

2026 Texas Permit Requirements Guide

Permit fees, review timelines, and requirements for Texas's 6 most active building jurisdictions — from official sources.

How to read this guide

Confidence badges

Every figure carries a confidence label. “Verified” means PermitBase confirmed the figure directly against the jurisdiction’s current published source. “Reviewed” covers everything else — the same figure, a lighter verification pass. We never upgrade a label past what was actually checked.

Tiered fees

Where a jurisdiction charges by project valuation, this guide prints the base/starting tier from the published fee table and points at the source for the full schedule — never a computed total.

“Not published”

When a jurisdiction does not publish a plan-review timeline, this guide says so plainly — “Not published — contact the department” — rather than estimating one.

Texas adopts the International Residential Code as it existed on May 1, 2012 as the municipal residential building code, by statute rather than through a state agency. A municipality may adopt local amendments that add, modify, or remove requirements set by that code, and may review and consider later International Code Council changes but is not obliged to. The statutory edition does not advance on a cycle.

PermitBase is an independent reference and is not affiliated with any government agency. Requirements change and vary by project — confirm current details with the building department before you submit.

Texas snapshot

6 Texas jurisdictions covered — this guide features the 6 most active.

City	County	Annual units	Annual value
Houston	Harris County	11878	\$2,822,233k
Fort Worth	Tarrant County	9437	\$2,319,183k
Austin	Travis County	8893	\$1,568,252k
Dallas	Dallas County	6993	\$1,484,916k
San Antonio	Bexar County	5320	\$1,495,600k
El Paso	El Paso County	—	—

Source: U.S. Census Bureau, Building Permits Survey (BPS)

Houston

Harris County · Houston Permitting Center — Building Code Enforcement, Permits Office

832.394.8899 · <https://www.houstonpermittingcenter.org/building-code-enforcement/permits> · 11878 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	No fee published for this permit type	15–15 business days	—
Residential Addition / Remodel	No fee published for this permit type	10–10 business days	—
Electrical	No fee published for this permit type	Not published — contact the department	—
Plumbing	No fee published for this permit type	1–1 business days	—
Mechanical / HVAC	No fee published for this permit type	Not published — contact the department	—
Roofing / Re-roof	No fee published for this permit type	10–10 business days	—
Solar PV	No fee published for this permit type	Not published — contact the department	—

Good to know

- Houston has no city-wide comprehensive zoning ordinance. Per the City of Houston's own Official Zoning Letter (Planning & Development Department, dated January 6, 2026): 'The City of Houston does not have a city-wide comprehensive zoning ordinance.' Narrow exceptions exist: land use/height-hazard regulation around the city's airports (IAH, HOU, EFD) under Code of Ordinances Chapter 9, Articles VI and VII, and zoning specific to Tax Increment Reinvestment Zone (TIRZ) No. 1, St. George Place. Source: https://www.houstontx.gov/planning//DevelopRegs/docs_pdfs/2026/No-Zoning-Letter-and-Boundary-Map-2026.pdf
- Houston adopts IAPMO's Uniform Plumbing Code and Uniform Mechanical Code (not the ICC's International Plumbing/Mechanical Codes), and the NFPA National Electrical Code for electrical work — confirmed via the city's own 'List of Adopted Codes' (CE1199) document and Code Development page.

Fort Worth

Tarrant County · City of Fort Worth Development Services Department

817-392-2222 · <https://www.fortworthtexas.gov/departments/development-services> · 9437 permitted units/yr

Permit	Fee		Review timeline	Tip
Residential Building (New Construction)	No fee published for this permit type	7–7 business days	Additions, detached garages, decks over 6 inches above grade, carports (including fabric carports), storage buildings/shipping containers, foundation repairs, and enclosing a garage all require a building permit	
Residential Addition / Remodel	Not offered / not tracked for this city			
Electrical	No fee published for this permit type		Not published — contact the department	—
Plumbing	No fee published for this permit type		Not published — contact the department	—
Mechanical / HVAC	No fee published for this permit type		Not published — contact the department	—
Roofing / Re-roof	No fee published for this permit type		Not published — contact the department	Shingle work alone does not require a permit
Solar PV	No fee published for this permit type	Not published — contact the department	Confirm with Development Services (817-392-2222) which specific permit type (Residential/Commercial Accessory New, or Electrical) applies to a given solar installation before applying, since there is no dedicated solar permit application	

