

County of Monroe

Growth Management Division

Office of the Director

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Board of County Commissioners

Mayor Sylvia J. Murphy, District 5
Mayor Pro Tem Danny L. Kolhage, District 1
George Neugent, District 2
Heather Carruthers, District 3
David Rice, District 4

We strive to be caring, professional and fair

AGENDA

CONSTRUCTION INDUSTRY INFORMAL GROUP MEETING

January 27, 2014 3 PM – 5 PM

Meeting will be conducted using Polycom System at the Marathon Government Center (2798 Overseas Highway in Marathon) and the Murray Nelson Government Center (102050 Overseas Highway in Key Largo)

1. C. Hurley / J. Smith MAXIMUS Fee Analysis: Recommended New Fee Structure – Final Presentation before seeking BOCC approval
2. K. Pleasant / J. Smith Interactive Voice Response (IVR) Demonstration with Q&A – System will be “live” on February 1, 2014
3. C. Hurley / J. Smith Update on County retaining private company to have for on-call, as needed permitting, plan review, and inspections services
4. C. Hurley Next Meeting: TBD

Construction Industry Informal Group Mission Statement: “To evaluate Growth Management Division Building, Flood Plain, Planning and Environmental resources, Engineering, Fire, and other department operations related to permitting and development approvals, and recommend improvements for better service delivery to the Construction Industry and Monroe County residents”.

Monroe County, Florida
Cost-Based Development Review Fees

MAXIMUS Consulting Services
Bruce Cowans and Matt Schuneman
January 27, 2014

CONSULTANT RECOMMENDED FEE ORDINANCE – DRAFT

MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. ____-2014

A RESOLUTION AMENDING RESOLUTION NO. 260-2013, THE BUILDING DEPARTMENT FEE SCHEDULE; REPLACING THE EXISTING FEE SCHEDULES WITH A TABLE OF RATES BASED ON PROJECT VALUE OF \$5,000 OR MORE FOR RESIDENTIAL CONSTRUCTION, A TABLE OF RATES BASED ON PROJECT VALUE OF \$5,000 OR MORE FOR COMMERCIAL CONSTRUCTION AND A TABLE OF FLAT FEES FOR ALL OTHER PROJECT TYPES; PROVIDING FOR A _____ EFFECTIVE DATE.

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

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

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

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

WHEREAS the updated fee schedules prepared by the Growth Management Director for providing these services include the estimated direct costs and reasonable indirect costs associated with the review and processing of applications for permits issued by the County; and

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

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1. Pursuant to Monroe County Code, the following building permit fees 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.)

CONSULTANT RECOMMENDED FEE ORDINANCE – DRAFT

(A) BUILDING PERMIT APPLICATION FEES:

1. Upon submission of application:
 - a. Valuation based permit jobs greater than \$4,999, require fifty percent (50%) of the fee due, with remaining balance due at issuance.
 - b. Permit jobs 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. For residential construction projects valued at less than \$5,000, fees for construction shall be based on the flat rates below.

Option 1 – All costs, including county indirect

Residential Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building Division	Planning Division	Environmental Division	Fire	Total
Residential	\$192.00	\$8.00	\$19.00	-	\$219.00

Option 2 – All costs, excluding county indirect

Residential Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building Division	Planning Division	Environmental Division	Fire	Total
Residential	\$175.00	\$6.00	\$18.00	-	\$199.00

Option 3 – Excluding county indirect and one-time costs

Residential Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building Division	Planning Division	Environmental Division	Fire	Total
Residential	\$160.00	\$5.00	\$13.00	-	\$178.00

Option 4 – Excluding county indirect, one-time costs, and remaining legal costs

Residential Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building Division	Planning Division	Environmental Division	Fire	Total
Residential	\$155.00	\$5.00	\$11.00	-	\$171.00

CONSULTANT RECOMMENDED FEE ORDINANCE – DRAFT

2. For residential construction projects valued at \$5,000 or more, fees for construction shall be based on the rates below.
 - 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:
 - i. The maximum Building Department fee will be calculated using the rate table below, which would include 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 Department fee for processing and application costs.
 - iii. An additional 15% of the valuation-based Building Department fee will be applied for each of the Building disciplines involved in reviewing the permit, up to a maximum of five disciplines.

Option 1 – All costs, including county indirect

			RESIDENTIAL PERMITS Job Value >\$4,999				
PROJECT VALUE			Permit Cost per \$1,000 Project Value				
Band	From	To	Building	Planning	Environmental	Fire	Total
1	\$5,000	\$99,999	\$38.83	\$11.06	\$12.08	\$0.00	\$61.97
2	\$100,000	\$299,999	\$16.77	\$6.38	\$5.88	\$0.00	\$29.03
3	\$300,000	\$999,999	\$11.80	\$3.88	\$3.21	\$0.00	\$18.89
4	\$1,000,000	+	\$10.11	\$4.02	\$1.17	\$0.00	\$15.31

