

Sec. 103-52. – Fees; payment required.

- (a) On all buildings, structures, sites, alterations or other activities requiring development permit compliance review (DPCR) or a building permit, as set forth in this Code and/or the state building code, a fee shall be paid as required. Plan review fees, miscellaneous fees, incentive fees, and penalty fees are in addition to the permit fee. DPCR routing fees shall be paid at the time of DPCR submittal, prior to review taking place. The plan review fee and permit routing fees shall be paid at the time of building permit submittal, prior to review taking place. The permit fee and all other applicable fees shall be paid at the time of the issuance of the permit, in accordance with the schedules set forth in this article.
- (b) All incentive, optional service fees, penalty fees and miscellaneous fees shall be paid prior to such service being rendered and/or prior to final approval by the department.
- (c) For the purposes of this article, the term "valuation" means the total value of work or total contract price including all materials and labor, for which the permit is being issued, including, but not limited to, electrical, gas, mechanical and plumbing equipment, permanent systems and appurtenances, including, but not limited to, equipment for which services and systems are designed for; regardless of whether the labor or materials are donated or obtained at discounted rates, overhead and profit. The building official shall make the final determination if there is a dispute regarding the valuation. The building official shall determine valuation by using the estimated permit value submitted at the time of application, as supported by detailed estimates at the request of the building official; or the most recent building valuation data as compiled by the International Code Council (ICC), whichever is greater.
- (d) All fees provided below shall be paid per DPCR and/or permit application and per parcel of land. In the event there are multiple buildings or structures on one parcel of land, the fees provided shall be paid per building and/or structure.
- (e) As an incentive, architectural pre-review during the DPCR process may be offered and provided at the discretion of the building official. The fees established for architectural pre-review are in addition to all other applicable fees and must be paid at the time the architectural review application is submitted. Revisions and resubmittals of plans reviewed during architectural pre-review will be assessed the same revision fees as building permit revised plan review fees established by resolution. If all required DPCR review agencies have completed and approved the DPCR application, the applicant will not be eligible for an architectural pre-review.
- (f) For purposes of this chapter, the term residential shall mean a structure that is regulated by the Florida Building Code, Residential Edition.
- (g) Refund of fees:
 - (1) Permit fees are non-refundable once the permit has been issued.
 - (2) Plan review fees are non-refundable once services have been rendered.
 - (3) Miscellaneous fees, incentive fees, optional fees and penalty fees are non-refundable.

**Building Department Fee Schedule
Effective 7/8/2025**

Permit Fees	
Permits Based on Valuation:	Fee:
(1) Additions, new buildings, manufactured buildings, mobile homes, sitework:	
(a) Commercial:	The fee is calculated by multiplying the valuation times .0125; Minimum fee of \$100.00
(b) Commercial Sitework:	The fee is calculated by multiplying the valuation times .005; Minimum fee of \$200.00
(c) Residential:	The fee is calculated by multiplying the valuation times .005; Minimum fee of \$100.00

	(d) Residential Sitework:	The fee is calculated by multiplying the valuation times .005; Minimum fee of \$100.00
(2)	After the fact permit (work already started or completed):	Double the fee, calculated by multiplying the fee determined by this resolution times two
(3)	All other construction except flat rate permits as noted below:	The fee is calculated by multiplying the valuation times .0125; Minimum fee of \$100.00
Flat Rate Permits:		Fee:
(4)	Demolitions:	
	(a) Residential structures:	\$300.00
	(b) Miscellaneous residential demolition—including but not limited to interior demolition, fences, outbuildings, pools, other attached structures:	\$150.00
	(c) Commercial structures:	\$500.00
	(d) Miscellaneous commercial demolition—Including but not limited to: interior demolition, fences, outbuildings under 500 square feet, pools, signs, other attached structures:	\$250.00
(5)	Flood Development permit:	\$100.00 for values under \$5,000.00 \$200.00 for values \$5,000.00 or more
(6)	Moving of structure(s):	\$500.00 per structure
(7)	Residential flat fee permits:	
	(a) Electric (not including photovoltaic):	\$100.00
	(b) Fence:	\$75.00
	(c) Mechanical (a/c change out only):	\$100.00
	(d) Plumbing (water heater or re-pipe only):	\$100.00
(8)	Temporary construction trailer, sales trailer, office trailer:	\$250.00 per six months (Upon approval by all required departments)
(9)	Temporary power pole or Temporary underground service agreement:	Residential: \$100.00 Commercial: \$250.00
(10)	Temporary tent:	\$100.00 per tent
(11)	Temporary miscellaneous permit with an inspection:	\$75.00
Plan Review Fees		
Plan Review Type:		Fee:
(1)	First plan review:	
	(a) New residential construction or addition:	The fee is calculated by multiplying the valuation times .0025; Minimum fee of \$75.00
	(b) All other permit types:	The fee is calculated by multiplying the valuation times .0025; Minimum fee of \$75.00
	Note: plan review fee for single opening replacement in a multi-family dwelling:	When only one opening (window or door) is being replaced in a multi-family building or development of ten units or more, only one plan review fee will be charged for a state product approval or Miami-Dade Notice of Acceptance. Each different PA/NOA will have a separate plan review fee.
(2)	Flood review fee for structures over 50 percent substantial improvement, substantial damage, new construction or additions within the SFHA: (This fee will still be charged if an initial determination of substantial damage or substantial improvement is made and the scope of work is reduced, or an alternate source of market value is provided to remove the determination of substantial damage or substantial improvement.)	The fee is calculated by multiplying the valuation times .00125; minimum fee of \$50.00
(3)	Revised <u>and/or resubmitted</u> plan review:	
	(a) 1 st revision:	Valuation under \$5,000.00: \$25.00 per construction trade. Valuation \$5,000.00 or more: \$50.00 per construction trade.
	(b) 2 nd revision:	Valuation under \$5,000.00: \$50.00 per construction trade. Valuation \$5,000.00 or more: \$100.00 per construction trade.

