



On September 9, 2025, the City Council adopted Ordinance No. 2025-09-25 establishing updated building permit and related fees. The revised fee schedule reflects current industry standards, supports efficient service delivery, and ensures continued compliance with state and local regulations. These updates promote transparency and align fees with the true cost of permitting and inspection services.

**Sec. 6-52. - Building permit and related fees.**

The city council is hereby authorized to impose fees for the issuance of building permits, provision of inspections, issuance of certificates of completion or occupancy, plan review, and related services of the development services department and other departments of the City. Such fees shall be established pursuant to the following fee schedule:

**1.0 Building Code Services Proposed Schedule**

**A. Building Permitting and Inspection Services**

**Universal Enforcement and Administrative Fees**

1. Florida Building Code Enforcement Surcharge (F.S. 553.721) and Building Code Administration and Inspection Fee (F.S. 468.631, EFFECTIVE October 1, 2010)

**Table: Building Code Enforcement Surcharge and Building Code Administrative and Inspection Fee**

<u>Fee Name</u>	<u>Fee</u>	<u>Multiplier Description</u>
a. Building Code State FBC 1.0% of permit fee.	<b>1.0%</b>	1.0% of permit fee
b. FL Surcharge State BCAIB 1.5% of permit fee	<b>1.5%</b>	1.5% of permit fee
b. Minimum permit fee	<b>\$2.00</b>	

2. Miami-Dade County Code Compliance Surcharge. Pursuant to Miami-Dade County Code Section 8-12(e).

**Table: Miami-Dade County Code Compliance Surcharge. Pursuant to Miami-Dade County Code Section 8-12(e)**

Fee Name	Proposed Fee	Multiplier Description
a. Miami-Dade County surcharge per \$1,000 of value of work.	\$0.60	0.6% of work valuation

3. Up Front Fees:

**Table: Up Front Fees**

Fee Name	Fee	Multiplier Description
a. Application Fee (New Construction-Single Family or Duplex)-Up to 2,000 sq.ft	<b>\$288</b>	Flat fee
b. Application Fee (New Commercial -Up to 1500 sq. ft)	<b>\$575</b>	Flat fee
c. Application Fee for all other scope of work based on value of the cost	<b>\$125</b>	\$125 minimum fee +1.5% of Value of Construction
d. Rework fee (assessed at cycle two and subsequent reviews)	<b>\$58</b>	-
e. Fee is not refundable, but shall be credited toward the final building permit fee (a, b	-	-

Fee Name	Fee	Multiplier Description
& c only)		
f. Master model not for permit	<b>\$345</b>	-

4. Impact Fee - New buildings and or additions:

A. Impact fee for new and/or increased footage of existing habitable structure:

**Table: Impact Fee for New Building**

Fee Name	Fee (Resident)	Fee (Non-Resident)
Police Protection	0.47	0.38
Parks & Recreation	2.17	-
Public Works	0.10	0.10
Total	2.74	0.48

5. Boilers and Pressure Vessels

**Table: Boilers and Pressure Vessels Fee Schedule**

Fee Name	Fee	Multiplier Description
Steam boilers (each)	<b>\$145</b>	-
Hot water boilers	<b>\$85.00</b>	-
Miniature boilers	<b>\$69.00</b>	-
Steam driven prime movers (each)	<b>\$69.00</b>	-
a. Steam actuated machinery (each)	<b>\$30.00</b>	-
Unfired pressure vessels including air (each)	<b>\$69.00</b>	-
All other permits which cannot be calculated	<b>\$0.14 per dollar valuer</b>	\$0.14 per dollar valuer

6. Storage Tanks for Flammable Liquids

**Table: Storage Tanks for Flammable Liquids Fee Schedule**

<b>Fee Name</b>	<b><u>Fee</u></b>
Up to 499 Gallons per tank	<b>\$145</b>
a. 500 gallons to 1999	<b>\$175</b>
b. Over 2000 gallons	<b>\$230</b>

7. Internal Combustion Engines - Stationary

**Table: Stationary Internal Combustion Engines Fee Schedule**

<b>Fee Name</b>	<b>Fee</b>	<b>Multiplier Description</b>
Minimum fee	<b>\$85</b>	-
a. All permits	<b>\$0.14</b>	<b>0.14 cents per \$ value</b>

