x \$242.52 8yd. 3x \$346.96	\$150 per pool/spa	\$50 banner signs certified pool mgr. required
MCKINNEY	18,376	\$25.00/building/year \$25.00 reinspection/building	annual exterior inspections interior only per validated request	\$232.50	\$262.50	60 days average usage cash only	Waste Connections	8yd. 2x \$279.69 8yd. 3x \$410.32	\$500 per pool/spa	\$25 temp. signs/banners \$50 security alarms/unit
MESQUITE	14,698	\$13.00/unit/year license fee	exterior & interior 2x per year (50% units per complex yearly) add'l inspection on complaint basis	\$358.92	\$315.56	\$35 or 90 days average usage (larger of two) cash, check, bond, letter of credit	Republic Services	8yd. 2x \$248.03 8yd. 3x \$377.04	\$150 per pool/spa; \$100 ea. add'l	\$200 temp. signs/banners \$10 alarm permit/year
PLANO	39,165	\$11.00/unit/year license fee	min. 10% of interior 1x per year 100% exterior	\$181.79	\$284.20	12 month average usage deposit will be billed	Republic Services recycling available	8yd. 2x \$312.62 8yd. 3x \$465.03	\$250 per pool/spa; \$150 ea. add'l	\$100 temp. signs/banners \$50 alarm permit
RICHARDSON	20,458	\$13.00/unit/year license fee	annual inspection \$15.00/unit fee for 1st failed inspection	\$373.25	\$416.07	based on meter size cash, check, credit card	City of Richardson recycling available	8yd. 3x \$242.52 8yd. 3x \$365.00	\$200 per pool/spa	\$50 temp. signs/banners \$60 alarm permit
ROWLETT	3,810	\$12.00/unit/year license fee	100% exterior and 5% interior 1x per year	\$288.00	\$297.50	\$100 per metered account cash, bond, letter of credit	FCC	8yd. 2x \$336.98 8yd. 3x \$498.82	\$250 per pool/spa	\$25 temp. signs/banners \$35 alarm permit
SHERMAN	5,365	none \$50 certificate of occupancy	annual fire inspection 25% interior, exterior & common areas	\$158.59	\$168.78	\$50 per unit cash only	City of Sherman recycling available	8yd. 2x \$212.00 8yd. 3x \$316.00	no pool fees	\$50 per banner no freestanding signs
THE COLONY	6,430	\$75 Certificate of Occupancy	none	\$262.01 + (\$9.77 per unit after 1st unit)	\$254.40	12 month average usage cash, bond, letter of credit	Republic Services	8yd. 2x \$243.45 8yd. 3x \$347.14	\$150 per pool/spa; \$100 ea. add'l	\$ varies temp. signs/banners 30-day banner display
WAXAHACHIE	3,192	none	complaint basis only	\$328.52	\$207.09	based on meter size cash, check, credit card	Waste Connections	8yd. 2x \$197.21 8yd. 3x \$295.82	no pool fees	\$30 temp. signs/banners \$50 fire alarm