Option 2 – All costs, excluding county indirect

			RESIDENTIAL PERMITS Job Value >\$4,999				
PROJECT VALUE			Permit Cost per \$1,000 Project Value				
Band	From	To	Building	Planning	Environmental	Fire	Total
1	\$5,000	\$99,999	\$35.35	\$8.70	\$10.94	\$0.00	\$55.00
2	\$100,000	\$299,999	\$15.27	\$5.02	\$5.33	\$0.00	\$25.62
3	\$300,000	\$999,999	\$10.74	\$3.05	\$2.90	\$0.00	\$16.70
4	\$1,000,000	+	\$9.21	\$3.17	\$1.06	\$0.00	\$13.43

CONSULTANT RECOMMENDED FEE ORDINANCE – DRAFT

Option 3 – Excluding county indirect and one-time costs

			RESIDENTIAL PERMITS Job Value >\$4,999				
PROJECT VALUE			Permit Cost per \$1,000 Project Value				
Band	From	To	Building	Planning	Environmental	Fire	Total
1	\$5,000	\$99,999	\$32.27	\$7.37	\$8.29	\$0.00	\$47.94
2	\$100,000	\$299,999	\$13.94	\$4.26	\$4.04	\$0.00	\$22.23
3	\$300,000	\$999,999	\$9.81	\$2.59	\$2.20	\$0.00	\$14.60
4	\$1,000,000	+	\$8.40	\$2.68	\$0.80	\$0.00	\$11.89

Option 4 – Excluding county indirect, one-time costs, and remaining legal costs

			RESIDENTIAL PERMITS Job Value >\$4,999				
PROJECT VALUE			Permit Cost per \$1,000 Project Value				
Band	From	To	Building	Planning	Environmental	Fire	Total
1	\$5,000	\$99,999	\$31.20	\$6.70	\$7.43	\$0.00	\$45.34
2	\$100,000	\$299,999	\$13.48	\$3.87	\$3.62	\$0.00	\$20.96
3	\$300,000	\$999,999	\$9.48	\$2.35	\$1.97	\$0.00	\$13.81
4	\$1,000,000	+	\$8.13	\$2.44	\$0.72	\$0.00	\$11.29

(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.

Option 1 – All costs, including county indirect

Commercial Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building Division	Planning Division	Environmental Division	Fire	Total
Commercial	\$192.00	\$8.00	\$19.00	\$11.00	\$230.00

Option 2 – All costs, excluding county indirect

Commercial Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building Division	Planning Division	Environmental Division	Fire	Total
Commercial	\$175.00	\$6.00	\$18.00	\$10.00	\$209.00

Option 3 – Excluding county indirect and one-time costs

Commercial Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building Division	Planning Division	Environmental Division	Fire	Total
Commercial	\$160.00	\$5.00	\$13.00	\$10.00	\$188.00

Option 4 – Excluding county indirect, one-time costs, and remaining legal costs

Commercial Fee per Application - Job Value <\$5,000					
Building Permits under \$5,000	Building Division	Planning Division	Environmental Division	Fire	Total
Commercial	\$155.00	\$5.00	\$11.00	\$10.00	\$181.00

2. For commercial construction projects valued at \$5,000 or more, fees for construction shall be based on the rates below.
 - 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:
 - i. The maximum Building Department fee will be calculated using the rate table below, which would include 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 Department fee for processing and application costs.
 - iii. An additional 15% of the valuation-based Building Department fee is applied for each of the Building disciplines involved in reviewing the permit, up to a maximum of five disciplines.

Option 1 – All costs, including county indirect

COMMERCIAL PERMITS Job Value >\$4,999								
PROJECT VALUE			Permit Cost per \$1,000 Project Value					
Band	From	To	Building	Planning	Environmental	Fire	Total	
1	\$5,000	\$99,999	\$38.83	\$11.06	\$12.08	\$2.87	\$64.84	
2	\$100,000	\$299,999	\$16.77	\$6.38	\$5.88	\$8.58	\$37.61	
3	\$300,000	\$999,999	\$11.80	\$3.88	\$3.21	\$30.28	\$49.16	
4	\$1,000,000	+	\$10.11	\$4.02	\$1.17	\$38.54	\$53.84	

CONSULTANT RECOMMENDED FEE ORDINANCE – DRAFT

Option 2 – All costs, excluding county indirect

			COMMERCIAL PERMITS Job Value >\$4,999				
PROJECT VALUE			Permit Cost per \$1,000 Project Value				
Band	From	To	Building	Planning	Environmental	Fire	Total
1	\$5,000	\$99,999	\$35.35	\$8.70	\$10.94	\$2.56	\$57.55
2	\$100,000	\$299,999	\$15.27	\$5.02	\$5.33	\$7.66	\$33.28
3	\$300,000	\$999,999	\$10.74	\$3.05	\$2.90	\$27.02	\$43.73
4	\$1,000,000	+	\$9.21	\$3.17	\$1.06	\$34.40	\$47.83

