

# 2026 MULTIFAMILY FEE SURVEY

The results for the Apartment Association of Greater Dallas' 27th annual survey of municipal fees for the 2026 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 Addison, Irving, 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 2025. Fees and service rates are subject to change at the discretion of each individual municipal government.*

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# MULTIFAMILY FEE SURVEY

**AAGD**  
APARTMENT ASSOCIATION  
GREATER DALLAS

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	8,829	\$25/unit/year license fee	Annual exterior inspection & interior inspections; complaint basis	\$166.29 for 2" meter + \$55.25	\$262.59 for 2" meter + \$90.22	60 days avg. usage	Independent haulers	private contract	No pool fees; combined with annual registration	\$75 temp. signs/banners
		SF: \$115/year license fee	SF:change of tenancy; complaint basis	SF: \$17.20/month for 2,000 gal.	SF: \$20.55/month for 2,000 gal.	Cash; CC, Money Order, Check			Certified pool manager required	
ALLEN	10,454	\$15/unit/year license fee	Annual exterior inspection & interior inspections; complaint basis	\$238.10 + \$198.72 for 2" meter	\$334.65 + \$52.74 base fee	\$100.00	Commercial Waste Disposal	8yd. 2x = \$430.26	\$225/pool/spa	\$100 temp. signs/banners
		None	None for SF	SF: based on meter size	SF: based on meter size	cash, check, CC	\$0.77/unit/month recycling fee	8yd. 3x = \$645.39	certified pool mgr. required	\$100 alarm permit
CARROLLTON	19,802	\$13/unit/year license fee; min. \$250	Min. 5% interior per year; 5%-100% exterior every 3 years	\$139.20 + \$60.23 for 2" meter	\$212.64 + \$57.85 for 2" meter	\$75/unit	Republic Services	8yd. 2x = \$273.66	\$100/pool/spa; \$50 ea. add'l	\$25 signs/banners
		SF: \$75/year for long-term rental; \$250/year for short-term rental; \$45 reinsection fee	SF: Inspections on complaint basis or if external violations found create health and safety issues	SF: based on meter size	SF: based on meter size	Cash, surety bond	Rec. offered; not required	8yd. 3x = \$410.49	certified pool mgr. required	\$100 certificate of occupancy; \$4 Fire Alarm per \$1,000
CEDAR HILL	2,736	\$13/unit/year license fee	Annual routine inspections; 100% exterior & 10% interior; complaint basis	\$367.50 + \$72.00 for 2" meter	\$568.40 + \$22.75/connection	\$200/2" meter	Waste Management	8yd. 2x = \$303.92	no pool fees	\$50 temp. signs/banners
		SF: \$50 initial registration; \$25 annual renewal	SF:change of tenancy; exterior annual inspections; interior complaint basis	SF: based on meter size	SF: based on meter size	check, CC	\$1.77/unit/month recycling fee	8yd. 3x = \$476.32		\$50 alarm permit
DALLAS	252,294	\$13/unit/year license fee	10% of units once ea. every 1-3 yrs interior & exterior	\$288.40 + \$38.50 for 2" meter	\$277.50 + \$34.20 for 2" meter	60 days average usage; calculated using previous year invoices	Independent haulers	private contract	\$24 per pool/spa	Temp. signs/banners prohibited
		SF: \$74/year license fee	SF:change of tenancy; exterior & interior annual inspections; complaint basis	\$495.34 + \$5.93 for 5/8" meter	\$309.50 + \$5.34 for 5/8" meter	Cash, letter of credit	Recycling required for 8+ units		certified pool mgr. required	\$50 alarm permit
DENTON	20,849	None	Complaint basis only	\$382.46 + \$36.13 for 2" meter	\$259.50 + \$15.04 per bill	Determined using On-Line Utility Exchange; depends on rating	City of Denton	8yd. 2x = \$400	\$162 annually	\$20 temp. signs/banners
		None for SF	SF:exterior & interior on complaint basis	SF: based on meter size	SF: based on meter size	Cash only	Recycling available, not required	8yd. 3x = \$600	certified pool mgr. required	
FARMERS BRANCH	11,998	\$13/unit/year license fee; \$120/year inspection fee	Annual exterior inspection & interior inspections; complaint basis	\$374.48 + \$25.29/unit	\$223.12 + \$26.44 base fee	30 days average usage per unit	Independent haulers	private contract	\$200/pool/spa	\$20 temp. signs/banners
		SF: \$120/year license fee & inspection fee	SF:annual inspections; interior on complaint basis	SF: based on meter size	SF: based on meter size	Cash, check, money order, credit card			certified pool mgr. required	\$100 security alarm; \$250 for 3+ stories
FRISCO	92,736	\$10/unit/year license fee	Annual routine inspections; exterior quarterly inspections; complaint basis for interior and exterior; 10 units per phase	\$276.48 + \$26.02/unit	\$387.36 + \$38.31/unit	\$1,100/meter	Waste Connections	N/A	\$225 per pool/spa	\$75 temp. signs/banners
		None for SF	None for SF	SF: \$26.02 for 2,000 gallons	SF: \$38.31 for 2,000 gallons	cash, check, CC		N/A	certified pool mgr. required	\$100 alarm permit