8. Miscellaneous

**Table: Miscellaneous Fee Schedule**

<b>Fee Name</b>	<b>Fee</b>	<b>Multiplier Description</b>
<b>Research fee (per hour):</b>		
a. Commercial	<b>\$230</b>	-
b. Residential	<b>\$58.00</b>	-
Lost plans fee: if copied	<b>\$230</b>	-
<b>Microfilm:</b>		
Commercial	<b>\$230</b>	-
Residential	<b>\$40.00</b>	-
<b>Paint permit for non-residential structure:</b>		
a. Single story	<b>\$40.00</b>	-
b. Two story	<b>\$80.00</b>	-
c. Condo and apartment (three	<b>\$120</b>	-

Fee Name	Fee	Multiplier Description
story)		
<b>Donation Drop Box or Trailer:</b>		
a. Application fee	<b>\$29.00</b>	-
b. Renewal fee	<b>\$17.00</b>	-
<b>Public Safety Radio Communications (buildings over 40,000 sq. ft.):</b>		
a. Initial Application Fee and Certification Fee	<b>\$58.00</b>	-
b. Document Review Fees	<b>\$75.00</b>	Per hour
c. Annual Testing and Certification Fee	<b>\$58.00</b>	-

9. New Residential Construction

**Table: New Residential Building Permit Fee Schedule (% multiplier)**

Total Valuation	Fee	Multiplier	Multiplier Description
Building Permit & Inspection	-	2.0%	2.0% of the value

10. Commercial/Industrial and Multi-Family

**Table: Commercial/Industrial Multi-Family Building Permit Fee Schedule**

Total Valuation	Fee	Multiplier	Multiplier Description
Building Permit & Inspection	-	2.28%	2.28% of the value

11. Renovation, Alteration, Remodel

**Table: Renovations and Alterations Building Permit Fee Schedule**

Total Valuation	Fee	Multiplier	Multiplier Description
Building Permit & Inspection	-	3.0%	3.0% of the value

12. Additional Considerations

**Table: Additional Considerations Fee Schedule**

<b>Service Category</b>	<b>Fee</b>	<b>Multiplier</b>	<b>Multiplier Description</b>
Revision to Open Permit	\$100.00	10.0%	Base fee + 10.0% of permit fees (Minimum \$100 fee)
After-hours inspection fee	\$110.00 per hour (minimum 4 hours)	-	-
Re-inspection fee: (first)	\$75.00	-	-
Re-inspection fee: (second, and subsequent)	\$150.00	-	-
Permit extension fee before expiration	\$100.00	-	-
Permit extension fee up to 180 days after expiration	-	50.0%	50% of original permit fee
Permit extension fee over 180 days after expiration	-	100.0%	100% of original permit fee
Noncompliance-violation fee	\$300.00	-	-
Appeal fee	\$250.00	-	-
Trade Permits - Electrical, Plumbing, Mechanical	-	2.0%	2.0% of value of work
Reroof	-	2.0%	2.0% of value of work
Demolition	-	2.0%	2.0% of value of work
Swimming Pool	-	2.0%	2.0% of value of work
Moving Permit	\$100.00	-	-
Sign – Wall or Ground, including electrification	\$150.00	3.0%	3.0% of value of work, minimum \$150
Sign – Renewal	\$125.00	-	-
Water heater replacement – residential	-	-	Minimum permit fee
A/C changeout – residential	-	-	Minimum permit fee
Shed – residential	-	-	Minimum permit fee
Generator, residential	-	-	Minimum permit fee
POD, residential 6 months	-	-	Minimum permit fee

<b>Service Category</b>	<b>Fee</b>	<b>Multiplier</b>	<b>Multiplier Description</b>
Building review	\$116	-	per review cycle
Mechanical review	\$116	-	per review cycle
Electrical review	\$116	-	per review cycle
Plumbing review	\$116	-	per review cycle
Structural review	\$140	-	per review cycle
Flood review	\$116	-	per review cycle
Public Works Civil review	\$276 per cycle, up to 1 acre	-	Each additional acre \$58
Zoning review	\$116	-	per review cycle
Request add / update contractor (post permit issuance)	\$100.0 0	-	-
Permit by affidavit	2 x Permit Fee	-	-
Phased permit fees	\$1,500. 00	-	Any Phased Permit issued in accordance with the Florida Building Code (FBC 105.13) will be valid for six months from the issuance date. No extensions will be issued to the Phased Permits by the Building Official. These Permits will be charged a \$1,500.00 fee, plus any other applicable building review and surcharges.
Work without permit	Homestead Property: \$110 + 2.0 x permit fee. Non- Homestead Property \$110 + 4 x	-	Fee for work started without Permits: when work commenced prior to obtaining a required Permit, a fee of two times that specified in this Section, plus a \$110.00 fee shall be paid for Homestead properties, and a fee of four times that specified in this section, plus a \$110.00 fee shall be paid for non-Homestead/commercial properties. The payment of such

