

RESOLUTION NO. 2025-43

A RESOLUTION OF THE CITY OF FLAGLER BEACH, FLORIDA, PROVIDING A TEMPORARY REDUCTION IN CERTAIN BUILDING PERMIT FEES; PROVIDING FOR SUNSET OF REDUCED FEES; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Flagler Beach, Florida collects fees related to building permits to offset the cost of Florida Building Code enforcement; and

WHEREAS, during the last several years the City has experienced an increase in development activity; and

WHEREAS, the City has and continues to monitor the relationship of the fees charged to costs of Building Code enforcement; and

WHEREAS, in the financial audit for FY 2022/2023 and FY 2023/2024, it shows that the permitting fees exceeded the departments revenue; and

WHEREAS, over the next six months, the City expects to develop a more clear picture of the demand for building permit-related services which will allow the City to analyze the permit fees it charges; and

WHEREAS, the City Commission has determined that during that six month period the City will be monitoring and reviewing the cost of building permit-related services it is appropriate and fair to impose a temporary reduction in the amount charged by the City for certain building permit applications;

WHEREAS, the City Commission of the City of Flagler Beach finds this resolution to be in the best interests of the health, safety, and welfare of the citizens of the City of Flagler Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA AS FOLLOWS:

SECTION 1. The “WHEREAS” clauses above are hereby incorporated herein as legislative findings.

SECTION 2. The currently adopted Building Department Fee Schedule is attached as Exhibit “A.” Except as otherwise set forth herein, said Fee Schedule shall remain in full force and effect. For the following Application Fee Categories, the fee charged by the City from April 1, 2025 through September 30, 2025 (the “Reduction Period”) shall be reduced to 50% of the Fee described in Exhibit “A”: Permit Fees Based on Total Construction Cost, Electrical / Plumbing, Mechanical, Mobile Home, Pool Spa - Residential, and Permit Fees Based on Total Construction Cost. In addition, the following specific applications for building permits shall be reduced to 50% of the Fee described in Exhibit “A” during the Reduction Period: Demolition, House Moving, Roofing/Siding/Windows, Temporary Construction Trailer, Wall Sign, Freestanding Sign.

Any fees paid between April 1, 2025 and the Effective Date of this Resolution shall be partially refunded to the payor in a manner consistent with the above reduction.

SECTION 3. The reductions set forth above shall sunset and the fees charged shall revert to the original amounts described in Exhibit “A” on October 1, 2025 unless the City Commission votes by majority vote to extend said reductions or, otherwise, adopts a Resolution amending the permitting fees.

SECTION 4. Conflicts. All resolutions and parts of resolution in conflict with this resolution are hereby repealed.

SECTION 5. Severability. If any portion of the Resolution shall be declared unconstitutional or if the applicability of this Resolution or any portion thereof to any person or circumstances shall be held invalid, the validity of the remainder of this Resolution and the applicability of this Resolution, or any portion thereof to other persons or circumstances, shall not be affected thereby.

SECTION 6. Effective Date. This Resolution shall become effective upon execution.

Upon motion duly made and carried, the foregoing Resolution was accepted by the City Commission of the City of Flagler Beach this _____ day of _____, 2025.

**ATTEST:
FLORIDA**

CITY OF FLAGLER BEACH,

PENNY OVERSTREET,
CITY CLERK

PATTI KING, MAYOR



City of Flagler Beach

PO Box 70 105 South 2nd Street
Flagler Beach, Florida 32136

Phone (386) 517-2000. Fax (386) 517-2008

**ALL FEES ARE PAID AT TIME OF SUBMITTAL UNLESS OTHERWISE NOTED.
ALL FEES ARE NON-REFUNDABLE UNLESS AN ERROR HAS BEEN MADE INTERNALLY.**

MISC BUILDING PERMIT FEES

Application	\$35.00 - a non-refundable application fee is in addition to the applicable fees below	
PERMIT FEES BASED ON TOTAL CONSTRUCTION COST	The following fee table shall be used for all building permits including electrical, mechanical, plumbing, fire related and building permits in which square footage is not an applicable determination to calculate building fees	
	TYPE	FEES
	Addition	\$40.00 + \$6.00 Per Thousand Valuation
	Aluminum	\$40.00 + \$6.00 Per Thousand Valuation
	Boathouse	\$40.00 + \$6.00 Per Thousand Valuation
	Building	\$40.00 + \$6.00 Per Thousand Valuation
	Commercial Hardscape	\$40.00 + \$6.00 Per Thousand Valuation
	Demolition	\$40.00 + \$6.00 Per Thousand Valuation
	Siding/Windows	\$40.00 + \$6.00 Per Thousand Valuation
	Fence	\$40.00 + \$6.00 Per Thousand Valuation
	Hurricane Shutters	\$40.00 + \$6.00 Per Thousand Valuation
	Insulation	\$40.00 + \$6.00 Per Thousand Valuation
	Irrigation	\$40.00 + \$6.00 Per Thousand Valuation
	LP Gas	\$40.00 + Plus \$7.00 Per Outlet
	Moving Structures	\$40.00 + \$6.00 Per Thousand Valuation
	Roofing	\$40.00 + \$6.00 Per Thousand Valuation
	Seawall	\$40.00 + \$6.00 Per Thousand Valuation
	Sign	\$40.00 + \$6.00 Per Thousand Valuation
	Solar	\$40.00 + \$6.00 Per Thousand Valuation
	Other Types of Work	\$40.00 + \$6.00 Per Thousand Valuation
ELECTRICAL PLUMBING	Low Voltage	\$35.00 + \$6.00 Per Thousand Valuation
	Single Phase	\$35.00 + \$6.00 Per Thousand Valuation or \$0.50 per Amp (Whichever is Greater)
	3-Phase (< 240 Volts)	\$35.00 + \$6.00 Per Thousand Valuation or \$0.75 per Amp (Whichever is Greater)
	3-Phase (>240 Volts)	\$35.00 + \$6.00 Per Thousand Valuation or \$1.00 per Amp (Whichever is Greater)
	Plumbing	\$35.00 + \$7.00 Per Fixture, Floor Drain or Trap