Option 3 – Excluding county indirect and one-time costs

			COMMERCIAL PERMITS Job Value >\$4,999				
PROJECT VALUE			Permit Cost per \$1,000 Project Value				
Band	From	To	Building	Planning	Environmental	Fire	Total
1	\$5,000	\$99,999	\$32.27	\$7.37	\$8.29	\$2.56	\$50.50
2	\$100,000	\$299,999	\$13.94	\$4.26	\$4.04	\$7.66	\$29.89
3	\$300,000	\$999,999	\$9.81	\$2.59	\$2.20	\$27.02	\$41.62
4	\$1,000,000	+	\$8.40	\$2.68	\$0.80	\$34.40	\$46.29

Option 4 – Excluding county indirect, one-time costs, and remaining legal costs

			COMMERCIAL PERMITS Job Value >\$4,999				
PROJECT VALUE			Permit Cost per \$1,000 Project Value				
Band	From	To	Building	Planning	Environmental	Fire	Total
1	\$5,000	\$99,999	\$31.20	\$6.70	\$7.43	\$2.56	\$47.90
2	\$100,000	\$299,999	\$13.48	\$3.87	\$3.62	\$7.66	\$28.62
3	\$300,000	\$999,999	\$9.48	\$2.35	\$1.97	\$27.02	\$40.83
4	\$1,000,000	+	\$8.13	\$2.44	\$0.72	\$34.40	\$45.68

(D) ADDITIONAL FEES APPLIED TO ALL BUILDING PERMITS:

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
c. Environmental	\$10.00
d. Planning	\$10.00
e. Fire (Commercial Only)	\$10.00

CONSULTANT RECOMMENDED FEE ORDINANCE – DRAFT

(E) FLOODPLAIN MANAGEMENT FEES:

1. Flood Certificate of Compliance	\$300.00
2. Floodproofing Inspection	\$100.00
3. Flood Sale Inspection/Transfer of Ownership	\$170.00
4. Flood Variance	\$1,500.00
a. plus Required Advertising	\$245.00

(F) PLANNING AND ENVIRONMENTAL RESOURCES FEES:

1. Research, minimum fee per hour or fraction thereof	\$50.00

(G) MISCELLANEOUS FEES:

1. Administrative Appeal of Building Official	\$1,500.00
a. plus Required Advertising	\$245.00
2. Approved Plan Set Reproduction	\$5.00 per page
3. Certificate of Occupancy - Residential	\$100.00
4. Certificate of Occupancy - Commercial	\$200.00
5. Certificate of Completion - Residential or Commercial	\$100.00
6. Change Contractor	\$75.00
7. Contractor Registration	\$50.00
8. Copies (per FS 119.07(1)(a))	<i>Use legislated fee per page</i>
9. Excavation: Borrow Pits, Canals, Etc.	\$500.00 annually
10. Extension - Legislative	\$0.00
11. Monroe County 180 Day Extension	\$250.00
12. Hurricane Shutters (valued less than \$2,500)	No Fee
13. Invasive Exotic Vegetation Removal (10 or fewer stems)	No Fee
14. Notice to Proceed	\$976.00
15. Permit Referral Process (sent to Fish and Wildlife Service) – may affect determination	\$600.00
16. Reinspection - first reinspection	\$50.00
17. Reinspection - each subsequent reinspection	\$100.00
18. Reopen permit (per discipline)	\$50.00
19. Replacement Permit Card	\$25.00
20. Temporary Construction Trailer	\$200.00
21. Temporary Tent	\$50.00
22. Permit Investigations related to closing open/expired permit on a real estate number:	

CONSULTANT RECOMMENDED FEE ORDINANCE – DRAFT

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 (up to 1 hour staff time)	\$50.00
i. Each additional Hour of staff time or fraction thereof, per real estate number	\$50.00
c. Permit Investigations not related to closing open/expired permit on a real estate number, minimum fee per hour or fraction thereof	\$50.00
23. Transfer of Permit Upon Change of Ownership	\$200.00
24. Revision (ROGO Major/New Structure ROGO)	<i>Required to submit new permit application with approved ROGO allocation</i>
25. Revision (Minor ROGO Including mandatory changes per MC Chapter 138 LDR, with no footprint or square foot change) (per discipline)	\$50.00
26. Revision (Non-ROGO) (per discipline plan review per page)	\$10.00
27. After Hours Inspections (per hour, two hour minimum)	\$75.00
28. Work commencing before permit issuance	<i>100% penalty above the applicable valuation-based fee or flat fee for the work, plus code check compliance fees</i>

(H) (Maybe) COUNTY ATTORNEY EXPENSES IN ASSOCIATION WITH APPEALED OR CHALLENGED PERMITS

(If Board picks an option that takes legal fees out of cost pool, then an alternative means of charging and collecting legal fees will be necessary.)

Section 2. Fee schedules are provided for applicant convenience, but Growth Management staff shall be responsible for confirming the facts of each application and the amount of fees due.

Section 3. All applications for permits shall pay the amount confirmed by Growth Management prior to and as a condition of issuance of the permit.

