

1 MONROE COUNTY, FLORIDA
2 MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
3 RESOLUTION NO. ____-2019
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5 A RESOLUTION AMENDING RESOLUTION NO. 227-2019, THE
6 PERMITTING FEE SCHEDULE; INCREASING FEES BASED ON THE
7 CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U)
8 FOR FY20; CONFORMING FEES TO NEW LAWS; AND PROVIDING FOR
9 AN IMPLEMENTATION DATE
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11 **WHEREAS**, the County protects life and safety through review of construction
12 plans and inspection of construction work as provided by the Florida Building Code; and
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14 **WHEREAS**, these services provided by the County are engaged at the discretion
15 of applicants and for the benefit of applicants; and
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17 **WHEREAS**, the Monroe County Board of County Commissioners wish to provide
18 the citizens of the County with the best possible service in the most cost effective and
19 reasonable manner; and
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21 **WHEREAS**, the Board finds that it would be in the best interests of the public to
22 charge costs for services, thereby placing the burden of such costs directly upon those
23 parties deriving the benefit from such services; and
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25 **WHEREAS**, the updated fee schedules prepared by the Building Department for
26 providing these services include the estimated direct costs associated with the review and
27 processing of applications for permits issued by the County; and
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29 **WHEREAS**, fees are being proposed to be increased by the CPI-U for County
30 FY20; and
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32 **WHEREAS**, State of Florida House Bill 447 eliminated the ability of a local
33 government to charge an educational surcharge for fire for education fees; and
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35 **WHEREAS**, revision fees and correction fees are being proposed to be paid at
36 permit issuance rather than at time of submittal; and
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38 **WHEREAS**, the Board heard testimony and evidence presented as to the
39 appropriate fee schedule.
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41 **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY**
42 **COMMISSIONERS OF MONROE COUNTY, FLORIDA:**
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44 **Section 1.** The foregoing recitals are hereby incorporated as if fully stated herein.
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46 **Section 2.** Pursuant to Monroe County Code, the following building permit fees (and
47 Floodplain and Developmental permit fees) were amended from those
48 implemented in Resolution 227-2019, and are hereby established: (All

applicable fees within this Fee Schedule are subject to Florida Permit Surcharge Program Fees as per F.S. 553.721 and F.S. 468.631, which shall be applied to all Building Permits at Issuance.)

(A) BUILDING PERMIT APPLICATION FEES:

1. Upon submission of application:
 - a. Valuation-based permit jobs valued at \$5,000 or more require fifty percent (50%) of the building permit fee due, with remaining balance of building permit fee plus one hundred percent (100%) of planning, environmental, and/or fire fee as applicable due at issuance.
 - b. Permit jobs valued at less than \$5,000 require one hundred percent (100%) of the fee due.
2. Job value will be based upon the submitted, legitimate contract price or ICC/Construction Costs Valuation manuals.

(B) RESIDENTIAL BUILDING PERMIT FEES:

1. Sewer and Alarm Permits	
a. Sewer Lateral and Grinder Pump (Electric) Permits associated with Sewer Lateral Permits (fee includes plumbing, electric, code compliance fee, education fee, technology and document processing fee, DBPR and DEO fees and is exempt from PRP fees, although PRP review may be required)	\$70.00
b. Low Voltage Alarm System permits	\$40.00

2. For all other residential construction projects valued at less than \$5,000, fees for construction shall be based on the flat rates below.

Residential Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building	Planning	Environmental	Fire	Total
Residential	\$170.00	\$5.00	\$12.00	-	\$187.00

3. For residential construction projects valued at \$5,000 or more, fees for construction shall be based on the rates below and the applicant shall only be assessed the fees for those disciplines which are deemed necessary for code compliance. In the event a particular discipline review is not required for code compliance, the applicant shall not be assessed the rate of that particular discipline. For example, in the event only a Building review is deemed necessary to ensure a particular application complies with Monroe County Code, the applicant shall not be assessed the fee for Planning and Environmental.
 - a. A project whose value exceeds the lowest value band shall be priced based on value in band 1 times rate for band 1 plus the value in the next highest band times the rate for that higher band.
 - b. Building fees shall be applied as follows:

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- i. The rate table below itemizes the maximum Building fee, which includes all 5 building discipline reviews (Structural, Electrical, Mechanical, Plumbing, and Flood disciplines).
- ii. If no Building disciplines are involved in reviewing the permit, the permit will be charged 25% of the maximum Building fee for processing and application costs.
- iii. If less than 5 building disciplines are involved, the permit will be charged an additional 15% of the maximum Building fee (over the 25% for processing and application costs) for each of the Building disciplines involved in reviewing the permit.

