

**RESOLUTION NUMBER 23-62**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; ESTABLISHING AN AMENDED SCHEDULE OF FEES RELATED TO BUILDING PERMIT FEES TO ACCOUNT FOR PRIVATE ENGINEERING INSPECTIONS FIRMS TO PROVIDE PRIVATE SERVICES IN THE CITY AND TO REMOVE FEES FOR FENCES AND CHANGE OF USE PROJECTS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, building permit and inspection fees are assessed to ensure a uniform and equal treatment of plan reviews by the City's building permit review process; and

**WHEREAS**, the City assesses fees to pay for staff time, benefits, operational overhead, and other related costs associated with building permit review and inspection; and

**WHEREAS**, the City Commission finds it necessary to periodically revise and update building permit and inspection fees.

**NOW, THEREFORE, BE IT RESOLVED** by the Eustis City Commission as follows:

**Section 1:** That pursuant to Section 102-10 of the Land Development Regulations, the City Commission hereby adopts the attached fee schedule

**Section 2:** That the amended schedule of fees contained herein shall account for fees associated with private engineering and building inspections firms who provide these private services in the City, and remove fees for fences and change of use projects.

**Section 3:** That all Ordinances and Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

**Section 4:** That this resolution shall become effective immediately upon passing.

**DONE AND RESOLVED** this 3<sup>rd</sup> day of August, 2023, in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE  
CITY OF EUSTIS, FLORIDA**

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Michael Holland  
Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of August, 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

\_\_\_\_\_  
Notary Public - State of Florida  
My Commission Expires:  
Notary Serial Number:

**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content for use and reliance of the City Commission of the City of Eustis, Florida.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Resolution Number 23-62 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

\_\_\_\_\_  
Christine Halloran, City Clerk

**CITY OF EUSTIS**  
**BUILDING PERMIT & INSPECTIONS FEE SCHEDULE**  
 Effective Date: August 3, 2023 per Resolution No. 23-62

When calculating permit fees, include Florida State Surcharge (1.5% for Florida Building Surcharge & 1.5% for Florida Recovery Fund) (\$4.00 minimum). These fees will be added to the permit cost.

RESIDENTIAL PERMITS	PERMIT FEE
Plan Review Fee (Residential -- any new construction, residential)	\$250.00 <i>(Payment must be made prior to plan review)</i>
Plan Review Fee (All-Other)	1/2 of Building Permit Fee <i>(Payment must be made prior to plan review)</i>
Building - Residential	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up to \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.
Early Start, Residential	\$100.00 <sup>o</sup> (Contractor proceeds at own risk; work may not be covered; not eligible for inspection until complete building permit is issued)
COMMERCIAL PERMITS	PERMIT FEE
Plans Review Fee (Commercial)	1/2 of Building Permit Fee <i>(Payment must be made prior to plan review)</i>
Commercial Building/Multi-Family (any new constructed commercial, industrial, manufacturing buildings, Interior Build-outs, etc.)	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up to \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.
Commercial work not listed	\$60 + \$7 per \$1,000 of construction cost
Site Development	2% of Construction Cost, No State Fees

Early-Start-Permit, Commercial ²	\$200.00 ²
²	²(Contractor proceeds at own risk; work may not be covered; not eligible for inspection until complete building permit is issued)²
<b>MOBILE-HOME-PERMIT</b> ³	<b>PERMIT-FEE</b> ³
Manufacturer Homes (HUD), Modular Homes & Modular Buildings (DCA) ²	\$240.00 -- includes setup, electric, plumbing & mechanical -- Add \$60.00 for gas connection, if applicable ²
²	²
<b>TRADE-PERMIT</b> ³	<b>PERMIT-FEE</b> ³
<b>ELECTRICAL</b> ²	²
....Minimum Fee ²	\$60.00 ²
....Residential -- Single Family & Duplex ²	\$60.00 per service + \$0.20 per amp per service ²
....Commercial and all other Structures ²	\$60.00 per service + \$0.30 per amp per service ²
....Temporary Service ²	\$60.00 per service ²
....Fire Alarms ²	\$60.00 + Applicable Fire Fees ²
....All Other Electric ²	\$60.00 + \$7 per \$1000 of construction costs ²
<b>MECHANICAL (Heating, Ventilation and Air Conditioning)</b> ²	²
...Minimum Fee ²	\$60.00 ²
...Per Ton or Fraction thereof ²	\$5.00 per Ton ²
...Duct Openings ²	N/A ²
...Forced ventilation, per duct opening ²	N/A ²
...All other Mechanical ²	\$60.00 + \$7 per \$1000 of construction costs ²
<b>PLUMBING</b> ²	²
....Minimum Fee ²	\$60.00 ²
....Fixture and appliances ²	\$2.00 each ²
....Coin Operated Laundries ²	\$5.00 per washing unit ²
....Wells -- Irrigation Only -- ²	²

