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**MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. 277 - 2025**

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A RESOLUTION AMENDING RESOLUTION NO. 432-2024, THE PERMITTING FEE SCHEDULE; INCREASING FEES BASED ON THE CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U) FOR FY 25; INCLUSION OF EXISTING FEE TO SCHEDULE FOR (ELECTRICAL) SAFETY RECONNECT INSPECTION DUE TO FREQUENCY OF USE; CLARIFICATION OF FOOD TRUCK AND SALES TRAILER AS SIMILAR TO TEMPORARY CONSTRUCTION TRAILER; AND PROVIDING FOR AN IMPLEMENTATION DATE

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WHEREAS, the County protects life and safety through review of construction plans and inspection of construction work as provided by the Florida Building Code; and

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WHEREAS, these services provided by the County are engaged at the discretion of applicants and for the benefit of applicants; and

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WHEREAS, the Monroe County Board of County Commissioners wish to provide the citizens of the County with the best possible service in the most cost effective and reasonable manner; and

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WHEREAS, the Board finds that it would be in the best interests of the public to charge costs for services, thereby placing the burden of such costs directly upon those parties deriving the benefit from such services; and

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WHEREAS, the updated fee schedule prepared by the Building Department for providing these services includes the estimated direct costs associated with the review and processing of applications for permits issued by the County; and

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WHEREAS, the frequency of (electrical) safety reconnect inspections warrants the inclusion of the existing fee in the Fee Schedule to provide clarity to the public; and

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WHEREAS, the Board finds that temporary permits for food trucks and sales trailers are substantially similar to temporary permits for construction trailers and clarifies that all three fall under the same fee within the Fee Schedule; and

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WHEREAS, the Board heard testimony and evidence presented as to the appropriate fee schedule.

45 **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY**
 46 **COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:**

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 48 **Section 1.** The foregoing recitals are hereby incorporated as if fully stated herein.
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50 **Section 2.** Pursuant to Monroe County Code, the following building permit fees (and
 51 Floodplain and Developmental permit fees) were amended from those
 52 implemented in Resolution 432-2024 and are hereby established: (All
 53 applicable fees within this Fee Schedule are subject to Florida Permit
 54 Surcharge Program Fees as per F.S. 553.721 and F.S. 468.631, which shall
 55 be applied to all Building Permits at Issuance.)
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57 **(A) BUILDING PERMIT APPLICATION FEES:**

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 59 1. Upon submission of application:
 60 a. Valuation-based permit jobs valued at \$5,000 or more require fifty percent
 61 (50%) of the building permit fee due, with remaining balance of building
 62 permit fee plus one hundred percent (100%) of planning, environmental,
 63 and/or fire fee as applicable due at issuance.
 64 b. Permit jobs valued at less than \$5,000 require one hundred percent (100%)
 65 of the fee due.
 66 2. Job value will be based upon the submitted, legitimate contract price or
 67 ICC/Construction Costs Valuation manuals.
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69 **(B) RESIDENTIAL BUILDING PERMIT FEES:**

1. Sewer and Alarm Permits, and Safety Reconnect	
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
c. (Electrical) Safety Reconnect Inspection	\$59.00

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 72 2. For all other residential construction projects valued at less than \$5,000, fees
 73 for construction shall be based on the flat rates below.
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Residential Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building	Planning	Environmental	Fire	Total
Residential	\$214.00	\$7.00	\$15.00	-	\$236.00

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 76 3. For all other residential construction projects valued at \$5,000 or more, fees for
 77 construction shall be based on the rates below and the applicant shall only be
 78 assessed the fees for those disciplines which are deemed necessary for code

79 compliance. In the event a particular discipline review is not required for code
 80 compliance, the applicant shall not be assessed the rate of that particular
 81 discipline. For example, in the event only a Building review is deemed necessary
 82 to ensure a particular application complies with Monroe County Code, the
 83 applicant shall not be assessed the fee for Planning and Environmental.