		RESIDENTIAL PERMITS Job Value \$5,000 or More						
PROJECT VALUE		Permit Cost per \$1,000 Project Value						
Band	From	To	Building	Planning	Environmental	Fire	Total	
1	\$5,000	\$99,999	\$34.15	\$7.34	\$8.13	\$0.00	\$49.62	
2	\$100,000	\$299,999	\$14.75	\$4.23	\$3.96	\$0.00	\$22.94	
3	\$300,000	\$999,999	\$10.38	\$2.57	\$2.16	\$0.00	\$15.11	
4	\$1,000,000	+	\$8.90	\$2.67	\$0.79	\$0.00	\$12.36	

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- 4. For residential projects which require plan review by Fire, including, but not limited to, modular homes and community developments, the fees in Section (C) shall apply.

(C) COMMERCIAL BUILDING PERMIT FEES:

- 1. For commercial construction projects valued at less than \$5,000, fees for construction shall be based on the flat rates below.

Commercial Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building	Planning	Environmental	Fire	Total
Commercial	\$170.00	\$5.00	\$12.00	\$11.00	\$198.00

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- 2. For commercial construction projects valued at \$5,000 or more, fees for construction shall be based on the rates below and the applicant shall only be assessed the fees for those disciplines which are deemed necessary for code compliance. In the event a particular discipline review is not required for code compliance, the applicant shall not be assessed the rate of that particular discipline. For example, in the event only a Building review is deemed necessary to ensure a particular application complies with Monroe County Code, the applicant shall not be assessed the fee for Planning and Environmental.
 - a. A project whose value exceeds the lowest value band shall be priced based on value in band 1 times rate for band 1 plus the value in the next highest band times the rate for that higher band.
 - b. Building Department fees shall be applied as follows:

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- i. The rate table below itemizes the maximum Building fee, which includes all 5 building discipline reviews (Structural, Electrical, Mechanical, Plumbing, and Flood disciplines).
- ii. If no Building disciplines are involved in reviewing the permit, the permit will be charged 25% of the maximum Building fee for processing and application costs.
- iii. If less than 5 building disciplines are involved, the permit will be charged an additional 15% of the maximum Building fee (over the 25% for processing and application costs) for each of the Building disciplines involved in reviewing the permit.

		COMMERCIAL PERMITS Job Value \$5,000 or More						
PROJECT VALUE		Permit Cost per \$1,000 Project Value						
Band	From	To	Building	Planning	Environmental	Fire	Total	
1	\$5,000	\$99,999	\$34.15	\$7.34	\$8.13	\$2.80	\$52.42	
2	\$100,000	\$299,999	\$14.75	\$4.23	\$3.96	\$8.38	\$31.32	
3	\$300,000	\$999,999	\$10.37	\$2.57	\$2.16	\$6.19	\$21.29	
4	\$1,000,000	+	\$8.90	\$2.67	\$0.79	\$5.10	\$17.46	

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(D) ADDITIONAL FEES APPLIED TO ALL BUILDING PERMITS AT ISSUANCE:

1. Code Compliance - Contractor Investigation	\$11.00
2. Education:	
a. Building - New Residential or Commercial	\$25.00
b. Building - All Other Permits (per discipline per permit)	\$2.00

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(E) FLOODPLAIN MANAGEMENT FEES:

1. Flood Certificate of Compliance	\$50.00
2. Flood Sale Inspection/Transfer of Ownership	\$170.00
3. Initial or recertified LOMR; LOMR-F; LOMA; CLOMR; CLOMR-F	\$170.00
4. Variances to the Floodplain Management Requirements	\$1,642.00 Application Fee plus Hearing Fees*
5. Appeals (Administrative) Regarding Floodplain Management Provisions	\$1,642.00 Application Fee plus Hearing Fees*
6. *Hearing Fees. Applicant shall pay half the cost of the hourly rate (\$76.50/hour), travel and expenses of any hearing officer. The County is	

currently charged \$153.00 per hour by Department of Administrative Hearings (DOAH). If the fee charged to the County is increased, the charge will change proportionately. An estimated amount of one-half of the hearing officer costs as determined by the County Attorney (initially 10 hours - \$765.00 to be paid prior to processing the application) shall be deposited by the applicant along with the application fee, and shall be returned to the applicant if unused. If the hearing is less than 10 hours, a refund will be made. If it is more than 10 hours the remaining fee due must be paid prior to permit issuance.