2" Diameter, or less	\$100 + \$60.00 electric fee ²
2-1/2" through 4" Diameter	\$200.00 + \$60.00 electric fee ²
4-1/2" and larger Diameter	\$300.00 + \$60.00 electric fee ²
<b>SPRINKLER SYSTEMS</b> ²	²
....Lawn Sprinklers (Connected to City Water) ²	\$60.00 + \$7 per \$1,000 of construction cost ²
....Fire Sprinklers ²	\$60.00 + Applicable Fire Fees ²
<b>GAS</b> ²	\$60.00 + \$2.00 per outlet ²
²	²
<b>SWIMMING POOL PERMITS</b> ²	<b>PERMIT-FEE</b> ²
Swimming Pools (Residential & Commercial) ²	\$60.00 + \$7 per \$1,000 of construction cost + \$60.00 for electric fee. ²
<b>SIGN PERMITS</b> ²	<b>PERMIT-FEE</b> ²
Engineered -- Free Standing ²	\$60.00 + \$7 per \$1000 of construction cost + \$70. electric fee, if applicable ²
Engineered -- Building Mounted (greater than 32 SF and/or greater than 1-1/2 in projection) -- Requires Building Official Plan Review ²	\$40.00 + \$60 electric fee, if applicable ²
Non-Engineered -- Building Mounted (less than 32 SF and less than 1-1/2 in projection) -- Only Planning Dept. Plan Review ²	\$25.00 + \$60 electric fee, if applicable ²
Sign Panel Replacement (Face Change Only) or Signs Painted on Walls or Awnings (separate awning permit required for new awnings) without associated electrical ²	\$15.00 ²
<b>MISCELLANEOUS PERMITS</b> ²	<b>PERMIT-FEE</b> ²
Alterations, Repairs and Remodels (Plan Review Fees Apply) ²	
Screen Enclosures, Aluminum Patio Covers, Aluminum Carports, Manufactured Home Roof Overs ²	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up to \$8 per \$1,000. -- Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater ²
Seawalls, Docks, Boathouses ²	
Paving (all types of material) ²	

Any type of building, structure, alteration or addition not listed above or qualifying for general permit below (administration cost).	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up to \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.
<b>FENCE (does not include utility structures) - Cost of project</b>	~
\$0 - \$999.99	\$25.00
\$1,000.00 - \$1,999.99	\$40.00
\$2,000 and up	\$60.00 + \$7 per \$1000 of construction cost.
~	~
<b>DRIVEWAYS</b>	~
.....Residential	\$60.00 Initial - \$15.00 each additional
.....Commercial	\$60.00 Initial - \$25.00 each additional
<b>UTILITY BUILDINGS</b>	~
120 sq. ft. or less	No Permit Required
121 - 199 Sq. Ft.	\$50.00
200 Sq. Ft. and up	\$60.00 + \$7 per \$1000 of Construction Cost.
~	~
<b>RE-INSPECTIONS</b>	~
Each re-inspection/visit	\$50.00
<b>ADMINISTRATION-COST</b>	<b>PERMIT-FEE</b>
Change of Primary Contractor or Subcontractor	\$50.00
Re-submittal of construction plans	1st resubmittal no charge, \$50.00 each additional
Modification of plans after initial submittal per trade	\$50.00
Permit Amendments (other than Contractor change)	\$25.00
Master Plan Filing	\$50.00
Pre-Power Approval forms for 1st 60 days	\$50.00
Temporary / Conditional Certificate of Occupancy	\$100.00

Replace Building Permit Card	\$5.00
<b>Change of Use/Occupancy (inspection required) (Plan Review Fee Applies)</b>	<b>\$100.00</b>
Impact fee calculation/Collection	\$100.00
Contractor Registration	No Charge
Special Inspections (After Hours) (One Hour Minimum)	\$100.00 per Hour
General Permit for Jobs not covered on Fee Schedule, Job evaluation cost below \$1,000 with Building Official Approval	\$25.00
Extension of permit - (Written request received before Permit Expires and upon approval of Building Official)	10% of Original permit Fee, Minimum of \$50.00
<b>PERMIT RENEWAL (Percentage of Original Permit Fee)</b>	~
.....No Inspections Conducted	100%
.....Slab Approved	80%
.....Lintel Approved	60%
.....Rough/Framing Approved	40%
.....Insulation Approved	20%
.....Final Inspection Only Needed	10%
<b>MOVING AN EXISTING BUILDING OR STRUCTURE</b>	~
.....To Outside City Limits	\$100 + Expenses incurred to any City Dept.
.....Within or into City Limits (City Commission Approval Required)	\$200 + Expenses incurred to any City Dept.
.....On Same Lot	\$100 + Expenses incurred to any City Dept.
<b>DEMOLITION</b>	\$100 + Expenses incurred to any City Dept.
<b>WORKING WITHOUT PERMITS</b>	<b>FEE IMPOSED</b>
If any person commences work on a building or structure before obtaining the necessary permits, they shall be subject to a penalty as specified.	\$150.00 or double the permit fee, whichever is greater.

<del>USE OF A PRIVATE PROVIDER -- PLANS REVIEW AND INSPECTION SERVICES</del> <sup>a</sup>	<del>PERMIT FEE</del> <sup>a</sup>
<del>Reduction of a fee for the use of a private provider for plans review and inspection services</del> <sup>#</sup>	<del>The total permit and review fee will be reduced overall by 13 percent</del> <sup>#</sup>