

Ordinance

Version 3.7 released on 7/1/25

Use for all Ordinances including: TRO, Budget, Zoning, Declarations, Trust Indentures, etc.



CITY COUNCIL USE ONLY Date Received: _____ Committee Date: _____ 1 st Agenda Date: _____	Tracking #: _____ Committee: _____ Hearing Date: _____ 2 nd Agenda Date: _____	CITY CLERK USE ONLY <input type="checkbox"/> Scanned Date: <u>04.29.2026</u> <input type="checkbox"/> Posted Item #: <u>2604.01073</u>
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All department items requiring Council approval must be submitted through the Mayor's Office.

Primary Details

Dept. Tracking No.	Board Approval	Other Board Name	City Council Approval <input type="radio"/> Yes <input type="radio"/> No
Department Development Services	Contact Name Danette Williams	Email dwilliams@cityoftulsa.org	Phone 918-596-9603
Subject (Description) Amending Ordinance Title 49	Ordinance Type Amending Previous Ordinance		
Section	Township	Range	Lot
Block	Address		BA / CT Number
Amending Ord. No.	TRO Title No. <small>e.g. 43</small>	TRO Subtitle <small>e.g. G</small>	Property/Non-Property
Council District	Zoning No.	PUD No.	Planning District

Budget

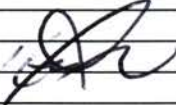
Funding Source(s)

TOTAL:

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.AbstTitle5413102.6001-4043122-541102-\$30,000.01)

Approvals

Department: _____
 Legal: _____
 Board: _____
 Mayor: _____
 Other: _____


 Krystal S. Reyes
 Mayor Pro Tem

Date: 4-27-2026
 Date: 4/27/26
 Date: _____
 Date: APR 29 2026
 Date: _____

Policy Statement

Background Information

Amending Ordinance Fees for Title 49, Chapter 1, 3, 9,12,17. As part of the FY2027 budget these are adjusted to meet cost of service, inflation and other necessary adjustments. Other fees increase varied by department. These proposed increases will offset necessary expenditures incurred by the department.

Provide background information on the requested action.

Summation of the Requested Action

Request approval of ordinance changes and emergency clause

Summarize the pertinent details of the requested action.

Emergency Clause?

Yes

No

Reason for Emergency Clause

Coincide with the 2027 budget approval

Explain why you are requesting that the City Council approve this action with an emergency clause.

Processing Information for City Clerk's Office

Post Execution Processing

- Mail vendor copy (add'l signature copies attached)
- Must be filed with other governmental entity
- Add'l governmental entity approval(s) required

Additional Routing and Processing Details

Published in the Tulsa World,
_____, 2026.

ORDINANCE No. _____

AN ORDINANCE AMENDING TITLE 49, TULSA REVISED ORDINANCES (TRO), "ADMINISTRATIVE, PERMIT, AND LICENSE FEES", BY AMENDING CHAPTER 1, "GENERAL ADMINISTRATIVE FEES", SECTION 108, "INSPECTION FEE"; AMENDING CHAPTER 3, "BUILDING PERMIT FEES", SECTIONS 301, "BUILDING PERMIT APPLICATION FEE", AND 302, "BUILDING PERMIT FEE"; AMENDING CHAPTER 9, "INFRASTRUCTURE DEVELOPMENT PERMIT FEES", SECTION 904, "ESCROW"; AMENDING CHAPTER 12, "STORMWATER DRAINAGE SERVICE FEES", BY ADDING A NEW SECTION 1207, "FLOODPLAIN MODIFICATION REVIEW FEE", AMENDING CHAPTER 17, "PLANNING AND ZONING FEES", SECTIONS 1701, "PLANNING COMMISSION APPLICATION FEES", AND 1702, "BOARD OF ADJUSTMENT APPLICATION FEES"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Section 108, "Inspection Fee", in Chapter 1, "General Administration Fees", of Title 49, Tulsa Revised Ordinances, "Administrative, Permit and License Fees", be and the same is hereby amended to recite in its entirety as follows:

"Section 108. - Inspection fee.

The cost of each permit shall cover inspections unless specified otherwise. For sections where the number of inspections is specified, any additional inspections requested, including partial inspections and reinspections, shall be made at the minimum rate of Sixty-Four Dollars (\$64.00) per inspection."

Section 2. That Section 301, "Building Permit Application Fee", in Chapter 3, "Building Permit Fees", of Title 49, Tulsa Revised Ordinances, "Administrative, Permit and License Fees", be and the same is hereby amended to recite in its entirety as follows:

"Section 301. – Building permit application fee.