7. Appeal of Preliminary Floodplain Maps \$5,000.00 Deposit
Plus \$170.00 Floodplain discipline review

Property owners that appeal Preliminary Floodplain maps (on a form provided by the County), that require Monroe County to process and/or review and issue a technical opinion stating whether the evidence presented is sufficient to justify an appeal on behalf of such permits by the County in accordance with Part 67.6 of the NFIP regulations shall bear the cost of the technical review being performed by a consultant hired for such reviews.

At the request of the Floodplain Administrator Applicants shall be required to deposit a fee of \$5,000.00 into an escrow account to cover the cost of experts hired by the Department to review technical data/evidence submitted by the applicant compared to the FEMA Preliminary map data/modeling

Any unused funds deposited by the applicant will be returned upon the County forwarding the appeal to FEMA.

Monroe County shall obtain an estimate from the consultant they intend to hire to review and/or conduct the technical review and if the cost for the review on behalf of Monroe County is higher than the \$5,000.00, applicant shall remit the estimated amount. If, upon review by the technical consultant, the cost for the review is greater than \$5,000.00, and only \$5,000.00 was initially deposited, applicant shall pay additional fees.

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(F) PLANNING AND ENVIRONMENTAL RESOURCES (DEVELOPMENTAL) FEES:

1. Research, minimum fee per hour or fraction thereof	\$55.00
2. Tree Removal / Tree Trimming / Landscaping – projects valued at less than \$5,000	\$66.00
3. Tree Removal / Tree Trimming / Landscaping – projects valued at \$5,000 or more	\$194.00
4. Invasive Exotic Vegetation Removal (10 or fewer stems) / Hazardous Tree Removal	No Fee
5. Environmental Education for Rip-Rap, Restoration, and Canal Restoration permits	\$10.00
6. Permit Referral Process (sent to Fish and Wildlife Service) – may affect determination	\$657.00

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(G) MISCELLANEOUS FEES:

1. Administrative Appeal of Building Official	\$1,642.00
a. plus Required Advertising	\$245.00
2. After Hours Inspections (per hour, two hour minimum)	\$88.00
3. Contractor Registration *State registered contractors are exempt	\$50.00
4. Copies	
a. Approved Plan Set Reproduction and other copies larger than 14 inches by 8 ½ inches	\$5.00 per page
b. Other copies not more than 14 inches by 8 ½ inches	Use legislated fee per page (per FS 119.07(4)(a)1. and 2.)
c. Copies requiring more than 15 minutes of staff time	Actual labor cost (per FS 119.07 (4)(a)3.and_(d)
5. Extensions	
a. Legislative	No Fee
b. Monroe County 180 Day Extension	\$250.00
6. Hurricane Shutters (valued less than \$2,500)	No Fee
7. Notice to Proceed	\$976.00
8. Permit Investigations related to closing open/expired permit on a real estate number / parcel ID:	
a. Investigation concluding that permit has passed all required inspections, including those where County did not close permit after inspection(s)	No Fee
b. Investigation requiring review by Building Official, Plans Examiners and/or Inspectors, minimum fee per real estate number / parcel ID (up to 1 hour staff time)	\$55.00
i. Each additional Hour of staff time or fraction thereof, per real estate number / parcel ID	\$55.00
c. Permit Investigations not related to closing open / expired permit on a real estate number / parcel ID, minimum fee per hour or fraction thereof	\$55.00
9. First failed inspection (per inspection code)	No Fee
10. Reinspection - Each subsequent failed reinspection (per inspection code)	\$100.00
11. Reopen permit (per discipline)	\$55.00
12. Revision – New or Replacement Building	Valuation-based (Section B or C, with applicable items from D

