

COMMUNITY DEVELOPMENT BUILDING PERMIT VALUATION-BASED FEE SCHEDULE

Residential Plan Review = 25% of Fee

Commercial Plan Review = 50% of Fee

TOTAL VALUATION	FEE
\$1.00 to \$2,000.00	\$75.00
\$2,001.00 to \$25,000.00	\$75.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$397.00 for the first \$25,000.00 plus \$9.70 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$639.50 for the first \$50,000.00 plus \$6.58 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$968.50 for the first \$100,000.00 plus \$5.26 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,072.50 for the first \$500,000.00 plus \$4.42 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and above	\$5,282.50 for the first \$1,000,000.00 plus \$2.74 for each additional \$1,000.00, or fraction thereof

~~Effective December 15, 2021, City Council approved Resolution No. 21-112 to extend the temporary fee reductions for Permit and Plan Review fees for Residential (RES) and Commercial (COM) Building permits by seventy-five percent (75%) for one year. Resolution No. 21-112 will be automatically repealed on January 1, 2023, reverting to the prior fee schedule, unless further extended or otherwise revised by City Council.~~

Exclusions:

- ~~1. Residential and Commercial Building permits issued prior to the effective date of the Resolution shall not qualify for the Building Permit and Plan Review fee reduction.~~
- ~~2. Applicants may request one six-month extension of an issued Residential and Commercial Building permit subject to the seventy-five percent (75%) reduction. Additional permit extensions shall cause forfeiture of the fee reduction whereby full fees in effect at that time shall be assessed prior to issuance of an additional extensions.~~

COMMUNITY DEVELOPMENT INTERNATIONAL CODE COUNCIL® BUILDING PERMIT VALUATION TABLE

Occupancy Group and Construction Type (2004 Florida Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	198.09	191.69	187.24	179.39	168.88	163.90	173.66	154.09	148.42
A-1 Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	154.97	135.45	129.78
A-2 Assembly, nightclubs	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65
A-2 Assembly, restaurants, bars, banquet halls	150.36	146.12	141.38	136.79	127.74	125.09	131.96	115.61	112.65
A-3 Assembly, churches	182.56	176.16	171.71	163.86	153.36	148.38	158.12	138.57	132.90
A-3 Assembly, general, community halls, libraries, museums	154.36	147.97	142.51	135.66	123.58	120.18	129.93	109.37	104.69
A-4 Assembly, arenas	178.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78
B Business	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
E Educational	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84
F-1 Factory and industrial, moderate hazard	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41
F-2 Factory and industrial, low hazard	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41
H-1 High Hazard, explosives	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	0.00
H234 High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-5 HPM	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
I-1 Institutional, supervised environment	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
I-2 Institutional, hospitals	258.06	252.55	247.81	241.07	228.10	0.00	235.73	212.76	0.00
I-2 Institutional, nursing homes	180.45	174.93	170.20	163.46	151.54	0.00	158.11	136.20	0.00
I-3 Institutional, restrained	176.22	170.71	165.97	159.23	148.16	142.50	153.89	132.82	126.35
I-4 Institutional, day care facilities- <i>Group D per FBC</i>	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
M Mercantile	112.50	108.26	103.52	98.92	90.48	87.82	94.09	78.34	75.38
R-1 Residential, hotels	155.77	150.50	146.52	140.66	131.24	127.69	141.71	118.97	114.37
R-2 Residential, multiple family	130.60	125.33	121.35	115.49	106.19	102.65	116.67	93.92	89.32
R-3 Residential, one- and two-family	123.28	119.90	116.97	113.77	109.66	106.79	111.84	102.72	96.83
R-4 Residential, care/assisted living facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
S-1 Storage, moderate hazard	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76
S-2 Storage, low hazard	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76
U Utility, miscellaneous	65.81	62.22	58.51	55.59	50.20	46.80	52.46	39.63	37.72

Example I: New Residential Construction - Single Family

Size: 3540 Sq. Feet **Value per ICC Table:** \$342,778.00

(R3 RESIDENTIAL TYPE VB Construction: 3540 sq. ft. @ \$96.83= \$342,778.00)

- Value based fee calculation: \$968.50 for the first \$100,000.00 plus \$5.26 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
 - $\$5.26 \times 243 = \$1,278.18$
- Base Permit = (\$968.50 + \$1,278.18) **\$2,246.68**
 - (Includes Trade Permit Fees: Electrical, Mechanical, Plumbing)
- Plans Review = (25%) **\$ 561.67**
- **Total Bldg. Permit Fee =** **\$2,808.35**

