



## CITY COMMISSION ORDINANCE/RESOLUTION

**TITLE:** Resolution 26-31 (Community Development)

**DATE:** June 23, 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:**

A new Florida Statute requires reductions in building permit fees when an owner or contractor elects to use a Private Provider for plans review and building inspections. The city's resolution on current fees will need to be updated to reflect this discount.

### **ANALYSIS:**

Florida Statute 553.791, titled "Alternative Plans Review and Inspection," authorizes 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, require local governments to reduce permit fees based on cost savings and prohibit charging for inspections they do not perform.

The newly passed HB 803 requires Cities to provide 25% and 50% fee reductions for projects using a private provider.

There may be additional changes coming to the building permit fee schedules as agencies such as BORA (Board of Rules and Appeals for Broward County) weigh in on this new bill.

### **STATE REQUIREMENT:**

- Private Provider Plan Review Only – **25% Discount** (we still conduct the inspections)
- Private Provider Inspections Only – **25% Discount** (we still conduct the plan review)
- Private Provider Plans & Inspections - **50% Discount**

**STRATEGIC PLAN:**

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

**FISCAL IMPACT:**

This will reduce building department revenue and expenses for private provider permits.

**ATTACHMENTS:**

1. Resolution 26-31
2. HB 803 Language
3. Current Fee Study