

What is the Building Permit Waiver & Reduction Program?

The Building Permit Waiver and Reduction Program is an incentive for residential and commercial properties developing and/or redeveloping within eligible historic districts in the City of Rockwall.

Who is eligible for the program?

Commercial Properties

Eligible properties are any commercial properties located within the Old Town Rockwall (OTR) Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay (SRO), and the Downtown District (DT).

Residential Properties

Eligible properties are any residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood District (SRO).



City of Rockwall
Planning & Zoning Department

BUILDING PERMIT WAIVER & REDUCTION PROGRAM

For questions or concerns, please contact:
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What determines whether I get a full waiver or a reduction in building permit fees?

Commercial

Commercial properties located in Old Town Rockwall (OTR), Planned Development 50 (PD-50), Southside Residential Neighborhood Overlay (SRO), and Downtown Districts (DT) are eligible for 50% reduction in building permit fees for projects involving a minimum investment of \$50,000.

Landmarked Properties are eligible for a full waiver of building permit fees for projects that include a substantial rehabilitation involving a minimum investment of \$25,000.

Residential

Non-Contributing properties are eligible for a 50% reduction of building permit fees for rehabilitation or restoration projects that involve a minimum investment of \$5,000.

Contributing properties are eligible for a full waiver of building permit fees for rehabilitation or restoration project that involve a minimum investment of \$5,000.

What is the difference between a non-contributing property, a contributing property, and a landmark property?

A non-contributing property generally provides no contribution to the local history or the built environment, and is generally due to the age of the structure, alterations, additions, or other changes to the structure that lessens its historical integrity.

A contributing property provides historical value or significance.

A landmark property is a property or structure not contiguous to or part of an existing historic district, however, it is deemed worth of preserving due to its historic significance.

What qualifies as “substantial rehabilitation”?

- 1) Changes in the use of the property (i.e. residential to commercial).
- 2) An addition, alteration, or change that necessitates accessibility requirements to be met.
- 3) An addition, alteration, or change ruled a substantial change by the HPAB.



Can interior work qualify for the program?

In order to be eligible for the program, a project must include exterior improvements. Interior work may be included in the overall permitting, however, exterior improvements of a substantial nature are required.

What is the process for applying for the Building Permit and Reduction Program?

- 1) Submit an application to City staff prior to or concurrently with the submittal of the building permit. The application can be found at <https://sites.google.com/site/rockwallplanning/documents>.
- 2) City staff will prepare a case memo outlining the project and provide it to the HPAB.
- 3) The Historic Preservation Advisory Board (HPAB) will review the application and either approve, deny, or modify the request.
- 4) City staff will send a confirmation letter to the applicant informing them of the status, and the adjustment will be made to the building permit once issued.

What do I need in order to apply?

A complete application consists of:

- 1) The application form,
- 2) A list of all improvements associated with the project, and
- 3) Any additional information deemed necessary for HPAB to make a determination.

How long does the process take?

The process takes 60 days or less for approval from HPAB.

Can you show me an example of how the Building Permit Waiver and Reduction Program works?

Commercial Building Permits: Approved by the Proposed Program

Job Value	Permit Fee	Permit@50% Waiver	Landmark Property
\$50,000	\$652.75	\$326.38	Waived
\$100,000	\$1160.25	\$580.13	Waived
\$750,000	\$4432.75	\$2216.38	Waived

Residential Permits: Approved by the Proposed Program

Job Value	Permit Fee	Permit@50% Waiver	Contributing Property
\$5,000	\$122.75	\$61.38	Waived
\$25,000	\$402.75	\$201.38	Waived
\$72,000	\$830.25	\$415.13	Waived