	(c) 3 rd or subsequent revision: (Unless 3 rd revision is to correct the same deficiency.)	Valuation under \$5,000.00: \$100.00 per construction trade. Valuation \$5,000.00 or more: \$200.00 per construction trade.
Miscellaneous Service Fees		
Type of Service or Fee:		Fee:
(1)	Appeal or variance request of floodplain management ordinances:	\$500.00
(2)	Building code surcharges:	
	(a) Surcharge per F.S. §§ 468.631:	A total of 1.5 percent on all plan review and permit fees; minimum fee of \$2.00
	(b) Surcharge per F.S. §§ 553.721:	A total of 1.0 percent on all plan review and permit fees; minimum fee of \$2.00
(3)	Business tax inspection:	Inspection: \$75.00 Re-inspection(s): \$75.00
(4)	Certificate of occupancy (CO) or certificate of completion (CC):	\$50.00
(5)	Change of contractor:	\$50.00
(6)	Change of subcontractor:	\$25.00
(7)	Completion of DBPR probation forms:	\$50.00 per request
(8)	Conversion of paper plans to other format:	\$25.00 per hour, \$25.00 minimum fee
(9)	Credit card convenience fee:	5% of the total amount being charged
(10)	Electronic building permit processing fee:	\$5.00
(11)	Expired permit inspection to confirm that no work was performed and to close the permit:	\$75.00; If it is found that work was done, the renewal fee shall apply in addition to this fee.
(12)	Flood zone verification letter:	\$25.00
(13)	Liens and permits—Summary of search and findings:	\$25.00 per parcel requested for the first ten addresses or units. \$10.00 for each additional ten addresses or units within the same parcel.
(14)	Moving of structure application processing:	\$50.00
(15)	Permit extension: (Justifiable cause must be demonstrated for each request.)	\$100.00 for 1 st 30 day extension. \$250.00 for 2 nd 30 day extension (or renewal fee, whichever is less). \$500.00 for 3 rd and each subsequent 30 day extension (or renewal fee, whichever is less).
(16)	Permit renewal (First): (Justifiable cause must be demonstrated for each request.)	½ of the permit fee using current fee schedule plus \$50.00 renewal fee plus state surcharge (based on permit fee only); Or, \$75.00 permit fee plus \$50.00 renewal fee plus \$4.00 minimum state surcharge; Whichever is greater (minimum fee of \$129.00).
(17)	Permit renewal (Second): (Justifiable cause must be demonstrated for each request.)	Permit fee using current fee schedule plus \$50.00 renewal fee plus state surcharge (based on permit fee only).
(18)	Permit renewal (third and each subsequent): (Justifiable cause must be demonstrated for each request.)	Permit fee using current fee schedule plus \$100.00 renewal fee plus state surcharge (based on permit fee only).
(19)	Permit to comply condemnations:	Permit fee using current fee schedule plus \$250.00 rehabilitation fee plus state surcharge (based on permit fee only); Or, Permit fee using current fee schedule plus \$500.00 demolition fee plus state surcharge (based on permit fee only).
(20)	Pre-application meeting:	\$100.00
(21)	Pre-construction meeting:	\$100.00
(22)	Re-issuance of certificate of occupancy (CO) or certificate of completion (CC):	\$50.00 per page
(23)	Re-issuance of permit card:	\$25.00 per card
(24)	Re-stamping of plans:	Residential: \$75.00 plus cost of copies Commercial: \$150.00 plus cost of copies
(25)	Routing fees:	
	(a) DPCR routing fee, new construction:	\$30.00 per review
	(b) DPCR routing fee, all other applications:	\$10.00 per review

