

ORDINANCE NO. 2026-0402

AN ORDINANCE OF THE CITY OF TURKEY, TEXAS, REGULATING THE CONSTRUCTION, ALTERATION OR REMODELING OF STRUCTURES; REQUIRING BUILDING PERMITS; IMPLEMENTING BUILDING PERMIT FEES; DECLARING CONSTRUCTION WITHOUT A BUILDING PERMIT A PUBLIC NUISANCE; RECOGNIZING STATE LAW ADOPTION OF MUNICIPAL BUILDING CODES; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING A REPEALER; PROVIDING SEVERABILITY; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE

WHEREAS, the City of Turkey, Texas, a Type-B general law municipality, is authorized by state law to adopt and implement necessary and reasonable ordinances for the government, interest, welfare, or good order of the municipality and that is in the best interests of its citizenry; and

WHEREAS, the City Council has determined that the issuance of building permits to citizens and contractors performing work in the City needs to be closely regulated so as to protect the citizens; and

WHEREAS, the City Council is aware that prior ordinances regarding building permits were passed in 1947, but do not adequately address the needs of the City at this time; and

WHEREAS, the City Council desires to adopt a comprehensive approach to the issuance of building permits and the fees charged therefor; and

WHEREAS, the City Council recognizes that Local Government Code Chapter 214 adopts the official building codes applicable to cities and that all builders must comply with State law; and

WHEREAS, the City Council believes that the changes outlined herein are necessary in order to better protect the health, safety and welfare of its citizens.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TURKEY, TEXAS:**

**SECTION 1**

**That**, the recitals set forth above are found to be true and correct, and they are hereby adopted by the City Council and made a part of this ordinance for all purposes.

## SECTION 2

**That**, all prior ordinances regarding Building Permits are hereby repealed, and new regulations regarding Building Permits and Building Codes are hereby established, to read as follows:

### ARTICLE 1. BUILDING PERMITS

#### Sec. 1.01 BUILDING PERMIT REQUIRED

1. It shall be unlawful for any person to construct, structurally alter, or remodel any building within the city limits without obtaining a permit therefor from the city, except for where the total costs of such construction or alteration do not exceed five hundred dollars (\$500.00). Application for such building permit shall be made upon a form furnished by the city and upon presentation of plans and specifications in detail of the proposed improvements. The charge for building permits shall be \$0.15 per square foot of building with a minimum charge of \$40.00 per permit. Building permits are good for six months.
  
2. No building shall be moved from one location to another within the city, nor shall a building be moved into the city from outside the city unless and until a permit has been obtained therefor, and all setbacks have been inspected before the building is put in. This includes all storage buildings, secondary buildings, and carports.
  
3. **ROOFING PERMITS**
  - a) Roofing contractors will have a permit fee of \$50.00.
  
  - b) Roofing contractors will have thirty days (30) from the time the permit is obtained to complete the work. After 30 days, another permit will have to be obtained.
  
4. **Types of projects that would need a permit include, but are not limited to:**
  - Any new home construction/Additions
  - Garage/Siding
  - Demolition of a structure
  - Storage buildings
  - Mobile/Manufactured/Modular home
  - Interior Remodel/Bath/Kitchen/Flooring
  - Fences
  - Plumbing/Electrical/Sprinkler Systems
  - Any structure placed on your property including cement work.

Sec. 1.02 CONSTRUCTION UNLAWFUL

It shall be unlawful for any person to commence or continue the construction, erection, alteration, or repair of any building, structure, or wall, or any part thereof, or to move any building, when the cost of such work is contemplated to be \$500.00 or more, until after the issuance of such building permit as provided herein.

Sec. 1.03 PLACARD TO BE POSTED

When a building permit is issued, the city secretary shall also issue to the applicant a placard not less than 8 inches by 10 inches in size, containing a brief recital of the facts concerning the issuance of such permit. This placard shall be posted in some conspicuous place on the building site so as to be visible from the street, and shall remain so displayed until such work is completed. It shall be unlawful for any person to remove or deface such placard prior to completion of the work in connection with which it was issued. Upon completion of the work for which the permit is issued, such placard shall be destroyed; and it shall be unlawful to display such placard in connection with any work except that in connection with which it was issued.

