

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

TOWN OF PROSPER

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
<u>Engineering Related Fees</u>	
Reference the Engineering webpage at prospertx.gov 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.	