



TOWN OF HIGHLAND BEACH

AGENDA MEMORANDUM

MEETING TYPE: Town Commission Regular Meeting

MEETING DATE 06/16/2026

SUBMITTED BY: Jeff Remas, CBO, Building Department

SUBJECT: Amendment to Building and Land Development Schedule of Fees
Resolution No. _____ CS/CS/HB 803 (2026) Compliance

SUMMARY:

CS/CS/HB 803 was signed by the Governor on May 6, 2026, and takes effect July 1, 2026. Two provisions of the Town's current Building and Land Development Schedule of Fees, established by Resolution No. 2025-024, require amendment for compliance. No other fee provisions are affected.

Reinspection Fees

The current fee schedule imposes reinspection fees on a progressive tier basis (\$75, \$150, \$250, and \$300) based on the number of prior failures on the same inspection item. HB 803 prohibits inspection fees that function as penalties or that exceed the local enforcement agency's documented actual cost per inspection. The progressive structure does not comply. The amended fee schedule replaces it with a single flat reinspection fee of \$100.00 per reinspection, regardless of the number of prior failures on the same permit.

Private Provider Discount Rates

HB 803 requires local enforcement agencies to reduce permit fees by a minimum specified percentage when a licensed private provider is retained to perform plan review or building code inspection services in lieu of Town staff. The minimum discounts required by statute, as determined from the Building Department's documented cost analysis, exceed the rates currently in the fee schedule. The amended rates, applicable to all permit types, are as follows:

- Inspections only: 13% reduction from the permit fee
- Plan review only: 13% reduction from the permit fee
- Both inspections and plan review: 26% reduction from the permit fee

FISCAL IMPACT:

The amendment to the reinspection fee structure is projected to reduce annual reinspection fee revenue by approximately \$10,000 to \$20,000, reflecting the elimination of the escalating penalty component of the prior progressive schedule. The private provider rate adjustment may result in a modest reduction in permit fee revenue on projects using private providers;

that impact is not expected to be material, given the volume of private provider permits issued annually in Highland Beach.

ATTACHMENTS:

Proposed Amended Building and Land Development Schedule of Fees – Exhibit B
Inspection & Plan Review Cost Analysis Summary

RECOMMENDATION:

Staff recommends adoption of this resolution amending the Town of Highland Beach Building and Land Development Schedule of Fees to reflect the changes mandated by CS/CS/HB 803 (2026), effective July 1, 2026.