Example I A: New Residential Construction - Single Family

Size: 3540 Sq. Feet **Contract Value:** \$375,000.00

- Value based fee calculation: \$968.50 for the first \$100,000.00 plus \$5.26 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
 - $\$5.26 \times 275 = \$1,446.50$
- Base Permit = (\$968.50 + \$1,446.50) **\$2,415.00**
 - (Includes Trade Fees: Electrical, Mechanical, Plumbing)
- Plans Review = (25%) **\$ 603.75**
- **Total Bldg. Permit Fee =** **\$3,018.75**

COMMUNITY DEVELOPMENT BUILDING PERMIT FLAT FEE SCHEDULE

PERMIT TYPE - WORK CLASS	FEE
Accessory - Canopy, Screen Room, Shed	\$75.00
Accessory - Carport, Greenhouse	\$65.00
Accessory - Detached Garage	\$200.00 1st 300 sq. ft. add \$10.00 per 100 sq. ft. over 300 sq. ft.
Accessory - Deck/Slab, Pool Enclosure, Glass/Utility Room, Satellite Antennae/Dish	\$100.00
Accessory - Gazebo	\$70.00
Demolition	\$100.00 w/ asbestos monitoring \$300.00
Dock & Shoreline - Boat Dock/Pilings	\$0.50/sq. ft. – minimum \$100.00 permit fee
Dock & Shoreline - Boat Lift, Dredging	\$100.00
Dock & Shoreline - Boathouse	\$150.00
Dock & Shoreline - Davit	\$25.00/pair
Dock & Shoreline - Rip Rap	\$1.50/linear ft. – minimum \$75.00 permit fee
Dock & Shoreline - Seawall	\$1.50/linear ft. – minimum \$150.00 permit fee
Fence	\$50.00
Fence - Structural Wall	\$1.00/lin. ft. – minimum \$100.00 permit fee
Mobile Home, Temp Construction Trailer	\$100.00
Miscellaneous - Windows & Entry Doors, Shutters, Siding, Garage Doors	\$100.00
Pool - Residential New Pool & Spa ¹	\$300.00 \$100.00 (temporary reduction)
Pool - Commercial Pool Revision	\$300.00
Pool - Commercial New Pool ¹	\$600.00 \$300.00 (temporary reduction)
Sign - Free Standing	\$250.00
Sign - Wall	\$50.00
Trade Permit ¹	\$75.00 \$25.00 (temporary reduction)
Occupational Tax/Use Permit	\$100.00
Permit - Additional Electric, Mechanical, Plumbing	see Trade Permit fee
Permit - After the fact penalty	varies
Permit - Completion of expired Lee County permit	\$100.00
Permit - Extensions	\$50.00/3 months 1st extension; \$100.00/3 months 2nd extension
Permit - Legislative extension	\$200.00
Permit - Reinspection	\$50.00
Permit - Structure Move	\$200.00
Permit - Miscellaneous	varies

¹ See Resolution No. 22-21 on page 2 for fee reduction and exclusion details.

COMMUNITY DEVELOPMENT BUILDING PERMIT FLAT FEE NOTES

- Accessory Structure fees are per Structure
- Shutter Permit fees are per Permit not per Shutter
- Window Permit fees are per Permit not per Window
- Wall Sign fee is per Sign
- Free-standing Sign is per Sign including Monument and Pole Signs
- Additional Trade Permit fees apply to the following non-Trade Permits serviced with electric, plumbing, mechanical, etc.
 - Accessory Structure
 - Dock & Shoreline
 - Mobile Home
 - Miscellaneous
 - Sign
- Minor Plans Revision: 10% of Plan Review fee
- Major Plans Revision: If more than 50% of structure is affected, a new submittal is required
- Fees do not include DCA/DBPR State Surcharge, Solid Waste, Utility, Impact, or other State and County fees

RESOLUTION 22-21

~~Effective March 2, 2022, City Council approved Resolution No. 22-21 to provide additional fee reductions for the following permits: Trade Permit fee temporarily reduced to twenty five dollars (\$25) per permit, Residential Pool permit fee temporarily reduced to one hundred dollars (\$100) per permit, and Commercial Pool permit fee temporarily reduced to three hundred dollars (\$300) per permit. Resolution No. 22-21 will be automatically repealed on January 1, 2023, reverting to the prior fee schedule, unless further extended or otherwise revised by City Council.~~

~~Exclusions:~~

- ~~1. Trade permits, and Pool permits issued prior to the effective date of the Resolution shall not qualify for the Building Permit and Plan Review fee reduction.~~
- ~~2. Applicants may request one six month extension of an issued Residential and Commercial Building permit subject to the seventy five percent (75%) reduction. Additional permit extensions shall cause forfeiture of the fee reduction whereby full fees in effect at that time shall be assessed prior to issuance of an additional extensions.~~