84 a. A project whose value exceeds the lowest value Band shall be priced based
 85 on value in band 1 times the rate for Band 1 plus the value in the next
 86 highest band times the rate for that higher Band.

- 87 b. Building fees shall be applied as follows:
- 88 i. The rate table below itemizes the maximum Building fee, which
 89 includes all 5 building discipline reviews (Structural, Electrical,
 90 Mechanical, Plumbing, and Flood disciplines).
 - 91 ii. If no Building disciplines are involved in reviewing the permit, the
 92 permit will be charged 25% of the maximum Building fee for
 93 processing and application costs.
 - 94 iii. If less than 5 building disciplines are involved, the permit will be
 95 charged an additional 15% of the maximum Building fee (over the
 96 25% for processing and application costs) for each of the Building
 97 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	\$42.79	\$9.20	\$10.19	\$0.00	\$62.18
2	\$100,000	\$299,999	\$18.48	\$5.29	\$4.98	\$0.00	\$28.75
3	\$300,000	\$999,999	\$13.00	\$3.20	\$2.69	\$0.00	\$18.89
4	\$1,000,000	+	\$11.14	\$3.35	\$1.00	\$0.00	\$15.49

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

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 104 **(C) COMMERCIAL BUILDING PERMIT FEES:**

1. (Electrical) Safety Reconnect Inspection	\$59.00
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 107 2. For all other commercial construction projects valued at less than \$5,000, fees
 108 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	\$214.00	\$7.00	\$15.00	\$14.00	\$250.00

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 111 3. For all other commercial construction projects valued at \$5,000 or more, fees
 112 for construction shall be based on the rates below and the applicant shall only

113 be assessed the fees for those disciplines which are deemed necessary for code
 114 compliance. In the event a particular discipline review is not required for code
 115 compliance, the applicant shall not be assessed the rate of that particular
 116 discipline. For example, in the event only a Building review is deemed necessary
 117 to ensure a particular application complies with Monroe County Code, the
 118 applicant shall not be assessed the fee for Planning and Environmental.

119 a. A project whose value exceeds the lowest value Band shall be priced based
 120 on value in band 1 times the rate for Band 1 plus the value in the next
 121 highest band times the rate for that higher Band.

- 122 b. Building Department fees shall be applied as follows:
- 123 i. The rate table below itemizes the maximum Building fee, which
 124 includes all 5 building discipline reviews (Structural, Electrical,
 125 Mechanical, Plumbing, and Flood disciplines).
 - 126 ii. If no Building disciplines are involved in reviewing the permit, the
 127 permit will be charged 25% of the maximum Building fee for
 128 processing and application costs.
 - 129 iii. If less than 5 building disciplines are involved, the permit will be
 130 charged an additional 15% of the maximum Building fee (over the
 131 25% for processing and application costs) for each of the Building
 132 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	\$42.79	\$9.20	\$10.19	\$3.50	\$65.68
2	\$100,000	\$299,999	\$18.48	\$5.29	\$4.98	\$10.51	\$39.26
3	\$300,000	\$999,999	\$13.00	\$3.20	\$2.69	\$7.76	\$26.65
4	\$1,000,000	+	\$11.14	\$3.35	\$1.00	\$6.38	\$21.87

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 135 **(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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 138 **(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	\$2,058.00 Application Fee plus Hearing Fees*
5. Appeals (Administrative) Regarding Floodplain Management Provisions	\$2,058.00 Application Fee plus Hearing Fees*
6. *Hearing Fees. Applicant shall pay half the cost of the hourly rate, travel and expenses of any hearing officer. An estimated amount of one-half of the hearing officer costs as determined by the County Attorney shall be deposited by the applicant along with the application fee and shall be returned to the applicant if unused. If additional costs are incurred the remaining fee due must be paid prior to permit issuance.	
<p data-bbox="289 663 1421 737">7. Appeal of Preliminary Floodplain Maps \$5,000.00 Deposit Plus \$170.00 Floodplain discipline review</p> <p data-bbox="334 772 1421 989">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.</p> <p data-bbox="334 1031 1421 1171">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</p> <p data-bbox="334 1213 1421 1283">Any unused funds deposited by the applicant will be returned upon the County forwarding the appeal to FEMA.</p> <p data-bbox="334 1325 1421 1541">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.</p>	

