

**To the Mayor and Members of the City Council****April 28, 2026**

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**SUBJECT: PROPOSED FEE FOR MISSED OR SKIPPED BUILDING INSPECTIONS ON PERMITTED DEVELOPMENT PROJECTS**

The purpose of this Informal Report is to provide information regarding current practices and potential options related to permitted development projects that do not comply with required building inspection procedures, and to recommend establishing a fee for concealed work without an inspection. Inspections are essential to protect the health safety and welfare of the public by ensuring that concealed structural, mechanical, electrical, and plumbing systems have been installed correctly and will function as designed. While missed or skipped inspections are infrequent, they do occur periodically. Violations can be as simple as sheetrock installed over uninspected electrical work on a single wall, or as complex as constructing an entire building without inspections.

When a permitted development project with missed inspection(s) is identified, City staff evaluates the situation and tries to find the least destructive path to determine if the building complies with City regulations. Typically, that process involves uncovering representative samples of the work for inspection or forensic analysis by qualified engineers. Historically, the City's approach has focused on confirming compliance with building regulations rather than imposing punitive measures.

As requested by Council, staff researched applicable regulations as well as comparison city processes and fees to identify potential revisions to Fort Worth's approach to handling concealed work without inspections.

A survey of local jurisdictions including Plano, Irving, McKinney, Dallas, Frisco, Lewisville, Rockwall, Arlington, and Sachse found that only Dallas has a specific fee associated with work concealed without an inspection(s). All other responding cities indicated that their standard practice is to stop all work at the site until the missed inspection is resolved. The lost time, required rework, and expense of engineering analysis is the "penalty" for missing the inspection. In the City of Dallas, the fee for concealing work without an inspection is \$200 for each concealed trade.

The City can issue citations for covering work prior to inspection, failing to notify the Building Official that work is ready for inspection, and for continuing to work on building beyond the point of each inspection without the approval of the Building Official. However, the citation process is outside the building permitting process and does not directly impact the project. However, a fee that must be paid prior to receiving a final inspection or certificate of occupancy is expected to serve as a more significant deterrent.

Staff recommends that the City continue the collaborative process to determine if a building complies with city regulations. Additionally, staff recommends adopting a fee of \$200/hour for work concealed without an inspection to reflect the cost of the Building Officials and senior staff time.



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Please contact Evan Roberts, Assistant Development Services Director, by e-mail to [Evan.Roberts@fortworthtexas.gov](mailto:Evan.Roberts@fortworthtexas.gov) for questions, concerns or comments.

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