

ORDINANCE NUMBER 2026-02

AN ORDINANCE OF LEVY COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES OF LEVY COUNTY, FLORIDA, RELATING TO THE COUNTY DEVELOPMENT DEPARTMENT AND PLANNING AND ZONING DEPARTMENT; BY AMENDING APPENDIX B “SCHEDULE OF FEES, RATES AND CHARGES”; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING DIRECTIONS TO THE CLERK AND PROVIDING AN EFFECTIVE DATE.

~~**WHEREAS**, with the adoption and enforcement of a uniform Florida Building Code, the provisions in Secs. 50-773 and 50-774 of the County Code regarding Building Permits and Certificates of Occupancy have been rendered obsolete;~~

WHEREAS, Florida law authorizes counties to adopt reasonable fees, rates and chares for various county services and functions that are requested by and of benefit to private persons/entities;

WHEREAS, in accordance with State law, including specifically Sections 125.022, 125.56(2) Florida Statutes, and newly enacted Chapter 2026-7, Laws of Florida, the fees proposed in this ordinance are recommended by County Staff as reasonable and reflective of the cost of providing the services and functions for which the fees are charged, and in the case of the fees related to enforcement of the Florida Building Code, will be separately accounted for and administered as required by Section 553.80, Florida Statues;

WHEREAS, at least ten (10) days’ notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of a public hearing in the Levy County Government Center in Bronson, Florida; and

WHEREAS, a business impact estimate has been posted on the County’s website at least 10 days prior to the public hearing in accordance with Section 125.66(3), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Levy County, Florida, that:

SECTION 1. The above recitals are true and correct and are incorporated by reference as the findings of the Board of County Commissioners as if set forth fully herein.

SECTION 2. Appendix B to the Code of Ordinances of Levy County, Florida, “Schedule of Fees, Rates and Charges” Section 1. – Development department is hereby amended as follows:

APPENDIX B—SCHEDULE OF FEES, RATES AND CHARGES DEVELOPMENT DEPARTMENT
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Note regarding refunds: Once an application is filed with the County and the associated fees,

Note: Additions shown underlined, deletions shown ~~stricken~~.

rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

Note regarding additional costs: The permit fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.

Note 1— For the purpose of determining fees, floor area shall be the gross overall outside area of a building at each story, including all portions under roofs.

Note 2— The building permit fee for a new building or addition includes flat work, such as stoops, sidewalks, patios, garage aprons or other walking surfaces incidental to the building, provided that no foundations are incorporated in the flat work.

Note 3— A separate building permit is required for each building, structure, or improvement of existing buildings, even when located on the same lot, tract, or parcel.

Note 4— Where a fee is based on value of the improvement and the valuation is not provided by the applicant, valuation will be determined by the County Development Department based on valuation data published by Southern Building Code Congress International or International Code Council, multiplied by the appropriate regional modifier. When the applicant provides the valuation, the County Development Department reserves the right to review and require documentation to support the valuation as reasonable and appropriate. All permits requiring plan review will require a \$300.00 administration fee which is separate from the permit fee.

Note 5— Separate permit fees are required for electrical, plumbing, mechanical, fuel gas, or other permits shown elsewhere in this schedule, unless otherwise indicated.

Note 6— All permits are subject to the state DBPR fees, as applicable.

Note 7— Permit fees for projects that do not fit squarely within one of the permit categories identified below, but nonetheless require review under the Florida Building Code, will be determined by the Building Official. Such fees shall be reasonable and reflective of the staff time and resources necessary to process the permit.

Note 8— Private providers refer to Florida Statue 803 House Bill 2026-63.

1. Minimum fee for any building permit	\$125.00 <u>\$150.00</u>
<p>2. Fee for additional inspection/reinspection trips</p> <p>Note: Each permit includes one inspection trip. The number of additional inspection trips required for each project will be determined by the plans examiner.</p>	<p>\$70.00 <u>\$100.00</u> per trip for additional required inspection and for the 1st reinspection or 2nd reinspection</p> <p><u>\$120.00</u> per trip for 3rd or subsequent reinspection</p> <p>In accordance with F.S. § 553.80(2)(c), after an initial inspection and first reinspection for the same building code violation, specifically and continuously noted in each rejection, each subsequent reinspection will require a \$280.00 fee</p>
3. Manufactured (Mobile) move-on permits—Residential and commercial	<p>\$790.00 <u>\$590.00</u> for residential and \$915.00 <u>\$790.00</u> for commercial,</p>

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Note: Also requires building plans review fee in 19 below.	includes 2 inspections and all subcontractor fees
4. Used manufactured (Mobile) pre-inspections - residential and commercial Note: The structure must be inspected PRIOR TO moving it onto the site. A \$500.00 penalty will be charged for moving it onto the site prior to inspection and, if it fails inspection, the structure must be moved off-site within 30 calendar days.	\$125.00 <u>\$150.00</u> in county \$125.00 <u>\$150.00</u> , plus \$0.67 <u>per mile travel current mileage rates per IRS.</u> (calculated from the development department office), for out of county
5. New construction, renovation <u>and</u> addition or remodel of building - Residential Note: Also requires building plans review fee in 19 below. Note: This permit includes plumbing, electrical and mechanical, a separate permit/fee is not required. <u>Note: This permit includes 32 inspections, \$100.00 for each addition inspection and re-inspections</u>	
First \$1,000 of value of improvement <u>1000 sqft. And under</u>	\$125.00 <u>\$1,528.00</u>
Each additional \$1,000 of value, up to \$100,000 <u>1001 to 2500 sqft.</u>	\$8.00 <u>\$2,770.00</u>
Each additional \$1,000 of value, up to \$400,000 <u>2501 to 4000 sqft.</u>	\$7.00 <u>\$3,430.00</u>
Each additional \$1,000 of value that exceeds \$400,000 <u>4001 plus sqft.</u>	\$5.00 <u>\$5,230.00</u>
6. New construction, renovation, and addition or remodel of building - Commercial Note: Also requires fire review, contact the development department for current fire review fees. Note: Also requires building plans review fee in 19 below. Note: This permit includes plumbing, electrical and mechanical, a separate permit/fee is not required. <u>Note: This permit includes 32 inspections, \$100.00 for each addition inspection and re-inspections</u>	
First \$1,000 of value of improvement <u>1000sqft. And under</u>	\$250.00 <u>\$1,912.00</u>
Each additional \$1,000 of value, up to \$100,000 <u>1001 to 2500 sqft.</u>	\$8.00 <u>\$2987.00</u>
Each additional \$1,000 of value, up to \$400,000 <u>2501 to 4000 sqft.</u>	\$7.00 <u>\$4,037.00</u>
Each additional \$1,000 of value that exceeds \$400,000 <u>4001 to 10,000 sqft</u>	\$5.00 <u>\$7,232.00</u>
<u>10,001 plus</u>	<u>\$9,123.00</u>
7. New construction, renovation, addition or remodel of any accessory structure, screened enclosure, carport or metal building Note: Also requires building plans review fee in 19 below. <u>Note: This permit does not include electric, plumbing and mechanical</u> <u>Note: This permit includes 2 inspections, \$100.00 for each addition inspection and re-inspections</u>	
Up to 1,000 square feet	\$250.00, includes 2

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	inspections
Each additional 100 square feet, over the initial 1,000 square feet <u>1,001 sqft. and over</u>	\$8.00 <u>\$325.00</u> includes 2 inspections
8. Re-roofing and roof-over permits Note: For structural re-roofs, the fee schedule in 5 (for residential) or 6 (for commercial) above shall apply. <u>Note: This permit includes 2 inspections, \$100.00 for each addition inspection and re-inspections</u>	\$155.00 for manufactured (mobile) residential, includes 2 inspections \$225.00 for site-built residential, includes 2 inspections \$300.00 for any commercial, includes 2 inspections
9. Dock and sea wall permits Note: Separate permits are required for any dock that has separate electrical service and/or electrical wiring. Note: Also requires building plans review fee in 19 below. <u>Note: This permit does not include plumbing, electrical and mechanical, a separate permit/fee required.</u> <u>Note: This permit includes 2 inspections, \$100.00 for each addition inspection and re-inspections</u>	\$225.00 for residential, includes 2 inspections \$450.00 for commercial, includes 2 inspections
10. DBPR pre-manufactured shed, gazebo and other buildings permits Note: Also requires building plans review fee in 19 below. <u>Note: This permit does not include plumbing, electrical and mechanical, a separate permit/fee required.</u> <u>Note: This permit includes 2 inspections, \$100.00 for each addition inspection and re-inspections</u>	\$125.00 ; plus \$8.00 per each 400 square feet <u>\$150.00</u> <u>Residential</u> <u>\$300.00 Commercial.</u>
11. Swimming pool permit Note: Pool permit includes pool construction, child resistant barrier, electrical, plumbing, and water circulation equipment only. Separate permits are required for fuel gas, screen enclosures and other amenities or trades. Note: Also requires building plans review fee in 19 below. <u>Note: This permit includes 2 inspections, \$100.00 for each addition inspection and re-inspections</u>	\$650.00 for residential, includes 2 inspections \$1,400.00 for commercial, includes 2 inspections
12. Public amusement device permit Note: this includes, but is not limited to, mechanical ride, slide, sailing, swinging; but not applicable to temporary/mobile carnivals, circuses, or amusements.	\$125.00 <u>\$150.00</u>
13. Demolition of building permit	\$125.00 , <u>\$150.00</u> includes 2

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<p>Note: This permit includes 2 inspections, \$100.00 for each addition inspection and re-inspections</p>	<p>inspections</p>
<p>14. Sign permit</p> <p>Note: Separate permits required for electrical permit</p>	<p>\$250.00, includes plans review</p>
<p>15. Plumbing permit</p>	<p>\$125.00 <u>\$150.00</u> for residential \$250.00 <u>\$300.00</u> for commercial</p>
<p>16. Electrical permit</p> <p>a. Agricultural electric service</p>	<p>\$125.00 <u>\$150.00</u> for residential \$250.00 <u>\$300.00</u> for commercial <u>\$150.00</u></p>
<p>17. Mechanical and refrigeration permit</p>	<p>\$125.00 <u>\$150.00</u> for residential \$250.00 <u>\$300.00</u> for commercial</p>
<p>18. Fuel gas or fuel tank permit</p>	<p>\$125.00 <u>\$150.00</u> for residential \$250.00 <u>\$300.00</u> for commercial</p>
<p>19. Building plans review</p> <p>Note: The minimum building plans review fee is \$70.00 regarding additional costs: The permit fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.</p>	<p>10% of building permit fee for <u>\$125.00</u> residential 30% of building permit fee for <u>\$250.00</u> commercial</p> <p>In accordance with F.S. § 553.80(2)(b), after the 3rd rejection of plans for failure to correct a building code violation, each subsequent review will require a fee that is four times the plans review fee.</p>
<p>20. Transfer of building permit</p> <p>a) Upon written notarized authorization by the permit holder, a valid or otherwise active building permit may be transferred to another applicant with the payment of an administration fee of 25% of the original building permit fees paid</p>	
<p>21. Permit Record Request</p> <p>a) <u>A records request fee deposit of \$25.00 per hour minimum 1 hour will be due prior to request being completed.</u></p> <p>Note: This fee does not affect the free record search available through the portal.</p> <p>b) <u>Prints \$.25 B/W legal, \$1.25 B/W ledger, \$.75 color legal, \$1.25 ledger color, 24x36 B/W or color \$4.00 per page.</u></p>	

SECTION 3.- Appendix B of the Code of Ordinances of Levy County Florida - "Schedule of

Note: Additions shown underlined, deletions shown ~~stricken~~.

Fees, Rates and Charges” Section 2 Planning and Zoning Department is hereby amended as follows:

APPENDIX B—SCHEDULE OF FEES, RATES AND CHARGES PLANNING AND ZONING DEPARTMENT	
<p>Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.</p> <p>Note regarding additional costs for specialized review: The fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with any application or permit that requires specialized review. In the event the County determines that specialized review is necessary, the County will notify the applicant of the amount of additional cost and that amount, along with the standard fees below, must be paid at the time of application.</p> <p>Note: Engineering review fees, when expressed as a range, will be determined for each project based upon complexity of review that is necessary</p> <p><u>Note: Application fee of \$500.00 due upon submission. Except for zoning compliance review, unity of title and lot splits.</u></p>	
1. Development of Regional Impact (DRI)	
Review of initial application	\$26,250
Review of substantial deviation (DRI)	\$12,600
Notice of Proposed Change (DRI) or other Amendment (non-Substantial Deviation of a DRI)	\$3,000
2. Comprehensive Plan amendments	
Large-scale land use map amendment (50+ acres)	\$8,085
Small-scale land use map amendment	\$5,250
Text amendment to Comprehensive Plan	\$8,925
3. Zoning amendments	
Zoning map amendment	\$5,355
Text amendment to Land Development Code	\$8,925
4. Special Exception	
a) Mining or Electric Generating Facilities	