An application fee shall be charged for each building permit. The building permit application fee shall be based on the declared valuation of the construction, as determined by the following schedule:

Declared Valuation	Fee
\$0 to \$15,000.00	\$66.00
\$15,000.01 to \$100,000.00	\$101.50
Above \$100,000.00	\$1.00/\$1000 Value”

Section 3. That Section 302, “Building Permit Fee”, in Chapter 3, “Building Permit Fees”, of Title 49, Tulsa Revised Ordinances, “Administrative, Permit and License Fees”, be and the same is hereby amended to recite in its entirety as follows:

“Section 302. - Building permit fee.

A. A building permit fee shall be assessed for each building permit issued. Such fee shall be decreased by the amount of any previously paid building permit application fee. A building permit fee shall be based on the value of the construction, as determined by the following schedule:

Estimated Valuation	Fee
\$0 to \$5,000.00	\$137.00
\$5,000.01 to \$40,000.00	\$219.00

- B. For estimated valuation in excess of Forty Thousand Dollars (\$40,000.00) but less than or equal to One Hundred Fifty Thousand Dollars (\$150,000.00), calculated in One Thousand Dollar (\$1,000.00) increments to the closest One Thousand Dollars (\$1,000.00), the fee shall be Six and 18/100 Dollars (\$6.18) per thousand of the estimated valuation.
- C. For estimated valuation in excess of One Hundred Fifty Thousand Dollars (\$150,000.00), calculated in One Thousand Dollar (\$1,000.00) increments to the closest One Thousand

Dollars (\$1,000.00), the additional fee shall be at the rate of Three and 9/100 Dollars (\$3.09) per thousand of the estimated valuation above One Hundred Fifty Thousand Dollars (\$150,000.00).”

Section 4. That Section 904, “Escrow”, in Chapter 9, “Infrastructure Development Permit Fees”, of Title 49, Tulsa Revised Ordinances, “Administrative, Permit and License Fees”, be and the same is hereby amended to recite in its entirety as follows:

“Section 904. - Escrow.

Developers desiring to construct infrastructure development projects in the City of Tulsa shall deposit funds into an escrow account sufficient to pay for the following fees prior to permit issuance:

A. General.

1. **Field inspection.** Before any permit shall be issued for the construction, reconstruction, replacement, or alteration of any infrastructure development improvement, the applicant shall pay a field inspection fee of Two Hundred Thirty-Five Dollars (\$235.00) per day for the estimated number of days of construction. After-hours and weekend inspections services requested and approved outside the days and hours of Monday – Friday, 7:00 A.M. – 7:00 P.M., shall be charged at the rate of One Hundred Seventy-Six Dollars (\$176.00) per hour. City Holiday inspection services requested and approved shall be charged at the rate of Two Hundred Thirty-Five Dollars (\$235.00) per hour. The actual amount will be billed or credited once the work is complete.
2. **Testing and quality assurance.** For quality assurance testing of all infrastructure development improvements the applicant shall pay an estimated fee of Two Hundred Dollars (\$200.00) per day for the estimated construction duration. The actual amount will be billed or credited once the work is complete.
3. **ODEQ fees.** Applications for sanitary sewer improvements and new water mains shall be subject to a review for compliance with Oklahoma Department of Environmental Quality (ODEQ) requirements. Before any permit shall be issued for the construction, reconstruction, replacement, or alteration of any such improvement, the applicant shall be assessed a fee according to the current fees established by ODEQ.

- B. Water mains force account.** For all taps onto water mains, the applicant shall pay a connection fee equal to Two Hundred Dollars (\$200.00) per connection.”

Section 5. That Chapter 12, “Stormwater Drainage Service Fees”, of Title 49, Tulsa Revised Ordinances, “Administrative, Permit and License Fees”, be and the same is hereby amended to insert a new Section 1207, “Floodplain Modification Review Fee” as follows:

“Section 1207. - Floodplain modification review fee.

The fee assessed for each Letter of Map Revision (LOMR) and/or Tulsa - Letter of Map Revision (T-LOMR), accompanying an appropriate Watershed Development Permit or Infrastructure Development Permit, shall be Four Hundred Ten Dollars (\$410.00). This includes review of both conditional and final proposed revisions, Floodplain Administrator concurrence to FEMA applications, and processing of changes to Tulsa Atlas maps, concurrent with permit reviews.”

