

Figure: 31 TAC §155.15(b)(1)(C)(iii)

Residential Use, Category III
Coastal Easement Rent and Fees

Notable Definitions

Residential use, Category III -- One single family residential dwelling and accessory building(s) on one defined lot or parcel of land that is being used for (in part or whole) short-term residential rental--i.e., daily, weekly, monthly, seasonal; both land and improvements are typically under the same ownership. (Definition from 31 TAC §155.1(d)(49))

Fill formula -- Encumbered state land multiplied by the appraised market value of adjacent littoral property multiplied by the return on investment. (Definition from 31 TAC §155.1(d)(28))

Fees

Application Fee: \$50.00 (per occurrence on new, amendment, and assignment applications)

Rent

Rental consideration is determined by taking the greater of:

- (i) Minimum Rent (\$100.00 per year)
- (ii) Project Component Rent (listed below)

| Project Component | Annual Rent |
|---|---|
| Piers, Docks and Watercraft Storage | \$0.15 per square foot |
| Multiple Boatlift, Boathouse, Covered Boat Slip, Oversized Personal and Watercraft Slip | \$250.00 for each additional |
| Covered Second Level (Partially or Fully) | \$75.00 per structure |
| Breakwater, Jetty, Groin | \$0.03 per square foot ¹ |
| Dredge | |
| New Dredge | \$0.50 per cubic yard ² |
| Existing Dredge | \$0.01 per square foot |
| Fill | |
| Proposed Fill | \$0.10 per square foot -OR- fill formula not to exceed \$1.00 per square foot |
| Existing Fill | Variable ³ |
| Concrete Stairs and Slabs | \$0.15 per square foot |
| Rip Rap, Vegetative Shoreline Stabilization, and Living Shorelines | No rent ⁴ |

¹ Breakwaters constructed in association with a living shoreline will have no annual rent.

² New Dredge is a one-time rent assessed at the initial dredging, subject to §155.15(b)(4).

³ (-a-) existing fill (excluding bulkheads) not permitted as of August 15, 1995: \$0.02 per square foot.
 (-b-) existing fill permitted after August 15, 1995: \$0.10 per square foot -OR- fill formula not to exceed \$1.00 per square foot.
 (-c-) existing fill at renewal: 110% of the previous contract fill rate for each five-year period not to exceed \$1.00 per square foot.

⁴ Projects that consist only of rip rap or vegetative shoreline stabilization have no rent.