Service Category	Fee	Multiplier	Multiplier Description
	permit fee.		fees shall not relieve any person, firm, or corporation from fully complying with all of the requirements of all applicable regulations and codes, nor shall it relieve them from being subject to any of the penalties therein. The fee requirement shall be applicable to all trade divisions of the building department.
Dry run/up-front fees	\$-	\$2.80 per \$1,000.00 of the estimated construction value	Dry Run/Up-Front Fees. At the time of issuance of the Permit application process number assigned by the building department, the projects will be charged \$2.80 per \$1,000.00 of the estimated construction value. Eighty percent of the total collected amount for this item will be credited towards the building Permit fee line when issued. No credit will be issued if there is no issuance of a Permit, a substantial design is submitted, or the Permit is not issued after 180 days of the last review. Dry Run and Upfront fees are not refundable; however they will be fully credited towards the cost of the building permit.
Recertification	\$276.00	\$500.00 (each three-month extension)	Recertification of buildings are required pursuant to the requirements of the Miami-Dade County Board of Rules and Appeals (BORA) standing order, and Miami-Dade County Code Chapter 8 and the Florida Building Code Administrative Rules. Recertification review for compliance with recertification, \$276.00 fee. Any extension request by the owner of a property after receipt

Service Category	Fee	Multiplier	Multiplier Description
			of a notification letter from the City that the property must prove they are in compliance with Recertification will be assessed a \$500.00 for each additional three-month extension, with a maximum of two possible extensions after the original notification letter
Commercial Engineered or Structural Glazing and Curtain Walls	\$150	-	A \$150.00 fee for compliance with the recertification, every six months for the first year after receiving the Certificate of Occupancy (C.O.), and a fee of \$300.00 every five years after that date in accordance with the Miami-Dade County Board of Rules and Appeals (BORA).
Certificate of Occupancy (CO)/Certificate of Completion (CC)	Residential (single family/duplex, triplex or multifamily condominium): \$105.00 per unit.	Commercial (including multifamily rentals): \$0.10 per square feet of space with a minimum of \$250.00 for a C.O. and \$150.00 for a C.C.	Certificate of Occupancy (C.O.) and Certificate of Compliance (C.C.). In accordance with the requirements of the Florida Building Code.
<b>Temporary Certificate of Occupancy (TCO)/Certificate of Completion (TCC):</b>			
First Request	Residential: \$105.00; Commercial: \$0.10 per	\$-	May request an extension of up to 270 days in 90-day increments. The cost per square foot shall increase by \$0.10 per 90 days for commercial properties or \$105.00 per 90 days for residential properties;

Service Category	Fee	Multiplier	Multiplier Description
	square foot		
Second Request	Residential: \$105.00; Commercial: \$0.10 per square foot	\$-	May request an extension of up to 270 days in 90-day increments. The cost per square foot shall increase by \$0.10 per 90 days for commercial properties or \$105.00 per 90 days for residential properties;
Third Request	\$-	50.0% of the building/trade permit	May request an extension of up to 270 days in 90-day increments. The cost shall be charged at a rate equal to 50 percent of the building/trade permit.
Zoning Inspections Fee (per folio)	\$100	\$-	-

13. Private Provider Administrative Fee

**Table: Private Provider Fee Schedule**

Service Category	Fee	Multiplier	Multiplier Description
Plan Review and Inspection Services	-	10.0%	Applicable Plan Review and Building Permit fees shall be reduced by 10.0%, so each Administrative Fee for Private Providers for Plan Review and Building Permitting and Inspection Services shall be at a rate of 90.0% of the applicable fees
Inspection Services Only	-	5.0%	Applicable Building Permit fees shall be reduced by 5.0%, so each Administrative Fee for Private Providers for Building Permitting and Inspection Services shall be at a rate of 95.0% of the applicable fees

14. Administrative Fees

15. **Table: Administrative Fee Schedule**

Service Category	Proposed Fee	Multiplier	Multiplier Description
Computer print-out of property information, Permits, inspections, etc.	\$2.00	-	Per Sheet
Copies of Complete Job Set (also see lost plans fee)	\$230	-	Per set
General Copies	\$1.00	-	Per page
E-Filing (Recording of Documents)	\$5.25 processing fee + cost - as charged by Miami-Dade County for recording		