Good to know

- The general Permits landing page (<https://www.fortworthtexas.gov/departments/development-services/permits>) states the 2020 NEC was 'effective January 1, 2020,' while the dedicated Building & Energy Codes page (<https://www.fortworthtexas.gov/departments/development-services/permits/building-energy-codes>) — the more authoritative, dedicated source — states the currently adopted electrical code is the 2023 National Electrical Code, effective March 1, 2023, with a 2026 NEC proposed effective September 1, 2026. This dataset follows the dedicated codes page as ground truth; the Permits page appears to carry stale text about an older NEC cycle.
- The city's official Development Fee Schedule PDF (<https://www.fortworthtexas.gov/files/assets/public/v/9/development-services/documents/resources-applications-forms-videos/f/development-fees-schedule.pdf>, Ordinance No. 27191-09-2024, 48 pages) could not be reliably extracted as text beyond its first page (ordinance preamble) using the available scraping tool; the actual fee tables were not retrievable in this session. No fee amounts are included in this dataset for any permit type as a result — fees fields are intentionally left empty rather than estimated.

Austin

Travis County · Austin Development Services Department – Permitting and Development Center (PDC)
512-978-4000 · <https://www.austintexas.gov/development-services> · 8893 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	No fee published for this permit type	10–10 business days	Austin publishes 10 business days for New Construction & Additions.
Residential Addition / Remodel	No fee published for this permit type	5–5 business days	—
Electrical	Not offered / not tracked for this city		
Plumbing	Not offered / not tracked for this city		
Mechanical / HVAC	Not offered / not tracked for this city		
Roofing / Re-roof	Not offered / not tracked for this city		
Solar PV	Not offered / not tracked for this city		

Good to know

- Austin's adopted codes come from THREE publishers – ICC, IAPMO and NFPA – so asking for 'the international code' will not identify the governing document for mechanical, plumbing or electrical work.
- Application status is tracked in the Austin Build + Connect (AB+C) portal.

Dallas

Dallas County · City of Dallas Planning & Development – Permitting & Inspections
214-948-4480 · <https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/Pages/default.aspx> · 6993 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	square footage x 1.07 = permit fee	Not published — contact the department	—
Residential Addition / Remodel	\$181 per dwelling unit	Not published — contact the department	—
Electrical	\$125 base tier — full schedule at source	Not published — contact the department	—
Plumbing	\$81	Not published — contact the department	—
Mechanical / HVAC	\$125 base tier — full schedule at source	Not published — contact the department	—
Roofing / Re-roof	No fee published for this permit type	Not published — contact the department	—
Solar PV	Not offered / not tracked for this city		

Good to know

- All new permit applications and most trade-permit renewals go through the DallasNow online portal; permits cannot be obtained in person at a Building Inspection District Office.
- As of October 2025, the fee-payment process for a defined list of common commercial record types (new construction, alteration/addition, drive approach/sidewalk, pool/spa, solar/PV, accessory structure, electrical, mechanical, plumbing, foundation repair, roofing, and demolition) moved to an early, consolidated collection point at the end of the pre-screen phase. Residential permits were not yet included in this streamlining as of the source page's last update.

San Antonio

Bexar County · Development Services Department (DSD), City of San Antonio
210-207-1111 · <https://www.sa.gov/Directory/Departments/DSD> · 5320 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$654	3–3 business days	General repair and small remodel permits are issued over-the-counter at the One Stop office; only new homes, additions over 1,000 sq ft, and 2-story additions require full Plans Examiner review.
Residential Addition / Remodel	\$160.00	Not published — contact the department	The No Permit Required List identifies minor projects that don't need any permit at all.
Electrical	\$100	Not published — contact the department	Trade permits (mechanical, electrical, plumbing, flatwork, signs) expire if issued more than 30 days ago with no inspections performed.
Plumbing	\$119	Not published — contact the department	Plumbing not included in the standard trade-permit fees: irrigation and MRFPS (Minor Repair for Fixture, Piping, Sewer, Slab); separate fees apply.
Mechanical / HVAC	\$80	Not published — contact the department	A water-heater or A/C replacement can be done immediately under the Limited Service Repair (LSR) process, with the formal permit filed within 3 business days after the work is completed.
Roofing / Re-roof	\$25.00	Not published — contact the department	Home Improvement Contractors (non-structural) can pull a re-roof permit with no pitch change on a homeowner's behalf; only a Residential Building Contractor can pull a re-roof permit that involves a pitch change.
Solar PV	Billed as an Electrical Permit subtype; — full text at source	3–3 business days	Submit the DSD application and the CPS Energy registration/preconstruction documents simultaneously -- CPS Energy will only schedule a Commissioning Test after DSD releases the permit.