Continued Permit Fee Schedule

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MISC BUILDING PERMIT FEES

X	Mechanical	The following fee table shall be used for all building permits including electrical, mechanical, plumbing, fire related and building permits in which square footage is not an applicable determination to calculate building fees	
		TYPE	FEES
		< 3 Tons	\$50.00
		> 3 Tons and <10 Tons	\$50.00 + \$12.00 Per Ton >3
		>10 Tons and <25 Tons	\$134.00 + \$10.00 Per Ton >10
		>25 Tons and <50 Tons	\$284.00 + \$6.50 Per Ton >25
X	MOBILE HOME	>50 Tons	\$446.50 + \$5.50 Per Ton >50
		Tie Down and Foundation	\$100.00
		Plumbing and Sewer	\$25.00
		Electrical Service Connection	\$25.00
		Mechanical Service Connection	\$25.00
		Used Mobil Home Checklist	\$50.00 + Mileage Per IRS
X	POOL/ SPA RESIDENTIAL	In-Ground Pool	
		Pool/ Spa	\$75.00
		Minimum Electrical	\$35.00
		Minimum Plumbing	\$35.00
		Pool/Spa Safety Barrier Enclosure	\$25.00
		Pool Aluminum Enclosure	\$70.00
	RESIDENTIAL	Above-Ground Pool	
		Pool/Spa	\$45.00
		Minimum Electrical	\$35.00
		Minimum Plumbing	\$35.00
		Public/Commercial Pool	
		Pool/ Spa	\$100.00
		Minimum Electrical	\$50.00
		Minimum Plumbing	\$50.00
		Pool Safety Barrier Enclosure	\$50.00
		Pool Aluminum Enclosure	\$70.00

1. Valuations shall be used on Actual Value but not less than the most recent International Code Council (ICC) Building Valuation Data as published in the Building Safety Journal.
2. Fee for self-contained units.



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MISC BUILDING PERMIT FEES

Other Misc Fees	
The following fee table shall be used for all building permits including electrical, mechanical, plumbing, fire related and building permits in which square footage is not an applicable determination to calculate building fees	
TYPE	FEES
Review of Revisions to Approved Plans	25% of the Original Permit Fees or \$25.00 (Greater)
Stamp Extra Set of Plans	\$25.00 Per Set
(90) Day Permit Extension	\$25.00
Archive Copies	\$0.15 per one-sided legal size or smaller, \$0.20 per two-sided legal size or smaller, or actual cost of duplication of record
Letter of Compliance (i.e. Department of Environmental Protection, Exam Verification, Letters of Good Standing)	\$25.00 Each
Scanning	Free up to five 8.5 x 11 pages, \$0.50 per page < 11X17, \$1.00 per 11X17 and larger page, truss packages \$25.00 or \$0.50 per page, whichever is less
Prints of Scanned Large Format Documents	\$7.00 Per Page
Building or Addition	\$250.00 + any outstanding fees from original
In-Ground Pool	\$120.00 + any outstanding fees from original permit
Other Types of Work	\$40.00 + any outstanding fees from original permit
Minimum Plumbing	\$35.00
Penalty for Working Without a Permit	\$100.00 + 2 x Permit Fee
Change of Use or Occupancy Inspection	\$150.00
Failure to Call For Inspections	\$50.00