Section 6. That Section 1701, “Planning Commission Application Fees”, in Chapter 17, “Planning and Zoning Fees”, of Title 49, Tulsa Revised Ordinances, “Administrative, Permit and License Fees”, be and the same is hereby amended to recite in its entirety as follows:

“Section 1701. - Planning commission application fees.

The fees for applications submitted to the Tulsa Metropolitan Area Planning Commission (TMAPC) for properties located within the City of Tulsa are as follows:

- A. Rezoning (all zoning districts except otherwise specified)\$1,800.00
- B. Optional development plan or corridor development plan\$400.00
- C. Master planned development or corridor district rezoning\$2,200.00
- D. Major amendment to a master planned development, corridor development plan, optional development plan, or a planned unit development\$2,000.00
- E. Minor amendment to master planned development, corridor development plan, optional development plan or a planned unit development\$900.00
- F. Detail site plan, landscape plan, or sign plan\$400.00
- G. Minor revision to detail site plan or landscape plan\$200.00
- H. Planned unit development abandonment concurrent with rezoning\$300.00
- I. Planned unit development abandonment not concurrent with rezoning\$1,800.00
- J. Establishment of an overlay district\$4,000.00
- K. Alternative compliance landscape plan\$550.00
- L. Minor revision to an alternative compliance landscape plan\$250.00
- M. Other agenda item for consideration by the TMAPC for which no fee is established\$100.00
- N. Comprehensive plan map amendment\$1,200.00
- O. Preliminary plat\$1,200.00
- P. Final plat review (includes one revision)\$950.00
- Q. Each additional revision of a final plat\$200.00
- R. Minor subdivision plat\$1,000.00
- S. Access point(s) changed on recorded plat\$250.00
- T. Extension of approval of subdivision plat, preliminary or final\$250.00

- U. Authorization for an accelerated release of a building permit\$700.00
- V. Exempt land division\$250.00
- W. Lot split or lot line adjustment\$500.00
- X. Development regulations compliance\$500.00

Applications that require the posting of more than two (2) signs will be charged One Hundred Eighty-Five Dollars (\$185.00) per sign”

Section 7. That Section 1702, “Board of Adjustment Application Fees”, in Chapter 17, “Planning and Zoning Fees”, of Title 49, Tulsa Revised Ordinances, “Administrative, Permit and License Fees”, be and the same is hereby amended to recite in its entirety as follows:

“Section 1702. – Board of adjustment application fees.

The fees for applications submitted to the City of Tulsa Board of Adjustment (BOA) are as follows:

- A. Variance or non-use-related special exception\$800.00
- B. Special exception, use-related\$950.00
- C. Each additional variance\$400.00
- D. Each additional special exception\$300.00
- E. Administrative adjustment\$430.00
- F. Modification of previously approved site plan or conditions\$650.00
- G. Appeal of decision of administrative official\$900.00
- H. Other agenda item for consideration by the BOA for which no fee is established\$100.00
- I. Reconsideration request\$100.00
- J. Reconsideration processing fee\$500.00

Applications that require the posting of more than two (2) signs will be charged One Hundred Eighty-Five Dollars(\$185.00) per sign”

Section 8. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are now expressly repealed.

Section 9. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 10. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect immediately from and after its passage, approval and publication.

ADOPTED by the Council: _____
Date

Chair of the Council

ADOPTED as an emergency measure: _____
Date

Chair of the Council

APPROVED by the Mayor of the City of Tulsa, Oklahoma, _____ at
Date

Time

Mayor

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney ETK

Published in the Tulsa World,
_____, 2026.

ORDINANCE No. _____

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The cost of each permit shall cover inspections unless specified otherwise. For sections where the number of inspections is specified, any additional inspections requested, including partials **inspections** and reinspection's, shall be made at the minimum rate of ~~Sixty-Two Dollars (\$62.00)~~ **Sixty-Four Dollars (\$64.00)** per inspection."

Section 2. That Section 301, "Building Permit Application Fee", in Chapter 3, "Building Permit Fees", of Title 49, Tulsa Revised Ordinances, "Administrative, Permit and License Fees", be and the same is hereby amended to recite in its entirety as follows:

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Above \$100,000.00	\$0.97/\$1,000 Value \$1.00/\$1000 Value

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Section 10. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect immediately from and after its passage, approval and publication.

ADOPTED by the Council: _____
Date

Chair of the Council

ADOPTED as an emergency measure: _____
Date

Chair of the Council

APPROVED by the Mayor of the City of Tulsa, Oklahoma, _____ at
Date

Time

Mayor

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney