

**PROPOSED CODE AMENDMENTS – DEVELOPMENT DEPARTMENT
FEES AND RELATED TEXT**

Note: Proposed additions are shown underlined, proposed deletions are shown ~~stricken~~.

(1) Fee Revisions. In accordance with State law, including specifically Section 125.56(2), Florida Statutes, County Departments should periodically review their fees to ensure they are 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, that they comply with the requirements of Section 553.80, Florida Statutes. After a recent review, the Development Department proposes the following fee revisions:

APPENDIX B – SCHEDULE OF FEES, RATES AND CHARGES

Development Department

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.

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.

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.

<p>1. Minimum fee for any building permit</p>	<p>\$125.00</p>
<p>2. Fee for <u>additional inspection/re-inspection trips</u></p> <p>Note: <u>Each permit includes one inspection trip.</u> The number of <u>additional inspection trips</u> required for each project will be determined by the plans examiner. <u>Inspection trip fees are in addition to the permit fee, unless otherwise stated in the specific permit section.</u></p>	<p>\$70.00 per trip for <u>initial additional required inspection</u>; and for the <u>1st re-inspection</u> or <u>2nd re-inspection</u></p> <p>\$120.00 per trip for 3rd or subsequent re-inspection</p> <p><u>In accordance with Sec. 553.80(2)(c), F.S., after an initial inspection and first re-inspection for the same building code violation, specifically and continuously noted in each rejection, each subsequent re-inspection will require a \$280 fee</u></p>
<p>3. Manufactured (Mobile) move-on permits – residential and commercial</p> <p>Note: <u>Also requires building plans review fee in 19 below.</u></p>	<p>\$720.00 <u>790.00 for residential and \$915.00 for commercial</u>, includes plans review, 2 inspections and all subcontractor fees</p>
<p>4. Used manufactured (Mobile) pre-inspections – residential and commercial</p> <p>Note: <u>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.</u></p>	<p>\$125.00 in county <u>\$125.00, plus \$0.67 per mile travel (calculated from the development department office)</u>, for out of county \$150.00 out of county</p>
<p>5. New construction, renovation, addition or remodel of building – Residential</p> <p>Note: <u>Also requires building plans review fee in 19 below.</u> <u>Note: This permit includes plumbing, electrical and mechanical, a separate permit/fee is not required.</u></p>	

First \$1,000 of value of improvement	\$125.00
Each additional \$1,000 of value, up to \$100,000	\$8.00
Each additional \$1,000 of value, up to \$400,000	\$7.00
Each additional \$1,000 of value that exceeds \$400,000	\$5.00
<p>6. New construction, renovation, addition or remodel of building – Commercial</p> <p>Note: <u>Also requires Fire review/inspections are additional, contact the development department for current fire review fees.</u></p> <p>Note: <u>Also requires building plans review fee in 19 below.</u></p> <p>Note: <u>This permit includes plumbing, electrical and mechanical, a separate permit/fee is not required.</u></p>	
First \$1,000 of value of improvement	\$250.00
Each additional \$1,000 of value, up to \$100,000	\$8.00
Each additional \$1,000 of value, up to \$400,000	\$7.00
Each additional \$1,000 of value that exceeds \$400,000	\$5.00
<p>7. New construction, renovation, addition or remodel of structures other than buildings <u>any accessory structure, screened enclosure, carport or metal building</u></p> <p>Note: <u>Also requires building plans review fee in 19 below.</u></p>	
First \$1,000 of value of improvement <u>Up to 1,000 square feet</u>	\$250.00 , <u>includes 2 inspections</u>
Each additional \$1,000 of value, up to \$100,000 <u>Each additional 100 square feet, over the initial 1,000 square feet</u>	\$8.00
Each additional \$1,000 of value, up to \$400,000	\$7.00

Each additional \$1,000 of value that exceeds \$400,000	\$5.00
<p>8. Re-roofing and roof-over permits</p> <p>Note: For structural re-roofs, the fee schedule in 5 (for residential) or 6 (for commercial) above shall apply.</p>	<p><u>\$155.00 for manufactured (mobile) residential, includes 2 inspections</u></p> <p>\$225.00 for <u>site-built</u> residential, includes 2 inspections</p> <p>\$300.00 for <u>any</u> commercial, includes 2 inspections</p>
<p>9. Dock and sea wall permits</p> <p>Note: Separate permits are required for any dock that has separate electrical service and/or electrical wiring.</p> <p><u>Note: Also requires building plans review fee in 19 below.</u></p>	<p>\$225.00 for residential, includes 2 inspections</p> <p>See fee schedule in 7 above <u>\$450.00</u> for commercial, includes 2 inspections</p>
<p>10. Screened enclosures, carports, gazebos and DBPR pre-manufactured shed, gazebo and other buildings permits</p> <p>Note: Also requires building plans review fee in 22 <u>19</u> below.</p>	<p>\$125.00; plus \$8.00 per each 100 square feet and plus \$.01 per square foot for state surcharge</p>
<p>11. Swimming pool permit</p> <p>Note: Pool permit includes pool construction, child resistant barrier, <u>electrical, plumbing,</u> and water circulation equipment only. Separate permits are required for electrical wiring, electrical upgrade of service, separate electrical services, pool water heaters, gas piping to water heaters, <u>fuel gas,</u> screen enclosures and other amenities or trades.</p> <p><u>Note: Also requires building plans review fee in 19 below.</u></p>	<p>\$400 <u>650.00</u> for residential, includes plans review and 2 inspections</p> <p>\$900 <u>1,400.00</u> for commercial, includes plans review, fire inspection and review and 2 inspections</p>
12. Public amusement device permit	\$125.00

Note: this includes, but is not limited to, mechanical ride, slide, sailing, swinging; but not applicable to temporary/mobile carnivals, circuses, or amusements.	
13. Demolition of building permit	\$125.00, includes 2 inspections
14. Minor excavation or fill permit	\$125.00
15 14. Sign permit Note: Separate permits required for electrical permit for lighting and for zoning review.	\$250.00, includes plans review
16 15. Plumbing permit	\$125.00 for residential, includes 1 inspection \$250.00 for commercial, includes 1 inspection
17 16. Electrical permit	\$125.00 for residential, includes 1 inspection \$250.00 for commercial, includes 1 inspection
18 17. Heat, vent, air conditioning Mechanical and refrigeration permit Note: Window units (25,000BTUs or less) do not require a permit	\$125.00 for residential, includes 1 inspection \$250.00 for commercial, includes 1 inspection
19 18. Fuel gas or fuel tank permit	\$125.00 for residential, includes 1 inspection \$250.00 for commercial, includes 1 inspection
20. Bulk fuel tank installation or replacement permit Note: Separate permits are required for electrical and/or mechanical systems or devices.	\$125.00 for propane, includes 1 inspection \$250.00 for all other fuel types, includes 1 inspection

<p>21. Mechanical/gas permit</p>	<p>\$125.00 for residential, includes 1 inspection</p> <p>\$250.00 for commercial, includes 1 inspection</p>
<p>22 19. Building plans review</p> <p>Note: The minimum building plans review fee is \$70.00</p>	<p>20 <u>10%</u> of building permit fee for residential</p> <p>30% of building permit fee for commercial</p> <p><u>In accordance with Sec. 553.80(2)(b), F.S., 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.</u></p>
<p>23 20. Renewal/t <u>T</u>ransfer of building permit</p> <p>a) Building permits that have expired because construction was not commenced within six months of issuance, or because more than six months have elapsed since passing a required inspection, may be renewed for 50% of the original building permit fees (excluding impact fees and service fees such as zoning review, site plan approval, flood hazard determination and plans review); but only if the request for renewal is submitted within six months of the date the building permit expired.</p> <p>b) Building permits that have expired because construction was not commenced within 12 months of issuance, or because construction has ceased for more than 12 months, or because more than 12 months have elapsed since passing a required inspection, may be renewed for 100% of the original building permit fees (excluding impact fees, service fees such as zoning review, site plan approval, flood hazard determination, and plans review fees); but only if the request for renewal is submitted within 24 months of the date the building permit expired.</p> <p>c) Building permits that have expired because construction was not commenced within 24 months, or because construction has ceased for more than 24 months, or because more than 24 months have elapsed since passing a required inspection, are null and void and may not be renewed. Any subsequent application will be treated as a new application and all fees (other than impact fees) must be paid. Whenever construction has ceased for 5 years or more, impact fees must be paid.</p>	

d) 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 ~~(excluding impact fees and service fees such as zoning review, site plan approval, flood hazard determination, and plans review.)~~ In no case shall the administration fee to transfer a valid or otherwise active building permit be less than ~~\$30.00.~~

(2) Temporary use permits for excavation and fill activity. In reviewing the fees for the Development Department, County staff determined that the permit for excavation and fill activity in Sec. 50-718(4) of the Code is a County zoning permit for a temporary use and not a permit issued pursuant to the Florida Building Code. As such, staff proposes to move the existing fee and transfer permitting authority to the County Planning and Zoning Department.

APPENDIX B – SCHEDULE OF FEES, RATES AND CHARGES

Planning and zoning department

<u>15. Temporary use permit - excavation and fill activity</u>	<u>\$125.00, plus actual cost of external consultant review</u>
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Division 3. – ZONING DISTRICT REGULATIONS
Subdivision IV. Temporary uses
Sec.50-718. (4) Excavation and fill activity

(c) *Application.* An application for an excavation and fill permit must be submitted on the form provided by the county. The following information must be provided in or with the application ~~that must be~~ submitted to the county development planning and zoning department:

(d) *Completeness determination; approval or denial.* Upon receipt of a permit application, county staff will review the application for completeness. The applicant will be notified if any additional information is required in order to process the application. Upon finding the application to be complete, the application will be reviewed by county staff for compliance with this section. If compliant, the county development planning and zoning director or designee, will issue a permit or written denial (with a brief statement of the reasons therefor). No excavation and fill permit may be approved for an operation that, in the opinion of the county staff, presents a threat to the public health, safety or general welfare of adjacent properties or the community.

(3) Obsolete and Unenforceable provisions. With the adoption and enforcement of a uniform Florida Building Code, County staff noticed the provisions in Sec. 50-773 titled “Building Permits” and 50-774 titled “Certificates of Occupancy” are obsolete and contain outdated language that is not enforceable and are, therefore, proposed to be deleted.