**CLOSEOUT
EXPIRED PERMITS**

Continued Permit Fee Schedule

ALL FEES ARE PAID AT TIME OF SUBMITTAL UNLESS OTHERWISE NOTED. ALL FEES ARE NON-REFUNDABLE UNLESS AN ERROR HAS BEEN MADE INTERNALLY.		
MISC BUILDING PERMIT FEES		
OTHER MISC FEES	The following fee table shall be used for all building permits including electrical, mechanical, plumbing, fire related and building permits in which square footage is not an applicable determination to calculate building fees	
PLAN REVIEW FOR VALUATIONS > \$2500.00	TYPE	FEES
	First Review	10% of the Permit Fee
	Second Review	15% of the Permit Fee
	Third or More Review	40% of the Permit Fee
INSPECTIONS	First Return	\$30.00
	Second Return	\$60.00
	Third or More Returns	\$120.00
OTHER MISC FEES	Transfer of Permit to Another Contractor	\$100.00
	Change of Subcontractor	\$25.00 Each
	Master Files	\$50.00 Per Year
	Education Fee	\$2.50 + .01% of the Valuation
	Technology Fee	\$2.50 + .01% of the Valuation
	Early Power	
	Residential	\$25.00
	Commercial	\$50.00
PERMIT EXPEDITING	Expedited Plan Review	\$95.00 Per Hour (1 Hour Minimum)
	1 st Rough Plumbing - Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Slab – Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Framing / Truss – Inspection	\$85.00 Per Hour (2 Hour Minimum)
	FMEP – Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Insulation – Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Drywall – Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Final – Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Same Day Review / Inspections	\$50.00 Plus Hourly Rate and Minimums

Continued Permit Fee Schedule

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MISC BUILDING PERMIT FEES-		
Other Misc Fees	The following fee table shall be used for all building permits including electrical, mechanical, plumbing, fire related and building permits in which square footage is not an applicable determination to calculate building fees	
PLAN REVIEW FOR VALUATIONS> \$2500.00	TYPE	FEES
	First Review	10% of the Permit Fee
	Second Review	15% of the Permit Fee
	Third or More Review	40% of the Permit Fee
INSPECTIONS		
	First Return	\$30.00
	Second Return	\$60.00
	Third or More Returns	\$120.00
OTHER MISC FEES		
	Transfer of Permit to Another Contractor	\$100.00
	Change of Subcontractor	\$25.00 Each
	Master Files	\$50.00 Per Year
PERMIT EXPEDmNG	Education Fee	\$2.50 + .01 % of the Valuation
	Technology Fee	\$2.50 + .01 % of the Valuation
	Early Power	
PERMIT EXPEDmNG	Residential	\$25.00
	Commercial	\$50.00
	Expedited Plan Review	\$95.00 Per Hour (1 Hour Minimum)
PERMIT EXPEDmNG	1 st Rough Plumbing - Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Slab - Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Framing / Truss - Inspection	\$85.00 Per Hour (2 Hour Minimum)
	FMEP - Inspection	\$85.00 Per Hour (2 Hour Minimum)
PERMIT EXPEDmNG	Insulation - Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Drywall - Inspection	\$85.00 Per Hour (2 Hour Minimum)
	Final - Inspection	\$85.00 Per Hour (2 Hour Minimum)
PERMIT EXPEDmNG	Same Day Review / Inspections	\$50.00 Plus Hourly Rate and Minimums

Continued Permit Fee Schedule

No refund shall be granted on any permit fee less than \$100.00. For permit fees greater than \$100.00, 70% of the amount above \$100.00 may be refunded, provided construction has not commenced. A letter requesting refunds must be received by the Building Department within (90) days of the date the permit was issued.

Approved housing projects funded by the Flagler County State Housing Initiative Program, (SHIP) for replacement/ rehabilitation will receive a 25% reduction of all plan review fees.



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RESIDENTIAL SINGLE FAMILY/ COMMERCIAL BUILDING PERMIT FEES

Application	\$35.00 - a non-refundable application fee is in addition to the applicable fees below	
Permit Fees Based on Total Construction Cost	The following fee table shall be used for all building permits including electrical, mechanical, plumbing, fire related and building permits in which square footage is not an applicable determination to calculate building fees	
	TOTAL COST	FEES
	\$0 to \$2,000	\$50
	\$2,001 to \$5,000	\$110
Miscellaneous Permits	\$5,001 and above	\$110 plus \$6 per \$1,000 total cost, residential \$110 plus \$7 per \$1,000 total cost, commercial
	TYPE	FEES
	Certificate of Occupancy or Completion	\$200 Commercial, for change in tenant \$100 Residential, for requests without permit(s)
	Demolition	\$75
	House Moving Permit	\$75
	Roofing/Siding/Windows	Per fee table above
	Temporary Construction Trailer	\$100
	Wall Sign	Per fee table above
Plan Review Fees	Free Standing Sign	Per fee table above
	Plan Review	25% of the permit fee for commercial projects. 25% of the permit fee for residential projects.
	Plan Resubmittal (1 st free)	20% of the permit fee for commercial projects. 10% of the permit fee for residential projects.
Certificates and Inspections	Replacement of permits, CO's, etc.	\$50
	Re-inspection fee	\$50 first time \$75 second time \$120.00 third time and each subsequent time
	Inspections outside of normal business hours	\$75 per hour (\$150 minimum)
	Preliminary/Code compliance/Safety Inspections	\$100
	Utility Reconnect Inspection Fee	\$25
Other Fees	Fee for work done without a permit	\$100.00 plus 2 X the original permit fee
	Minor (50% or less) Plan Revision Reviews - Revision or change to plans after approval	\$75 per hour (\$150 minimum)
	Transfer of Permit/change of contractor	\$25
	Early Power	\$50
	Temporary Power Pole Only	\$25
	Pool Fence Building Review	\$25