	(c) Permit routing fee:	\$15.00 per review, per review agency
(26)	Subcontractor agreements:	\$25.00 Residential per agreement \$50.00 Commercial per agreement
(27)	Special inspector/Threshold inspector required:	\$50.00
Incentive & Optional Service Fees/Reductions		
Type of Service or Fee:		Fee:
(1)	After-hours inspections—Other than during regular working hours:	Residential: Fee is \$100.00 per hour, minimum of two hours per permit, per trade Commercial: Fee is \$250.00 per hour, minimum of two hours per permit per trade
(2)	Architectural pre-review during DPCR: (Review fees during permitting process still apply.)	Up to 20,000 Sq. Feet: \$500.00 20,001 – 50,000 Sq. Feet: \$1,000.00 50,001 – 125,000 Sq. Feet: \$1,500.00 125,001 Sq. Feet and up: \$2,000.00
(3)	Early start request for construction:	Valuations under \$5,000.00: \$500.00 Valuations \$5,000.00 or more: \$1,000.00
(4)	Expedited plan review:	Valuation under \$200,000: \$500.00 for the 1 st hour. \$250.00 for each additional hour Valuation \$200,000 or more: \$1,000.00 for the 1 st hour. \$250.00 for each additional hour
(5)	Private provider inspection services: (Shall be requested prior to the issuance of the permit; no reduction shall be provided once an inspection has been performed by the City.)	Reduction of the permit fee by 10% or \$25; whichever is greater
(6)	Private provider plan review services: (Shall be requested at the time of permit submittal; no reduction shall be provided once the plan review process has begun by City staff.)	Reduction of the plan review fee by 30%
(7)	Stocking permit:	\$500.00
(8)	Temporary certificate of occupancy agreement:	\$1,000.00
(9)	Temporary certificate of occupancy agreement change or extension:	\$2,500.00
Penalty Fee Schedule		
Type of Service or Fee:		Fee:
(1)	Hazardous condition on construction site:	\$500.00 per offense, per day
(2)	No construction toilet on site 72 hours after NTC:	\$100.00 per offense, per day
(3)	No silt fence or improper silt fence on the construction site 72 hours after NTC:	\$250.00 per offense, per day
(4)	No trash container on site 72 hours after NTC:	\$100.00 per offense, per day
(5)	Re-inspection:	
	(a) 1 st re-inspection:	Residential: \$50.00 per permit, per trade Commercial: \$100.00 per permit, per trade
	(b) 2 nd and subsequent re-inspection to correct the same deficiency in the 1 st inspection and 1 st re-inspection:	Residential: \$200.00 Commercial: \$400.00
(6)	Revised plan review—3 rd or more plan revision to correct the same code violation noted in previous plan review rejections:	four times (x) the plan review fee assessed
(7)	Stop work order:	\$100.00 before any further work may commence
(8)	Uncontained trash and debris on construction site:	\$100.00 per offense, per day
(9)	Unlawful continuance after SWO:	\$500.00 per offense, per day
Contractor Licensing Fees		
Type of Service or Fee:		Fee:
(a)	Certificate of competency fees:	
	(1) Application for certificate of competency:	\$125.00
	(2) Initial issuance of a certificate of competency:	\$50.00
	(3) Certificate of competency renewal on or before renewal date:	\$75.00
(b)	Change in status of certificate of competency:	
	(1) Placement of certificate of competency into inactive status:	\$25.00
	(2) Return inactive status to active:	\$50.00

	(3) Change from one business entity to another:	\$60.00
	(4) Amend filed business organization name:	\$50.00
	(5) Change from individual to qualifying business:	\$75.00
	(6) Change from qualifying business to individual:	\$75.00
	(7) Business name change:	\$100.00
	(8) Qualify an additional business entity	\$100.00
(c)	Miscellaneous Fees:	
	(1) Service user fee:	\$25.00
	(2) Temporary certificate of competency:	\$50.00
	(3) Appeal of a decision by the board:	\$500.00
(d)	Contractor Citations:	
	(1) 1 st Offense:	\$500.00
	(2) 2 nd Offense:	\$750.00
	(3) 3 rd and Subsequent Offense:	\$1000.00