

# TOWN OF PROSPER

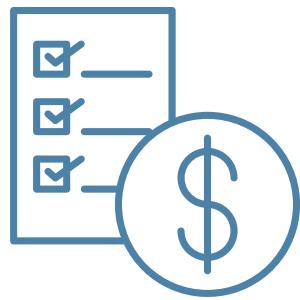
## DEVELOPMENT RELATED FEES IN EFFECT OCTOBER 1, 2025



Alcohol Distance Variance	\$500.00
Amended Plat	Single Family: \$450.00 Multifamily: \$450.00 plus \$10.00 per unit Non-Residential: \$450.00
Annexation / De-Annexation	\$1,000.00
Board of Adjustment Variance / Construction Board of Appeals	\$500.00
Comprehensive Plan Amendment	\$300.00
Conveyance Plat	\$600.00 plus \$50.00 per lot
Development Agreement	\$500.00
Extension Request for Site Plans and Plats	\$500.00
Facade Plan	\$200.00 plus \$50.00 per building
Final Plat	Residential (Single Family): \$600.00 plus \$25.00 per lot (includes all lots, such as HOA lots) Multifamily: \$600.00 plus \$50.00 per unit Non-Residential: \$600.00 plus \$25.00 per acre
HOA/POA Document Review Fee	\$500.00
Landscaping Inspection	\$100.00 for the initial fee \$200.00 for the 3rd and any additional inspection
Landscape Plan	\$200.00
Minor Plat	\$400.00
Miscellaneous Applications	\$100.00
Open Space Plan	\$100.00
Park Dedication/Fee (for residential developments)	1 acre of land per 30 units or 5% of the total acreage (whichever is larger)
Park Improvement Fee (for residential developments)	\$2,000 per single family unit and \$3,000 per multifamily unit
Park Tree Mitigation Fee (if applicable)	Fee calculations per Zoning Ordinance and based on the approval of Tree Mitigation Plans

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## DEVELOPMENT RELATED FEES CONT.



Preliminary Plat	Single Family: \$500.00 plus \$25.00 per lot Non-Residential: \$500.00 plus \$25.00 per acre
Preliminary Site Plan	\$500.00 plus \$50.00 per acre
Property Owner Public Hearing Notifications (for all cases where notices are required)	\$100.00 plus \$5.00 for each mailed notification over 10 notices.
Replat	Single Family: \$600.00 per acre plus \$25.00 per lot Multifamily: \$600.00 plus \$10.00 per unit Non-Residential: \$600.00 plus \$25.00 per acre
Sign Variance (Petition for a Waiver)	\$500.00
Site Plan	\$500.00 plus \$50.00 per acre
Special Purpose Sign District Application	\$2,500.00
Specific Use Permit	\$700.00 plus \$50.00 per acre
Zoning Change – Planned Development	\$2,500 plus \$30.00 per acre
Zoning Change – Standard/Straight	\$2,000 plus \$30.00 per acre
Zoning Verification Letter	\$50.00
<b><u>Engineering Related Fees</u></b>	
Reference the Engineering webpage at <a href="http://prospertx.gov">prospertx.gov</a> for Engineering related fees, such as civil plan review fees, floodplain study reviews, land disturbance fees, impact fees, construction inspection fees, and others.	
* Please note: Acreage will be calculated to the next full acre.	