

City of Houston (Chapter 42 – Subdivision Ordinance) Platting Information

Plat - consists of a map, drawn to scale, showing the divisions of a piece of land

Class I

Can be used for amending plats
 Create no more than four lots
 Cannot include new public easements or streets
 Requires staff approval, but not commission approval

Class II

Used to create platted reserves of more than four lots
 Cannot include new public easements or streets
 Can be used for replats only if public notification is not required
 Requires commission approval of final plat only platted reserve

Class III

Used to create subdivisions with new public easements or streets
 Used for vacating plats and replats requiring public notification
 Requires commission approval of both preliminary and final plats (2 submittals)

PLATTING COSTS:

Plat Fee:
 \$355 plus \$12.50/lot

Plat Fee:
 \$550 plus \$12.50/lot plus \$80/acre of platted reserve

Preliminary Plat Fee:
 \$550 plus \$12.50/lot plus \$80/acre of platted reserve

Final Plat Fee:
 \$550 plus \$12.50/lot plus \$80/acre of platted reserve

RECORDATION FEES:

Recordation Fees (All Plats)
 Houston: \$200
 Harris County: \$60

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TIMELINE TO RECORDATION:

(Includes survey and plat preparation)

Approximately 8-10 weeks

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Approximately 12-14 weeks
 •Depends on tract size and number of lots
 •Will be longer for variances with or without public notification*

*Per Chapter 42, City of Houston Subdivision Ordinance Public Notification Required for All Variances except Section 42-131, Section 42-132 and Section 42-135