

TEXAS

PERMIT TIMING

July 2022



**CUSHMAN &
WAKEFIELD**

PERMIT TURNAROUND TIMES

DALLAS, HOUSTON & AUSTIN, TEXAS

CITY	TI TURNAROUND TIME	NEW CONSTRUCTION TURNAROUND TIME
Addison	4-6 weeks	8-10 weeks
Austin	10-14 weeks	
Carrollton	4-5 weeks	4-5 weeks
Coppell	3-4 weeks	3-4 weeks
Dallas	6-8 weeks	Up to 12-16 weeks for ground up building
Farmers Branch	4-6 weeks	Up to 8-12 weeks for ground up building
Fort Worth	5 weeks	7 weeks
Frisco	7 weeks	10-15 weeks
City of Houston	10-12 weeks	10-12 weeks
Houston One Stop (Small Projects)	4-6 weeks	4-6 weeks
Harris County	6-10 weeks	6-10 weeks
Montgomery County	4-6 weeks	4-6 weeks
Plano	5 weeks Up to 10-12 weeks if there is access control, elevator lobby or egressing complications	10-15 weeks



ADDISON:

Plan Check:

- The permitting office is open, and Addison is accepting online and in person submissions.
- Plan check is taking 5-10 business days for plans examiner response and comment.
- Expeditors are allowed.

Inspections:

- Request an inspection by using the online inspection system or automated phone system.
- All requests made before 8:30am will receive same day inspections. All requests made after 8:30am will be completed the next day.

AUSTIN:

- Currently the City of Austin and surrounding municipalities for first or second generation plan review, from submission to permit in hand, is taking 8-12 weeks.
- This is an improvement from the beginning of 2022 when there was a wait time of up to 16 weeks for a permit.

CARROLLTON:

Plan Check:

- Submit for Permit online: <https://cityserve.cityofcarrollton.com/CityViewPortal>.
- Fast-track grading and foundation permits can be obtained to begin construction on ground up projects prior to full permit being released.
- Interior Finish Out or Remodel: Asbestos Survey must be complete on all modifications to existing buildings.
- Permit fees can be paid online.

COPPELL:

Plan Check:

- Submit for permit and pay fees online through the Customer Self Service (CSS) portal, in person at the Building Inspections division located at 265 East Parkway Boulevard, or by calling 972-304-3500, Monday through Friday, between 8 am and 5 pm.

Inspections:

- Inspections will continue to be conducted in-person.

DALLAS:

Plan Check:

- Permit applications accepted only through Dallas E-plans portal.
- Q-Team is available for permit expediting and plan review. Cost is standard plan review cost plus \$1,000 per hour of review time, meetings scheduled within 10-15 days of request.

FARMERS BRANCH:

Plan Check:

- Plans to be submitted online through the Farmers Branch website.
- Permit fees can be paid online.

FORT WORTH:

Plan Check:

- Submit for Permit online
- Highly recommend using Winston Services out of Fort Worth to process all construction documents through the City

FRISCO:

- Interior Finish Out or Remodel: Asbestos survey must be complete, even if new space or first generation space.

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HOUSTON:

Plan Check:

- The City of Houston as well as Houston One Stop is experiencing longer than normal permit turnaround times.
- The City of Houston has contracted with a 3rd party to offer overtime review of answers to any initial plan review comments on a first come, first served basis for an additional fee for each individual department (electrical, Plumbing, etc.) requested.

Inspections:

- Inspections are being conducted as usual. Progress and final inspections are scheduled through the City of Houston's online portal. After hour inspections are offered on a first come, first served basis for an additional overtime fee.

HARRIS COUNTY:

Plan Check:

- Harris County is experiencing longer than normal permit turnaround times.

Inspections:

- Final inspections are being conducted as normal with the Fire Marshal. Requests are processed via online portal with phone follow up for final scheduling.

MONTGOMERY COUNTY:

Plan Check:

- Montgomery County is experiencing normal permit turnaround times.

Inspections:

- Progress and Final inspections are being conducted as normal by the Fire Marshal. Requests are written and processed after submission via email. Requests require an affidavit from the architect or engineer certifying that the project is generally complete and in accordance with the Code. After hour inspections are offered on a first come, first served basis for an additional overtime fee. More than 3 inspections on a project require an additional fee for reinspection.

PLANO:

Plan Check:

- Plans can be submitted either online or at their dropbox location
- Payment still accepted to same dropbox but prefer online payment if possible
- City has upped their review time to 15 days for first comments accommodating their current work conditions.

Inspections:

- Inspections being conducted as usual.





For Additional Information Contact:



Brad Blankenship

Senior Managing Director
Texas Area Lead
Project & Development Services
brad.blankenship@cushwake.com



John Connett

Senior Director
Houston Market Lead
Project & Development Services
john.connett@cushwake.com



Eric Smith

Senior Director
Project & Development Services
eric.smith@cushwake.com