CONSULTANT RECOMMENDED FEE ORDINANCE – DRAFT

- Section 4.** Termination of the related construction work prior to completion shall not entitle the applicant to a refund of fees paid.
- Section 5.** The fees established in this resolution shall be applicable through September 30, 2014. Thereafter, annually, beginning October 1 of each following year, they shall be adjusted by 3% to account for CPI. Approximately every 3 years, the County should adjust fees based on the most current appropriations applicable to provide development approval services.
- Section 6.** Resolution No. 260-2013 is hereby rescinded. Any other fee schedules or provisions of the Monroe County Code inconsistent herewith are hereby repealed effective midnight September 30, 2014
- Section 7.** The staff is hereby directed to implement these fees beginning October 1, 2014
- Section 8.** The Clerk of the Court is hereby directed to forward one (1) certified copy of this Resolution to the Division of Growth Management.

CONSULTANT RECOMMENDED FEE ORDINANCE - DRAFT

PASSED and ADOPTED at a regular meeting of the Board of County Commissioners of Monroe County, Florida held on the _____ day of _____, 2014.

Mayor George Neugent _____
Mayor Pro Tem Heather Carruthers _____
Commissioner Danny Kolhage _____
Commissioner David Rice _____
Commissioner Sylvia Murphy _____

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY: _____
Mayor George Neugent

(SEAL)
ATTEST: _____, CLERK

DRAFT

Sample Permits to Demonstrate Proposed Fee Schedule

Actual past permits selected and fees calculated as they would be in new fee schedule

(Fees include base permit price + Contractor Investigation + Education + DBPR/DCA fees)

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED FEES	CHANGE	% OF PROJECT VALUE
FLAT	\$2,340.00	PLUMBING	\$ 70.00			
Option 1 - All Costs Included				\$ 238.57	\$ 168.57	10.2%
Option 2 - No Indirect Costs				\$ 217.97	\$ 147.97	9.3%
Option 3 - No Indirect or One-Time				\$ 196.34	\$ 126.34	8.4%
Option 4 - No Indirect, One-Time, Legal				\$ 189.13	\$ 119.13	8.1%

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED FEES	CHANGE	% OF PROJECT VALUE
1	\$25,000.00	POOL & SPA	\$ 632.32			
Option 1 - All Costs Included				\$ 1,636.69	\$ 1,004.37	6.5%
Option 2 - No Indirect Costs				\$ 1,457.12	\$ 824.80	5.8%
Option 3 - No Indirect or One-Time				\$ 1,275.39	\$ 643.07	5.1%
Option 4 - No Indirect, One-Time, Legal				\$ 1,208.48	\$ 576.16	4.8%

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED FEES	CHANGE	% OF PROJECT VALUE
2	\$150,000.00	ADDITION - RESIDENTIAL	\$ 7,017.52			
Option 1 - All Costs Included				\$ 7,919.01	\$ 901.49	5.3%
Option 2 - No Indirect Costs				\$ 7,024.77	\$ 7.25	4.7%
Option 3 - No Indirect or One-Time				\$ 6,123.43	\$ (894.09)	4.1%
Option 4 - No Indirect, One-Time, Legal				\$ 5,790.49	\$ (1,227.03)	3.9%

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED FEES	CHANGE	% OF PROJECT VALUE
3	\$420,000.00	ADDITION-COMMERCIAL	\$ 38,450.66			
Option 1 - All Costs Included				\$ 20,544.53	\$ (17,906.13)	4.9%
Option 2 - No Indirect Costs				\$ 18,228.57	\$ (20,222.09)	4.3%
Option 3 - No Indirect or One-Time				\$ 16,543.76	\$ (21,906.90)	3.9%
Option 4 - No Indirect, One-Time, Legal				\$ 15,917.54	\$ (22,533.12)	3.8%

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED FEES	CHANGE	% OF PROJECT VALUE
4	\$1,750,000.00	SINGLE FAMILY RES-REPLACE OF	\$ 7,302.24			
Option 1 - All Costs Included				\$ 37,864.67	\$ 30,562.43	2.2%
Option 2 - No Indirect Costs				\$ 33,403.38	\$ 26,101.14	1.9%
Option 3 - No Indirect or One-Time				\$ 29,269.75	\$ 21,967.51	1.7%
Option 4 - No Indirect, One-Time, Legal				\$ 27,703.96	\$ 20,401.72	1.6%

Monroe County, Florida

BASED ON FOUR WEEKS OF STAFF TIME SHEETS

Permit Fee calculator

Enter Construction Value
 Residential or Commercial
 New Construction?

