

Figure: 31 TAC §155.15(b)(1)(C)(i)

Residential Use, Category I

Coastal Easement Rent and Fees

Notable Definitions

Residential use, Category I—One single-family residential dwelling and accessory building(s) on one defined lot or parcel of land; both land and improvements are typically under the same ownership. (Definition from 31 TAC §155.1(d)(47))

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: \$25.00 (per occurrence on new, amendment, and assignment applications)

Rent

Rental consideration is determined by taking the greater of:

- (i) Minimum Rent (\$25.00 annually per project component)
- (ii) Project Component Rent (listed below)

Project Component	Annual Rent
Piers, Docks and Watercraft Storage	\$0.03 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	\$0.20 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
Existing Fill	Variable ³
Concrete Stairs and Slabs	\$0.03 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

 (-c-) existing fill at renewal: 110% of the previous contract fill rate for each five-year period.

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