

CostToBuildHouse.com

Permit Intelligence Report · Texas · New Construction · 1750 sq ft · 2026

2026 LIVE MARKET DATA — TEXAS



Source: Federal Reserve FRED · 2026-03-01

2026 MARKET INSIGHTS

- Texas residential permits dropped 14.9% year-over-year to 16,422 units, indicating a cooling construction market that may reduce permit processing times.
- ⚠ Construction materials costs increased 5.3% annually, making early permit approval and construction scheduling more critical for budget management.

COST VS OTHER STATES

Same project size in other states:

STATE	EST. PERMIT COST	VS TEXAS
Texas (yours)	\$3.600 – \$5.600	baseline
Florida	\$3.800 – \$6.000	▲ 7%
North Carolina	\$3.600 – \$5.600	▲ 1%
California	\$5.500 – \$8.600	▲ 53%

**TIMING TIP**

Submit permits in late fall or winter (November–February) when building departments have lower volume, resulting in faster reviews and earlier construction starts to avoid Texas summer heat.

**YOUR PERMIT COST ESTIMATE**

\$3.600 – \$5.600

Texas · New Construction · 2026 ICC data

⚠ Add the impact fees below to this number — most homeowners miss them.

**IMPACT FEES — OFTEN OVERLOOKED**

School District Varies significantly by district; some rural areas may have lower fees	\$2,500 – \$8,000
Transportation Based on trip generation and local road improvement needs	\$1,200 – \$4,500
Parks & Recreation Recreation and parkland dedication fees	\$800 – \$2,200
Water & Sewer Connection Capacity fees vary widely; higher in water-scarce regions and growing suburbs	\$3,000 – \$12,000

Total Impact Fees

\$7,500 – \$26,700

**TEXAS DOCUMENT CHECKLIST****Site Plan**

Scaled drawing showing building location, setbacks, easements, and utilities

**Architectural Plans**

Floor plans, elevations, sections, and roof plan stamped by Texas licensed architect or engineer

**Structural Plans**

Foundation, framing, and structural details stamped by Texas licensed structural engineer

**Electrical Plans**

Panel schedules, outlet layouts, and fixture locations

**Plumbing Plans**

Water supply, drainage, and fixture layouts including gas lines

**HVAC Plans**

Ductwork, equipment locations, and load calculations

**Survey**

Current boundary survey by Texas licensed surveyor

**Soil Report**

Geotechnical analysis for foundation design requirements

**Energy Code Compliance**

Manual J load calculations and energy efficiency documentation

**Tree Preservation Plan**

Required in many Texas municipalities for trees over specific diameter

TOP REJECTION REASONS IN TEXAS

1. Inadequate setback compliance

Very Common

Building placement violates front, side, or rear yard requirements

2. Missing engineering stamps

Very Common

Structural or architectural plans lack required Texas PE seal

3. Incomplete utility plans

Common

Electrical, plumbing, or HVAC plans missing critical details or calculations

4. Storm water management deficiencies

Common

Inadequate drainage plan or grading specifications

5. Energy code non-compliance

Occasional

Missing Manual J calculations or insulation specifications

6. Tree protection violations

Occasional

Failure to identify protected trees or provide preservation measures

TEXAS PERMIT TIMELINE

- 1 Plan Review (2-6 weeks)**
Major cities like Houston, Dallas, Austin typically longer; rural areas faster
- 2 Permit Issuance (1-3 days)**
After plan approval and fee payment
- 3 Foundation Inspection (1-2 days notice)**
Required before concrete pour
- 4 Framing Inspection (1-2 days notice)**
Structural framing and sheathing inspection
- 5 Rough-in Inspections (1-2 days notice)**
Electrical, plumbing, HVAC before drywall
- 6 Final Inspection (1-3 days notice)**
Certificate of Occupancy issued upon approval
- 7 Total Timeline (3-5 months)**
From submission to CO; varies by jurisdiction complexity

 LOCAL BUILDING DEPARTMENT

Contact your specific municipality

 Varies by city/county - check local government website

 311 (major cities) or city hall directly

- Schedule pre-application meetings to discuss project requirements
- Submit complete plans to avoid delays
- Consider hiring local expeditor familiar with jurisdiction
- Check for any moratoriums or special district requirements

 OWNER-BUILDER RULES

Texas allows owner-builders to construct their own primary residence without a general contractor license, but must pull permits in their own name and occupy the home for at least one year. Electrical and plumbing work may still require licensed tradesmen depending on local codes.

 EXPEDITED REVIEW

Many Texas cities offer expedited plan review for additional fees ranging from 50-200% of base permit costs. Priority review can reduce timeline from 4-6 weeks to 1-2 weeks in major metros.


 VERIFY YOUR CONTRACTOR'S LICENSE

Always verify your contractor is licensed before signing any contract. Unlicensed work can void your homeowner's insurance.

[Texas License Lookup →](#)

 COUNTY BUILDING DEPARTMENTS

Harris County	Visit Portal →
Dallas County	Visit Portal →
Travis County	Visit Portal →

 **Important Disclaimer**

This report is for budgeting and planning purposes only. **This is not legal, architectural, or permit approval advice.** Permit requirements, fees, timelines, and processes vary significantly by local jurisdiction, project type, and site conditions. All estimates are

approximate and based on state-level averages. Always verify all information directly with your local building department before making any financial or construction decisions. CostToBuildHouse.com assumes no liability for decisions made based on this report.

Data sources: 2026 ICC Building Valuation Data · Federal Reserve FRED · State fee schedules · CostToBuildHouse.com