GARLAND	20,676	\$13/unit/year license fee; \$100 for 3rd and additional reinspections	% avg. interior 1x per year; 100% exterior 1x per year	\$389.00 (\$7.78 per 1,000 gallons)	\$230.80 (\$5.77 at 80% per 1,000 gallons)	24 month bill x 2	City of Garland or independent haulers	8yd. 2x = \$315.64	\$300/pool/spa	\$88 temp. signs/banners
		SF: \$65/year license fee	SF:change of tenancy; complaint basis	SF: based on meter size	SF: based on meter size	Cash, check, cashier's check	Recycling: 1x/week = \$203.66; 2x/week = \$407.34	8yd. 3x = \$465.14	certified pool mgr. required	\$100 alarm permit; fire suppression based on sq. ft.
GRAND PRAIRIE	28,002	\$150/year permit fee; \$12.60 - \$25.20/year inspection fee	Annual exterior inspection & interior inspections; complaint basis	\$376.50 + \$5.38/unit	\$349.50 + \$5.38/unit	Based on # of units + \$150	Republic Services	N/A	\$200 annually	\$50 temp. signs/banners fee for balloons only
		SF: \$480/year permit fee; \$480/year inspection fee on STR only	SF: annual exterior inspection & interior inspections; complaint basis	SF: based on meter size	SF: based on meter size	Cash, check, credit card		N/A	certified pool mgr. required	
IRVING	58,269	Level 1-3 \$16.70/unit; Level 4-5 \$22.50/unit	Annual exterior inspection & interior inspections; complaint basis	\$265.22 + \$37.85 for 2" meter	\$331.20 + \$12.50 base fee	\$45/unit	Independent haulers	private contract	\$200/pool/spa	No temp. signs fee
		None for SF	SF:exterior & interior on complaint basis	SF: based on meter size	SF: based on meter size	cash, check, CC			certified pool mgr. required	
LEWISVILLE	28,302	\$12/unit/year license fee	Annual exterior inspection; interior inspections of 5% on all units; complaint basis	\$232.30 + \$105.48 for 2" meter	\$269.00 + \$19.60 base fee	Based on meter size	Republic Services	8yd. 2x = \$291.45	\$200 per pool/spa	\$50/banners
		None for SF	SF:change of tenancy or every 5 years; interior upon request	SF: based on meter size	SF: based on meter size	Cash, check/cashier's check, money order, card	\$2.50/unit/month recycling fee	8yd. 3x = \$414.55	certified pool mgr. required	\$50 alarm permit; \$100 certificate of occupancy if change of business name or owner
McKINNEY	25,850	None	Annual fire inspection; \$25 per building; interior on complaint basis	\$403.20 + \$83.65 for 2" meter	\$382.20 + \$99.00 for 2" meter	60 days average usage	Fronter Waste	8yd. 2x = \$310.74	\$500/pool/spa	\$25 temp. signs/banners
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	cash only	Recycling available	8yd. 3x = \$457.23	certified pool mgr. required	
MESQUITE	13,302	\$20/unit/year license fee	Annual fire inspection; 100% exterior and 10%-15% interior	\$499.46 + \$8.11/unit	\$406.71 + \$11.53/unit	60 days average usage	City of Mesquite	8yd. 2x = \$362.47	\$150 per pool/spa	\$200 temp. signs/banners
		SF: \$150/year license fee	SF:change of tenancy or every 3 years; interior on complaint basis	SF: based on meter size	SF: based on meter size	Letter of credit, cash bond	Recycling available	8yd. 3x = \$550.96	certified pool mgr. required	
PLANO	46,823	\$13/unit/year license fee	1st re-inspection is free, 2nd re-inspections \$300, 3rd & subsequent \$600; 100% exterior	\$247.45 + \$232.00 for 2" meter	\$416.50 + \$116.60 for 2" meter	90 days average usage	Republic Services	8yd. 2x = \$399.63	\$270 per pool/spa; \$160 ea. additional	\$100 temp. signs/banners
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	Cash, check/ACH, credit card	Recycling available	8yd. 3x = \$594.46	certified pool mgr. required	\$100 alarm permit
RICHARDSON	20,251	\$15/unit/year license fee	Annual interior and exterior inspection; abbreviated inspection will be conducted the following year	\$438.56 + \$8.00 base fee	\$416.50 + \$116.60 for 2" meter	based on meter size	City of Richardson	8yd. 2x = \$311.00	\$250 per pool/spa	\$50 temp. signs/banners
		SF: \$75/year license fee	SF:exterior conducted monthly & yearly; interior on complaint basis	SF: based on meter size	SF: based on meter size	Cash, check, credit/debit card	Recycling available	8yd. 3x = \$444.00		\$30 security alarms/unit
SHERMAN	4,924	\$10/unit/year license fee	Annual fire inspection; up to 100% interior, exterior, and common areas	\$ 25.39/unit + \$181.78 for 2" meter	\$218.88 + \$10.73 base fee	\$150/unit	City of Sherman	8yd. 2x = \$267.00	no pool fees	No temp. signs fee
		None for SF	None for SF	SF: based on meter size	SF: based on meter size	Cash, card		8yd. 3x = \$398.00		\$250 fire alarm permit
WAXAHACHIE	4,372	None	N/A	\$286.15 + \$73.37 for 2" meter	\$129.06 + \$29.67 base fee	based on meter size	Waste Connections	8yd. 2x = \$264.83	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, money order, card		8yd. 3x = \$397.26		2 14-day periods/year

\*SF is an abbreviation for Single Family