1. Less than 100 acres	\$4,410 for P&Z review \$3,000—\$6,000 for engineering review for a maximum of 3 submittals
2. 100 acres or more	\$6,510 for P&Z review \$4,500—\$10,000 for engineering review for a maximum of 3 submittals
b) Agricultural Operation Intensive	
1. Less than 100 acres	\$4,410 for P&Z review \$3,000—\$7,500 for engineering review for a maximum of 3 submittals
2. 100 acres or more	\$5,565 for P&Z review \$4,500—\$10,000 for engineering review for a maximum of 3 submittals
c) RV park/campground	
1. Less than 50 units	\$4,725 for P&Z review \$4,500—\$10,000 for engineering review for a maximum of 3 submittals
2. 50 units or more	\$6,825 for P&Z review \$4,500—\$10,000 for engineering review for a maximum of 3 submittals
d) All other special exceptions	\$3,675 for P&Z review \$3,000—\$10,000 for engineering review for a maximum of 3 submittals
5. Conditional Use Permit	\$893
6. Special permits for noise (50-354)	\$630
7. Variance	\$1,575
8. Subdivision/platting	

Minor Plat (no construction)	\$2,310 for P&Z review \$1,900 for survey review
Major Plat (includes construction review)	\$3,255 for P&Z review \$3,500 - \$10,000 for engineering review \$2,400 for survey review
Plat Amendment, Resubmittal Review	\$525 for P&Z review \$400 for survey review
Plat vacation	\$683 for P&Z review \$500 for survey review
9. Planned Unit Development	
Residential	\$8,925 for P&Z review \$3,500 for engineering review
Non-residential or mixed-use	\$9,660 for P&Z review \$3,500 for engineering review
Amendment to any PUD	\$4,410 for P&Z review \$2,500 for engineering review
10. Fees to postpone or cancel a hearing —In the event the applicant requests a postponement or cancellation of a scheduled hearing that has been noticed, the applicant shall pay all costs associated with re-noticing the hearing.	Actual costs
11. Zoning compliance review	
a) Primary Structure, Accessory Dwelling Unit and Signs	\$200
b) Additions to Structure	\$150
c) Accessory Structure (not ADU)	\$100
d) New or Transfer of Alcohol Beverage License	\$150
e) Equitable Estoppel Certificate	\$350

f) <u>Zoning inquiry</u>	<u>\$50.00</u>
<u>Note: fee will be credited to application fee if applied within 60 days</u>	
12. Unity of Title	
a) Unity of Title	\$300
b) Release of Unity of Title	\$300
13. Lot Splits	
a) One time split of parent parcel	\$450
b) Lot split for utilities	\$450
c) Lot split for family homestead	\$450 for each approval certificate \$300 for each transfer certificate
e) <u>Lot split inquiry</u>	<u>\$50.00</u>
<u>Note: fee will be credited to application fee if applied within 60 days</u>	
14. Site Plans for Non-Residential Uses/Development	
a) Small scale (less than 10 acres)	\$1,260 for P&Z review \$2,000—\$5,000 for engineering review
b) Large scale (10 acres or more)	\$1,890 for P&Z review \$4,000—\$10,000 for engineering review
c) Amendment to approved site plan	\$788 for P&Z review hourly charge for engineering review
15. Temporary use permit - excavation and fill activity	\$1,260 for P&Z review \$2,000—\$5,000 for engineering review

SECTION 4. The provisions of Section 2 and 3 of this Ordinance shall become and be made a part of the Levy County Code, and the sections of this Ordinance may be renumbered or relettered and the word “ordinance” may be changed to “section,” “article,” “regulation,” or other appropriate word or phrase in order to accomplish the codification.

SECTION 5. It is declared to be the intent of the Board that if any section, subsection, sentence, clause, phrase, portion or provision of this Ordinance is for any reason declared or held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, portion or provision shall be deemed a separate, distinct and independent provision, and the remainder of this Ordinance shall be not affected by such declaration or holding.

SECTION 6. All ordinances or parts of ordinances and all resolutions or parts of resolutions of Levy County in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. In accordance with Section 125.66, Florida Statutes, the Clerk to the Board of County Commissioners is directed to file this Ordinance with the Florida Department of State within 10 days after adoption and upon such filing, this Ordinance shall become effective.

PASSED AND DULY ADOPTED on _____, 2026.

**BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA**

Chair

ATTEST: Clerk of the Circuit Court
and Ex-officio Clerk to the Board
of County Commissioners

Matt Brooks, Clerk

Approved as to form and legal sufficiency

County Attorney