Good to know

- Every permit application and issued permit expires after 180 days without proof of work/progress; extensions of 180 days can be granted with a justifiable reason.
- Trade permits (mechanical, electrical, plumbing, flatwork, signs) can be canceled/refunded only if issued within 30 days and no inspections were performed; building permits, within 90 days with no plan review or inspection performed.

El Paso

El Paso County · City of El Paso Planning & Inspections Department — One Stop Shop
(915) 212-0104 · <https://www.elpasotexas.gov/planning-and-inspections>

Permit	Fee		Review timeline	Tip
Residential Building (New Construction)	No fee published for this permit type	Not published — contact the department	No permit is required for like-for-like replacement of a switch, receptacle, fuse, fan, or light fixture that does not alter mechanical, electrical, or plumbing systems, or for an accessory storage structure under 200 sq. ft. (one per site, not over a utility easement).	
Residential Addition / Remodel		Not offered / not tracked for this city		
Electrical	No fee published for this permit type	Not published — contact the department	A homeowner starting electrical work on their own residence without a permit pays double the permit fee; a contractor doing the same pays triple (FY2027 Schedule C, lines 458-460).	
Plumbing	No fee published for this permit type		Not published — contact the department	—
Mechanical / HVAC	No fee published for this permit type		Not published — contact the department	—
Roofing / Re-roof	No fee published for this permit type		Not published — contact the department	—
Solar PV	No fee published for this permit type		Not published — contact the department	—

Good to know

- No permit is required for like-for-like replacement of switches, receptacles, fuses, fans, or light fixtures that don't alter mechanical/electrical/plumbing systems, or for one accessory storage structure under 200 sq. ft. per site (not over a utility easement).
- Pools/ponds 24 in. deep or shallower, or above-ground pools holding under 5,000 gallons, are exempt from permitting.

Sources & verification

Every figure in this guide traces to one of the official sources below, grouped by city.

Houston

<https://www.houstonpermittingcenter.org/building-code-enforcement/permits>
<https://www.houstonpermittingcenter.org/hpwwcode1136>
<https://www.houstonpermittingcenter.org/hpwwcode1134>
<https://www.houstonpermittingcenter.org/hpwwcode1054>
<https://www.houstonpermittingcenter.org/hpwwcode1093>
<https://www.houstonpermittingcenter.org/hpwwcode1019>
<https://www.houstonpermittingcenter.org/hpwwcode1140>
<https://www.houstonpermittingcenter.org/hpwwcode1119>

Fort Worth

<https://www.fortworthtexas.gov/departments/development-services>
<https://www.fortworthtexas.gov/departments/development-services/permits/residential-information>

Austin

<https://www.austintexas.gov/development-services>
<https://www.austintexas.gov/development-services/residential-plan-review>

Dallas

<https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/Pages/default.aspx>
<https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/pages/residential.aspx>
https://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/Pages/electrical_section.aspx
<https://dallascityhall.com/departments/sustainabledevelopment/Pages/permits-inspections.aspx>
<https://dallascityhall.com/tornado/Pages/Single-Family.aspx>

San Antonio

<https://www.sa.gov/Directory/Departments/DSD>
<https://www.sa.gov/Directory/Departments/DSD/Constructing/Residential/Permits>
<https://www.sa.gov/Directory/Departments/DSD/Constructing/Business-Commercial/Permit-Process>
<https://docsonline.sanantonio.gov/FileUploads/dsd/IB153.pdf>

El Paso

<https://www.elpasotexas.gov/planning-and-inspections>
<https://www.elpasotexas.gov/assets/Documents/CoEP/Planning-and-Inspections/misc/FY-2027-Schedule-C.pdf>

Every figure in this guide links to a living page.

Fees, timelines, and requirements change. For the current version of every figure in this guide — plus fee-comparison and search tools for all of Texas — visit:

permitbase.app/texas

This edition was generated on 2026-09-06 from PermitBase's live dataset and is re-issued periodically as sources change. The dated PDF you're holding is a snapshot — the URL above always reflects the current data.