**DRAFT - FOR DEMONSTRATION
PURPOSES ONLY**

Building Disciplines Involved (Y/N)

EXAM (Structural)
 ELECTRICAL
 MECHANICAL (GAS)
 PLUMBING
 FLOOD

Band	From	To
1	5,000	\$ 99,999
2	\$ 100,000	\$ 299,999
3	\$ 300,000	\$ 999,999
4	\$ 1,000,000	+

Permit Cost per \$1,000 Project Value				
Building	Planning	Environmental	Fire	Total
\$ 38.83	\$ 11.06	\$ 12.08	\$ 2.87	\$ 64.84
\$ 16.77	\$ 6.38	\$ 5.88	\$ 8.58	\$ 37.61
\$ 11.80	\$ 3.88	\$ 3.21	\$ 30.28	\$ 49.16
\$ 10.11	\$ 4.02	\$ 1.17	\$ 38.54	\$ 53.84

	Value for Band
Band 1 value	\$ 99,999
Band 2 value	100,001
Band 3 value	-
Band 4 value	-
	\$ 200,000

Permit Cost				
Building	Planning	Environmental	Fire	Total
\$ 970.73	\$ 1,105.77	\$ 1,208.13	\$ 286.77	\$ 3,571.39
\$ 419.21	\$ 638.14	\$ 588.50	\$ 858.07	\$ 2,503.92
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,389.94	\$ 1,743.91	\$ 1,796.62	\$ 1,144.84	\$ 6,075.31

Additional Fees:

Contractor Investigation	<input type="text" value="\$ 11.00"/>
Education	<input type="text" value="\$ 20.00"/>
DBPR/DCA	<input type="text" value="\$ 182.26"/>

TOTAL FEE

Monroe County, Florida

BASED ON FOUR WEEKS OF STAFF TIME SHEETS

Permit Fee calculator

Enter Construction Value
 Residential or Commercial
 New Construction?

**DRAFT - FOR DEMONSTRATION
PURPOSES ONLY**

Building Disciplines Involved (Y/N)

EXAM (Structural)
 ELECTRICAL
 MECHANICAL (GAS)
 PLUMBING
 FLOOD

Band	From	To
1	5,000	\$ 99,999
2	\$ 100,000	\$ 299,999
3	\$ 300,000	\$ 999,999
4	\$ 1,000,000	+

Permit Cost per \$1,000 Project Value				
Building	Planning	Environmental	Fire	Total
\$ 35.35	\$ 8.70	\$ 10.94	\$ 2.56	\$ 57.55
\$ 15.27	\$ 5.02	\$ 5.33	\$ 7.66	\$ 33.28
\$ 10.74	\$ 3.05	\$ 2.90	\$ 27.02	\$ 43.73
\$ 9.21	\$ 3.17	\$ 1.06	\$ 34.40	\$ 47.83

	Value for Band
Band 1 value	\$ 99,999
Band 2 value	100,001
Band 3 value	-
Band 4 value	-
	\$ 200,000

Permit Cost				
Building	Planning	Environmental	Fire	Total
\$ 3,535.04	\$ 870.11	\$ 1,094.29	\$ 255.96	\$ 5,755.41
\$ 1,526.60	\$ 502.14	\$ 533.05	\$ 765.90	\$ 3,327.69
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 5,061.64	\$ 1,372.25	\$ 1,627.34	\$ 1,021.86	\$ 9,083.10

Additional Fees:

Contractor Investigation	\$ 11.00
Education	\$ 30.00
DBPR/DCA	\$ 272.49

TOTAL FEE

Monroe County, Florida

BASED ON FOUR WEEKS OF STAFF TIME SHEETS

Permit Fee calculator

Enter Construction Value
 Residential or Commercial
 New Construction?

**DRAFT - FOR DEMONSTRATION
PURPOSES ONLY**

Building Disciplines Involved (Y/N)

EXAM (Structural)
 ELECTRICAL
 MECHANICAL (GAS)
 PLUMBING
 FLOOD

Band	From	To
1	5,000	\$ 99,999
2	\$ 100,000	\$ 299,999
3	\$ 300,000	\$ 999,999
4	\$ 1,000,000	+

Permit Cost per \$1,000 Project Value				
Building	Planning	Environmental	Fire	Total
\$ 32.27	\$ 7.37	\$ 8.29	\$ 2.56	\$ 50.50
\$ 13.94	\$ 4.26	\$ 4.04	\$ 7.66	\$ 29.89
\$ 9.81	\$ 2.59	\$ 2.20	\$ 27.02	\$ 41.62
\$ 8.40	\$ 2.68	\$ 0.80	\$ 34.40	\$ 46.29

	Value for Band
Band 1 value	\$ 99,999
Band 2 value	100,001
Band 3 value	-
Band 4 value	-
	\$ 200,000

Permit Cost				
Building	Planning	Environmental	Fire	Total
\$ 3,227.16	\$ 737.46	\$ 829.09	\$ 255.96	\$ 5,049.68
\$ 1,393.64	\$ 425.59	\$ 403.86	\$ 765.90	\$ 2,988.99
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 4,620.80	\$ 1,163.06	\$ 1,232.95	\$ 1,021.86	\$ 8,038.67

Additional Fees:

Contractor Investigation	\$ 11.00
Education	\$ 30.00
DBPR/DCA	\$ 241.16

TOTAL FEE

Monroe County, Florida

BASED ON FOUR WEEKS OF STAFF TIME SHEETS

Permit Fee calculator

Enter Construction Value
 Residential or Commercial
 New Construction?