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

1. Research, minimum fee per hour or fraction thereof	\$69.00
2. Tree Removal / Tree Trimming / Landscaping – projects valued at less than \$5,000	\$84.00
3. Tree Removal / Tree Trimming / Landscaping – projects valued at \$5,000 or more	\$244.00

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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	\$825.00

(G) MISCELLANEOUS FEES:

1. Administrative Appeal of Building Official	\$2,058.00
a. plus Required Advertising	\$245.00
2. After Hours Inspections (per hour, two hour minimum)	\$110.00
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. 90-day Permit Application Extension	
i. First 90-day Extension (per Permit)	No Fee
ii. Each subsequent 90-day Extension (per Permit)	\$100.00
b. Legislative Issued Permit Extension	No Fee
c. Monroe County 180-day Issued Permit 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)	\$69.00
i. Each additional Hour of staff time or fraction thereof, per real estate number / parcel ID	\$69.00
c. Permit Investigations not related to closing open / expired permit on a real estate number / parcel ID, minimum fee per hour or fraction thereof	\$69.00

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)	\$69.00
12. Revision – New or Replacement Building	Valuation-based (Section B or C, with applicable items from D 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.
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.	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.
14. Corrections (to applications)	No Fee
15. Temporary Construction Trailer / Sales / Food Truck	\$276.00 per trailer / truck
16. Temporary Use / Temporary Tent	\$69.00 permit fee and an additional \$69.00 per tent
17. Work commencing before permit issuance	<i>100% penalty above the applicable valuation-based fee or flat fee for</i>

	<i>the work, plus code check compliance fees</i>
<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 applicable 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 applicable 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>	Valuation-based (Section B or C)
19. Temporary Certificate of Occupancy / Completion	\$100.00
20. Building Safety Inspection Program (BSIP)	
a. Processing of each original application	\$426.00
b. Processing of each subsequent decennial application	\$426.00
c. Each and every required re-review(s) of original or subsequent decennial application	\$106.00
d. Time extension request for original or subsequent decennial application	\$106.00

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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/completed, if applicable.

Section 5. Staff are directed to cancel uncollectable fees from permits in the system after a permit is void or closed/completed if fees are determined to be

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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, 2026. 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.a and b., (D), (E) 1, 2, 3, 6 and 7, (F) 5, (G)1a., 3, 4, 5, 7, 10, 19, and all other No Fee and Valuation-based items. Every four to five years, the County will adjust fees based on the most current appropriations applicable to provide development approval services as conditions merit.

Section 9. Resolution No. 432-2024 is hereby rescinded.

Section 10. The staff is hereby directed to implement these fees on all applications submitted on or after October 1, 2025.

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 by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 20th day of August, 2025.

FILED FOR RECORD
2025 AUG 26 AM 11:49
CLK. CIR. CL.
MONROE COUNTY, FLA.

Mayor James K. Scholl	<u>Yes</u>
Mayor Pro Tem Michelle Lincoln	<u>Yes</u>
Commissioner Craig Cates	<u>Yes</u>
Commissioner David Rice	<u>Yes</u>
Commissioner Holly Merrill Raschein	<u>Yes</u>

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: James K. Scholl
Mayor James K. Scholl

201 (SEAL)
202 ATTEST: KEVIN MADOK, CLERK
203
204 By *[Signature]*
205 As Deputy Clerk
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MONROE COUNTY ATTORNEY
APPROVED AS TO FORM

Kelly Dugan Digitally signed by Kelly Dugan
Date: 2025.08.05 09:22:25
-04'00'

KELLY DUGAN
ASSISTANT COUNTY ATTORNEY