Sec. 1.04 ENFORCEMENT

It shall be the duty of the building official, City Code Enforcement Officer, City Marshal, law enforcement agencies, all peace officers of the State of Texas, or any authorized city employee of the City of Turkey to inspect and supervise the enforcement of this article.

Sec. 1.05 CONSTRUCTION WITHOUT A PERMIT DEEMED A NUISANCE

Construction of a building without a valid building permit:

1. Is detrimental to the safety and welfare of the public;
2. Tends to reduce the value of property;
3. Creates a fire hazard;
4. May create an attractive nuisance creating a hazard to the health and safety of minors;

5. Produces urban blight adverse to the maintenance and continuing development of the City; and
6. Is a public nuisance.

#### Sec. 1.06 PENALTIES

1. A violation of this ordinance shall be a Class C misdemeanor, punishable by a fine not exceeding \$500 for each offense. Each day a violation continues constitutes a separate offense.
2. The City may revoke a Building Permit if any of the following conditions are applicable:
  - a. The application, plans or supporting documents contain false or misleading information or reflect a lack of compliance with applicable codes.
  - b. The failure to provide inspections, as required herein.
  - c. The structure for which the building permit has been issued is not being used or constructed in conformance with applicable codes or ordinances.
3. The City may also issue stop-work orders, pursue an injunction, abatement, removal or any other remedy available under state law, including any remedy available for nuisance abatement.

### ARTICLE 2. BUILDING CODES

#### Sec. 1.07 ADOPTED

1. Any building, electrical or plumbing code adopted by the State as applicable to municipalities is hereby adopted and shall apply for all construction within the City of Turkey. (At the time of adoption of this ordinance, Texas Local Government Code Chapter 214 has adopted the International Building Code (2102), International Residential Code (2012) and the National Electrical Code (2001) as the official municipal construction codes applicable to municipalities.)
2. The person that obtains a building permit, or his designee (builder) is responsible for obtaining independent inspections for foundations, framing, electrical and plumbing;

and copies of such inspections shall be furnished to the City upon completion of each inspection.

3. Notwithstanding the adoption of the codes identified herein as the official municipal building codes, the City shall not be required to perform independent inspections and may rely upon the inspections provided by the builder or person to whom a building permit is issued.

### **SECTION 3** **SEVERABILITY**

**That**, if any provision, section, subsection, sentence, clause or the application of the same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this Ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Turkey in adopting this Ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

### **SECTION 4** **REPEALER**

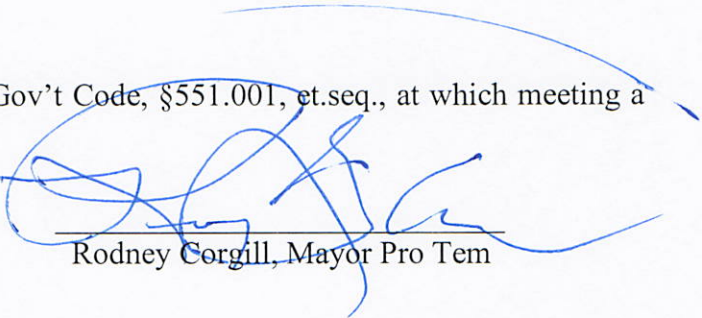
**That**, Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim or lawsuit that has been initiated or has arisen under or pursuant to any of the ordinances or sections thereof that have been specifically repealed on the date of adoption of this Ordinance shall continue to be governed by the provisions of such ordinance or section thereof and for that purpose the ordinance or section thereof shall remain in full force and effect.

### **SECTION 5** **EFFECTIVE DATE**

**That**, this ordinance shall take effect from and after its passage and publication as may be required by governing law.

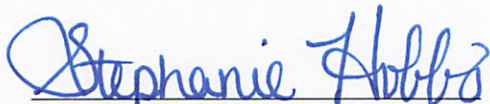
**PASSED, APPROVED, AND ADOPTED**, on the 2nd day of April, 2026, at a regular meeting of the City Council of the City of Turkey, Texas, which meeting was held in

compliance with the Open Meetings Act, Tex Gov't Code, §551.001, et.seq., at which meeting a quorum was present and voting.



Rodney Corgill, Mayor Pro Tem

**ATTEST:**



Stephanie Hobbs, City Secretary