**DRAFT - FOR DEMONSTRATION
PURPOSES ONLY**

Building Disciplines Involved (Y/N)

EXAM (Structural)
 ELECTRICAL
 MECHANICAL (GAS)
 PLUMBING
 FLOOD

Band	From	To
1	5,000	\$ 99,999
2	\$ 100,000	\$ 299,999
3	\$ 300,000	\$ 999,999
4	\$ 1,000,000	+

Permit Cost per \$1,000 Project Value				
Building	Planning	Environmental	Fire	Total
\$ 31.20	\$ 6.70	\$ 7.43	\$ 2.56	\$ 47.90
\$ 13.48	\$ 3.87	\$ 3.62	\$ 7.66	\$ 28.62
\$ 9.48	\$ 2.35	\$ 1.97	\$ 27.02	\$ 40.83
\$ 8.13	\$ 2.44	\$ 0.72	\$ 34.40	\$ 45.68

	Value for Band
Band 1 value	\$ 99,999
Band 2 value	100,001
Band 3 value	-
Band 4 value	-
	\$ 200,000

Permit Cost				
Building	Planning	Environmental	Fire	Total
\$ 3,120.37	\$ 670.09	\$ 743.38	\$ 255.96	\$ 4,789.81
\$ 1,347.53	\$ 386.71	\$ 362.11	\$ 765.90	\$ 2,862.24
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 4,467.90	\$ 1,056.80	\$ 1,105.49	\$ 1,021.86	\$ 7,652.05

Additional Fees:

Contractor Investigation	\$ 11.00
Education	\$ 30.00
DBPR/DCA	\$ 229.56

TOTAL FEE

SAMPLE PERMIT COMPARISON - PRICES UNDER PROPOSED MONROE COUNTY FEE SCHEDULE AND PEERS' EXISTING SCHEDULES

Permit Type	Job Value	Monroe Proposed Fee - Low	Monroe Proposed Fee High	Peer Average	Sarasota	Town of Palm Beach	Village of North Palm Beach	Juno Beach	Town of Long Boat Key
PLUMBING	\$ 2,340.00	\$189.13	\$238.57	\$ 115.49	\$ 130.25	\$ 79.00	\$ 116.11	\$ 72.10	\$ 180.00
POOL & SPA	\$ 25,000.00	\$1,208.48	\$1,636.69	\$ 875.18	\$ 524.16	\$ 695.25	\$ 735.87	\$ 827.63	\$ 1,593.00
ADDITION - RES	\$ 150,000.00	\$5,790.49	\$7,919.01	\$ 4,382.86	\$ 2,526.56	\$ 4,171.50	\$ 2,859.12	\$ 8,719.10	\$ 3,638.00
ADDITION - COM	\$ 420,000.00	\$15,917.54	\$20,544.53	\$ 16,541.28	\$ 8,081.50	\$ 12,330.20	\$ 7,293.22	\$ 18,431.00	\$ 36,570.47
SFR-REPLACE OF	\$ 1,750,000.00	\$27,703.96	\$37,864.67	\$ 31,938.47	\$ 22,905.62	\$ 48,667.50	\$ 20,212.12	\$ 55,620.00	\$ 12,287.10

BENCHMARKING RESPONSES

	Monroe County	Peer Average	Sarasota	Town of Palm Beach	Village of North Palm Beach	Town of Long Boat Key
<i>Population (2010 Census)</i>	73,090		51,917	8,348	12,015	6,888
1. Average amount of minutes spent each day by inspectors driving between inspection sites	180	120	60	150	150	No data - declined to participate
2. Average inspections per day	7 to 10	15	15	15-16	15-20	
3. Building-related expenditures for the most recent fiscal year						
a. Building Only	\$ 2,503,772	\$ 1,316,019	\$ 2,095,690	\$ 1,875,305	\$ 505,369	\$ 787,713
b. Planning	\$ 652,957	\$ 679,373	\$ 1,168,625	\$ 664,735	\$ 308,548	\$ 575,582
c. Building Expenditures per capita	\$ 34.26	\$ 105.36	\$ 40.37	\$ 224.64	\$ 42.06	\$ 114.36
d. Planning Expenditures per capita	\$ 8.93	\$ 52.85	\$ 22.51	\$ 79.63	\$ 25.68	\$ 83.56
4. Building related revenues for the most recent fiscal year	\$ 2,614,665	\$ 1,980,277	\$ 1,668,387	\$ 5,822,858	\$ 784,562	\$ 1,093,079
a. Revenue per capita	\$ 35.77	\$ 224.26	\$ 32.14	\$ 697.52	\$ 65.30	\$ 158.69
5. Yes/No: Is fee schedule based on the results of a cost study; if so, when was it done?	No	N/A	Yes/1 year ago	Yes/6 years ago	No	No data - declined to participate
6. Yes/No: Are fees supporting operations, i.e. do collected fees support 100% of the budgeted expenses to operate building, zoning, environmental and fire departments?	No	N/A	No	Yes	Yes	Yes
a. Revenue/Expenditures FY 12-13	63.5%	101.1%	51.1%	200.2%	96.4%	80.2%
7. Full-time equivalents (FTEs)						
a. Plans Examiners	4.5	1.50	2	1	2	1
b. Inspectors	5.5	3.75	6	5	2	2
c. Permit Clerks	8	2.63	4	3	2.5	1
d. Zoning Employees	3	1.67	3	1	1	?

