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WHEREAS, Florida Statute 553.791 authorizes property owners and contractors to utilize Privateers for building code inspections and plan reviews as an alternative to services provided by the local building department; and

WHEREAS, the use of Private Provider Inspections (PPI) is becoming increasingly common across the state as a means to streamline the permitting process, reduce inspection delays, and promote efficiency in construction timelines; and

WHEREAS, the jurisdiction seeks to establish a formal policy that recognizes the use of Private Providers by offering a permit fee discount structure for applicants who elect to use PPI services, thereby ensuring fairness and transparency in the allocation of permit-related fees;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA, AS FOLLOWS:

The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Private Provider Inspection Policy and Procedures.

The Private Provider Inspection Policy and Procedures attached hereto as Exhibit A are hereby adopted as reflected in the attachment.

In the event of a conflict or conflicts between this Resolution and any other resolution or provision of law, this Resolution controls to the extent of the conflict, as allowable under the law.

EXHIBIT A -RESOLUTION NO. 25-11

BUILDING AND PERMITTING FEES:

PRIVATE PROVIDER INSPECTION POLICY

City of Belle Isle, Florida

Purpose:

This policy establishes the fee discount procedures for building permit applicants who elect to use private providers for plans review and/or inspections as authorized under Florida Statutes §553.791. The policy ensures equitable and transparent fee reductions when local government services are not fully utilized.

Authority:

This policy is enacted under the authority of Florida Statutes §553.791(2)(b), which provides that:

“If an owner or contractor retains a private provider for purposes of plans review or building inspection services, the local jurisdiction must reduce the permit fee by the amount of cost savings realized by the local enforcement agency for not having to perform such services. Such reduction may be calculated on a flat fee or percentage basis, or any other reasonable means by which a local enforcement agency assesses the cost for its plan review or inspection services. The local jurisdiction may not charge fees for building inspections if the fee owner or contractor hires a private provider to perform such services; however, the local jurisdiction may charge a reasonable administrative fee, which shall be based on the cost that is actually incurred, including the labor cost of the personnel providing the service, by the local jurisdiction or attributable to the local jurisdiction for the clerical and supervisory assistance required, or both..”

Definitions:

- Private Provider: A licensed individual or firm contracted by the property owner to perform plans review and/or building inspections as defined in F.S. §553.791.
- Local Jurisdiction: The city or county government with authority to issue building permits.
- Applicable Fees: The portion of the building permit fee associated with services replaced by the private provider, specifically plans review and/or inspections.

1 **Fee Discount Policy:**

2 1. Eligibility for Fee Discount. To be eligible, the permit applicant must:

- 3 • Submit a complete Notice to Use a Private Provider in compliance with F.S. §553.791(4).
- 4 • Identify whether the private provider will perform plans review, inspections, or both.
- 5 • Ensure the private provider meets all qualifications required by Florida law.

6 2. Fee Reduction Schedule. Fee reductions shall be applied as follows:

- 7 • **Plans Review Only:** A reduction of 100% of the total plan review fee.
- 8 • **Inspections Only:** A reduction of 50% of the total permit fee, representing the inspection
- 9 **portion.**
- 10 • **Both Services:** A reduction of 100% of the total plan review fee and a reduction of 50% of the
- 11 **total permit fee, representing the inspection portion.**

12 3. Calculation Method:

- 13 • The Building Department shall maintain a fee breakdown schedule showing the individual
- 14 components of the permit fee (e.g., plans review, inspections, etc.). The discount shall apply
- 15 only to the services performed by the private provider.

16 4. Exclusions:

- 17 • Discounts do not apply to administrative fees, impact fees, fire department reviews, or other
- 18 fees not replaced by private provider services.
- 19 • No discount shall be given if the private provider fails to perform the services, resulting in the
- 20 jurisdiction completing the work.

21 5. Request for Refund or Adjustment:

- 22 • If the full permit fee is paid before private provider documentation is submitted, the applicant
- 23 may request a refund equal to the eligible discount.
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- 25

1 6. Audit and Compliance

- 2 • The jurisdiction reserves the right to audit the work of private providers in accordance with
- 3 Florida law.
- 4 • Contact Information

5 For questions regarding this policy or to request a fee breakdown, please contact the contracted entity.

6 If approved, refunds will be processed through the City of Belle Isle for fees already collected.

7 Please contact the City Clerk at the City of Belle Isle City Hall at 407-851-7730.

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