

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	\$0.20 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	\$0.15 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

(-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.