Monroe County, Florida Cost-Based Development Review Fees

MAXIMUS Consulting Services
Bruce Cowans and Matt Schuneman
January 27, 2014

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1. Project Review

- In October, we presented the proposed fee schedule which aims to:
 - Fully reimburse County costs for permit-related work
 - Simplify the current system
 - Achieve revenue neutrality
- We took feedback, re-examined our work, and completed benchmarking

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1a. Revenue and Expense Comparison

FY 2013 budgeted amounts	Permit-Related Direct Costs	Permit-Related Indirect Costs	Fixed Assets	Total
Building	\$2,503,772	\$247,550	\$5,881	\$2,757,203
Planning	652,957	184,224	8,503	845,684
Environmental	732,659	74,305	2,778	809,741
Fire	228,927	29,494	16,416	274,837
Total	\$4,118,314	\$535,573	\$33,578	\$4,687,465
			FY 2012 Revenue	\$2,614,665
			Net	(\$2,072,800)

- Permit-related direct costs do not equal budgeted department amounts, which also cover non-permit related activities
- Indirect costs include County overhead support to the division
- Fixed assets include vehicles, computers, and other major capital

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4a. Response to Feedback

- We re-examined our calculations of staff time on small (<\$5,000) permits, found too much cost was being attributed to those permits.

Result = Permit prices for projects <\$5,000 were reduced 30-35% with costs re-distributed to projects \$5,000 and up.

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4b. Response to Feedback

- We modified Valuation-based permit prices to take into account the number of Building disciplines involved
 - 25% of Building fees are always charged (intake & processing)
 - The remaining 75% split is between five Building disciplines and only charged if they are involved

Result = Fairer allocation of Building costs to permits \$5,000 and up

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4c. Response to Feedback

Here's how Building disciplines would be applied to a \$10,000 residential permit

Full Building fee = \$10,000/\$1,000 times the Band 1 rate =
10 x \$38.83 = \$388.30

# of Disciplines involved	0	1	2	3	4	5
% of Building fee applied	25%	40%	55%	70%	85%	100%
Total Building fee	\$97.07	\$155.32	\$213.56	\$271.81	\$330.05	\$388.30

Note: Does not include Bio & Planning fees

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6. Residential Rate Table

EXAMPLE – Option 1 Table, all costs included

Band	PROJECT VALUE		RESIDENTIAL PERMITS					Total
	From	To	Permit Cost per \$1,000 Project Value					
			Building	Planning	Environmental	Fire		
1	\$5,000	\$99,999	\$38.83	\$11.06	\$12.08	\$0.00	\$61.97	
2	\$100,000	\$299,999	\$16.77	\$6.38	\$5.88	\$0.00	\$29.03	
3	\$300,000	\$999,999	\$11.80	\$3.88	\$3.21	\$0.00	\$18.89	
4	\$1,000,000	+	\$10.11	\$4.02	\$1.17	\$0.00	\$15.31	

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7. Commercial Rate Table

EXAMPLE – Option 1 Table, all costs included

Band	PROJECT VALUE		COMMERCIAL PERMITS					Total
	From	To	Permit Cost per \$1,000 Project Value					
			Building	Planning	Environmental	Fire		
1	\$5,000	\$99,999	\$38.83	\$11.06	\$12.08	\$2.87	\$64.84	
2	\$100,000	\$299,999	\$16.77	\$6.38	\$5.88	\$8.58	\$37.61	
3	\$300,000	\$999,999	\$11.80	\$3.88	\$3.21	\$30.28	\$49.16	
4	\$1,000,000	+	\$10.11	\$4.02	\$1.17	\$38.54	\$53.84	

- Rates are the same as for Residential, **except that Commercial rates include efforts of the Fire Department.**

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8. Flat fees

- The flat fee tables across the 4 options are available as handouts.
- Flat fees apply regardless of project value and include:
 - Construction valued at less than \$5,000
 - Residential = \$171-\$219
 - Commercial = \$181-\$230
 - Flood-related permits
 - Administrative and miscellaneous activities (ex. Contractor registration)

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9. Fee Calculation and Payment

Fees Due at Application

Permit/Fee Type	Payment due upon application
Valuation-based permits	50% of total fee
Residential/Commercial <\$5,000	100% of total fee
All other fees	100% of fee due up front or as applicable per fee schedule

- Job values will be based upon submitted, legitimate contract price or ICC/Construction Costs Valuation manuals

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10a. Sample permits under old and new systems

- Note that the main reason for change is the intent to recover costs, **not** the change in rate structure.