	<p>and/or G) at issuance. However, if any and all revisions are submitted within three years of the original permit issuance date, then 50% of the original fees from Section B. or C. shall be credited toward the revision fees; however in no case shall a refund be provided.</p>
<p>13. Revision – Not New or Replacement Building shall be based on the value of the revision only and the value of the revision shall not be added back to the original permit valuation with a recalculation of all disciplines.</p>	<p>\$10.00 per plan page due at issuance; plus Valuation-based (Section B or C, with applicable items from D and/or G) for any and all additional work at issuance. In no case shall a refund be provided.</p>
<p>14. Corrections (to applications)</p>	<p>\$10.00 per plan page due at issuance</p>
<p>15. Temporary Construction Trailer</p>	<p>\$219.00 per trailer</p>
<p>16. Temporary Use / Temporary Tent</p>	<p>\$55.00 permit fee and an additional \$55.00 per tent</p>
<p>17. Work commencing before permit issuance</p>	<p><i>100% penalty above the applicable valuation-based fee or flat fee for the work, plus code check compliance fees</i></p>

<p>18. Private Provider Fee Credit – A credit of 50% of the Permit fees for projects valued at \$5,000 or more shall be given toward fees charged under Section (B) (3) or (C) (2) for projects that indicate they will use private provider for inspections AND plan review prior to submitting an application for permitting.</p> <p>A credit of 25% of the Permit fees for projects valued at \$5,000 or more shall be given toward fees charged under Section (B) (3) or (C) (2) for projects that indicate they will use private provider for inspections OR plan review prior to submitting an application for permitting.</p> <p>If a project indicates they will use private provider in advance of the permit application and decides not to continue using a private provider after construction starts, they will owe the full permit fee prior to the County plans examiners or inspectors pursuing work under the permit.</p>	<p>Valuation-based (Section B or C)</p>
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- Section 3.** Fee schedules are provided for applicant convenience, but County staff shall be responsible for confirming the facts of each application and the amount of fees due, with the Building Official making the final decision.
- Section 4.** All applications for permits shall pay the amount confirmed by the County prior to and as a condition of issuance of the permit. Fees that accumulate after permit issuance shall be collected prior to Certificate of Occupancy or prior to the permit being closed, if applicable.
- Section 5.** Staff are directed to cancel uncollectable fees from permits in the system after a permit is void or closed, if fees are determined to be uncollectable by the written determination of the Building Official with written concurrence from the Planning Director.
- Section 6.** Termination of the related construction work prior to completion shall not entitle the applicant to a refund of fees paid.
- Section 7.** Projects of an infrequent or unusual nature that are not otherwise addressed in this resolution shall be subject to an estimate of permit fees by County staff as needed.
- Section 8.** The fees established in this resolution shall be applicable through September 30, 2020. Thereafter, annually, beginning October 1 of each following year, they shall be adjusted by the percentage change in the CPI from the previous year; except for those in **Section 2.** (B) 1, (D), (E) 1, 2, 3, 6 and 7, (F) 5, (G)1a., 3, 4, 5, 7, 10, the \$10 per plan page in 13, 14, and all other No Fee items. Every four to five years, the County will adjust fees

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based on the most current appropriations applicable to provide development approval services as conditions merit.

Section 9. Resolution No. 227-2019 is hereby rescinded.

Section 10. The staff is hereby directed to implement these fees on all applications submitted on or after October 1, 2019.

Section 11. The Clerk of the Court is hereby directed to forward one (1) certified copy of this Resolution to the Building Department.

PASSED and ADOPTED at a regular meeting of the Board of County Commissioners of Monroe County, Florida held on the _____ day of September, 2019.

Mayor Sylvia Murphy _____
Mayor Pro Tem Danny L. Kolhage _____
Commissioner Michelle Coldiron _____
Commissioner Heather Carruthers _____
Commissioner David Rice _____

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BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY: _____
Mayor Sylvia Murphy

(SEAL)
ATTEST: KEVIN MADOK, CLERK

Deputy Clerk

**MONROE COUNTY ATTORNEY
APPROVED AS TO FORM**



PETER MORRIS
ASSISTANT COUNTY ATTORNEY
Date: 9/4/19