



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 26-12 (Community Development)

DATE: February 10, 2026

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, AMENDING THE CITY'S BUILDING PERMIT FEE SCHEDULE PURSUANT TO SECTION 6-18 OF THE CITY'S CODE OF ORDINANCES, AS DETAILED IN THE PROPOSED FEE SCHEDULE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AND PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BACKGROUND OF ITEM:

Staff has reviewed the discounts issued by adjacent municipalities and recommends providing a discount within the median range of those proposed.

ANALYSIS:

Florida Statute 553.791, titled "Alternative Plans Review and Inspection," allows fee owners to hire licensed private providers (engineers or architects) to perform building code duties. Recent legislative updates, including those effective in 2025 and 2026, emphasize that local governments must reduce permit fees based on cost savings and may not charge for inspections they do not perform.

This mandatory reduction applies only to disciplines regulated by the Florida Building Code (structural, electrical, mechanical, and plumbing). Administrative processes, up to four project audits, as well as plan review and field inspections for zoning, landscaping, engineering, and utilities, are exempt from this private provider statute and will continue as usual.

The city gathered information from 11 cities in Broward County for comparison. The chart is included in your backup.

Staff Recommendation:

- Private Provider Plan Review Only – **10% Discount** (we still do the inspections)
- Private Provider Inspections Only – **10% Discount** (we still do the plan review)
- Private Provider Plans & Inspections – **20% Discount**

STRATEGIC PLAN:

N/A - This proposed change is in response to a new State Statute.

FISCAL IMPACT:

This will decrease building department revenue and expenses for permits issued to private providers, and it is designed to be revenue-neutral.

ATTACHMENTS:

1. Municipal Private Provider Discounts List
2. Resolution 19-9-6
3. Resolution 26-12