Example 1 - \$2,340 sewer lateral

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED		% OF PROJECT VALUE
				FEES	CHANGE	
FLAT	\$2,340.00	PLUMBING	\$ 70.00	\$ 238.57	\$ 168.57	10.2%
		Option 1 - All Costs Included		\$ 217.97	\$ 147.97	9.3%
		Option 2 - No Indirect Costs		\$ 196.34	\$ 126.34	8.4%
		Option 3 - No Indirect or One-Time		\$ 189.13	\$ 119.13	8.1%
		Option 4 - No Indirect, One-Time, Legal				

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10b. Sample permits under old and new systems

Example 2 - \$25,000 pool and spa

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED		% OF PROJECT VALUE
				FEES	CHANGE	
1	\$25,000.00	POOL & SPA	\$ 632.32	\$ 1,636.69	\$ 1,004.37	6.5%
		Option 1 - All Costs Included		\$ 1,457.12	\$ 824.80	5.8%
		Option 2 - No Indirect Costs		\$ 1,275.39	\$ 643.07	5.1%
		Option 3 - No Indirect or One-Time		\$ 1,108.48	\$ 576.16	4.8%
		Option 4 - No Indirect, One-Time, Legal				

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10c. Sample permits under old and new systems

Example 3 - \$150,000 residential addition

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED FEES	CHANGE	% OF PROJECT VALUE
2	\$150,000.00	ADDITION- RESIDENTIAL	\$ 7,017.52			
		Option 1 - All Costs Included		\$ 7,919.01	\$ 901.49	5.3%
		Option 2 - No Indirect Costs		\$ 7,024.77	\$ 7.25	4.7%
		Option 3 - No Indirect or One-Time		\$ 6,123.43	\$ (894.09)	4.1%
		Option 4 - No Indirect, One-Time, Legal		\$ 5,790.49	\$ (1,227.03)	3.9%

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10d. Sample permits under old and new systems

Example 4 - \$420,000 commercial addition

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED FEES	CHANGE	% OF PROJECT VALUE
3	\$420,000.00	ADDITION-COMMERCIAL	\$ 38,450.66			
		Option 1 - All Costs Included		\$ 20,544.53	\$ (17,906.13)	4.9%
		Option 2 - No Indirect Costs		\$ 18,228.57	\$ (20,222.09)	4.3%
		Option 3 - No Indirect or One-Time		\$ 16,543.76	\$ (21,906.90)	3.9%
		Option 4 - No Indirect, One-Time, Legal		\$ 15,917.54	\$ (22,533.12)	3.8%

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10e. Sample permits under old and new systems

Example 5 - \$1,750,000 new SFR

BAND	JOB VALUE	PERMIT TYPE	ORIGINAL FEES	TOTAL PROPOSED FEES	CHANGE	% OF PROJECT VALUE
4	\$1,750,000.00	SINGLE FAMILY RES-REPLACE OF	\$ 7,802.24			
		Option 1 - All Costs Included		\$ 37,864.67	\$ 30,562.43	2.2%
		Option 2 - No Indirect Costs		\$ 33,403.38	\$ 26,101.14	1.9%
		Option 3 - No Indirect or One-Time		\$ 29,269.75	\$ 21,967.51	1.7%
		Option 4 - No Indirect, One-Time, Legal		\$ 27,703.96	\$ 20,401.72	1.6%

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11. Benchmarking with Peers

- Selected Florida jurisdictions with fee schedules based (fully or partially) on project value or square footage
- Applied their fee schedules and the proposed Monroe County fee schedule to 5 sample permits and compared prices
- Collected additional information to provide context

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12. Sample Permit Comparison

- Handout shows table comparing high and low proposed Monroe prices to peer averages and estimated prices in peer jurisdictions

SAMPLE PERMIT COMPARISON					
Band	Permit Type	Job Value	Monroe Proposed	Monroe Proposed	Peer Average
			Fee - Low	Fee - High	
	FLAT PLUMBING	\$ 2,340.00	\$189.13	\$238.57	\$ 115.49
1	POOL & SPA	\$ 25,000.00	\$1,208.48	\$1,636.69	\$ 875.18
2	ADDITION - RES	\$ 150,000.00	\$5,790.49	\$7,919.01	\$ 4,382.86
3	ADDITION - COM	\$ 420,000.00	\$15,917.54	\$20,544.53	\$ 16,541.28
4	SFR-REPLACE OF	\$1,750,000.00	\$27,703.96	\$37,864.67	\$ 31,938.47

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13a. Benchmarking Context

- Monroe geography increases per inspection time and cost

	Monroe County	Peer Average	Sarasota	Town of Palm Beach	Village of North Palm Beach	Juno Beach
1. What is the average amount of time (in minutes) spent each day by inspectors driving to inspections?	180	120	60	150	150	120
1a. Average inspections per day	7 to 10	15	15	15-16	15-20	Did not specify

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