

RESOLUTION NO. 25-12-137

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, REPEALING AND REPLACING
BUILDING DEPARTMENT FEES AS ADOPTED BY THE VILLAGE
COUNCIL IN RESOLUTION 19-08-56 PROVIDING FOR
CONFLICTS AND FOR AN EFFECTIVE DATE.**

WHEREAS, the Village Council of Islamorada, Village of Islands ("the Village Council") adopted Resolution No. 00-10-38, adopting a schedule of fees for registrations, reviews and inspections by staff of Islamorada, Village of Islands (the "Village"), including building permit fees, fire safety plan review and inspection fees, public works plan review fees, and registration fees for signs not requiring a permit; and

WHEREAS, Resolution 00-10-38 was subsequently amended by the adoption of Resolutions 03-12-55, 07-08-45, 08-10-12-107, 10-01-08, 11-10-88, 15-01-12 and 19-08-56; and

WHEREAS, the Village Council desires to repeal and replace Resolution 19-08-56 to provide for a simplified method of calculation of fees with an updated fee schedule; and

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:**

Section 1. **Recitals.** The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Pursuant to Chapter 6 "BUILDINGS AND BUILDING REGULATIONS" of the Village Code, the Village's Building Permit Fee Schedule is repealed and replaced as follows:

ISLAMORADA, VILLAGE OF ISLANDS FEE SCHEDULE

BUILDING DEPARTMENT

Minimum Permit Fee	\$150.00
Education Fee	\$11.00

Florida surcharges/DEO	1% of permit fee; \$2.00/min
DBPR	1.5% of permit fee; \$2.00/min
Application review/processing fee	.1% of job value; \$150.00/min
(non-refundable deposit)	

***Building permit valuations:** Permit valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *building official*, the valuation is underestimated on the application, the value of work will be determined by utilizing the most current ICC Building Value Data chart, adjusted to local construction costs.

NEW CONSTRUCTION: (includes MEPR trades)

Residential Building Permit Fees	\$20.00/\$1000
Commercial Building Permit Fees	\$20.00/\$1000
Additions, alterations, accessory structures Residential and commercial	\$20.00/\$1000
Individual trade permits	\$20.00/\$1000
Specialty Permits	\$20.00/\$1000

MISCELLANEOUS BUILDING FEES:

After-hours inspections: \$150 per hour (3-hour minimum), with partial hour rounded up.

After the fact permit fees: Work done without benefit of a permit will be assessed a fine of 10% of estimated cost of work completed or \$373, whichever is higher, in addition to double the regular permit fee.

Change of contractor: \$150.

Change property owner: \$250.

Contractor registration fee: initial fee \$50. Annual update fee: \$31.

Engineer's Clarification Letter: \$250

FEMA floodplain inspections: \$250.

Lost permit card or lost plans fee: residential \$25, commercial \$50, plus \$16 per page for copied plans.

Milestone Inspection Review: \$250 initial review; \$150 each subsequent review

One-time six (6) month building permit extension: \$350.

Open permit to close with engineered letter: \$150

Open permit to close with Village inspections: \$150 per discipline

Permit extensions: 90-Day - \$100 per extension. A limit of two (2) extensions shall be allowed for any building permit

Plan revision fee: \$20.00/\$1000; \$150 per trade/min

Private Provider Discount: 15% of permit fee for inspections OR plan review when submitted at time of application;

25% of permit fee for plan review AND inspections when submitted at time of application.

\$250 administrative fee will be assessed if requested after permit fees have been paid.

Requests after the first inspection has been conducted by the Village will not be accepted

Reinspection Fee: Re-inspection fee due to rejection of work due to faulty construction, inspection requested and work not ready, failure to call for inspection and work covered up, work not per plans and no access to jobsite flat fee: \$100.

Renew expired permit: If permit has received an approved inspection the minimum permit fee per discipline/inspection is applied (\$150). If there are no approved inspections the full (original) permit fee shall apply.

Temporary certificate of occupancy: \$250

Administrative Appeals: Building Official's Determination \$2500; Floodplain Provisions \$2500

PLANNING AND DEVELOPMENT SERVICES FEES

Plan reviews: \$50 for minimum fee permits; all other permits \$150. This fee applies to Planning, Biologist and Stormwater reviews.

Planning or environmental inspection: (includes environmental compliance review, vegetation plan review, transplantation/mitigation plan review and pre-clearing inspection) \$150

Re-inspection: \$100

FIRE SAFETY PLAN REVIEW, PERMIT AND INSPECTION FEES

Fire Safety Plan Review: Minimum fee: \$125.

Pre-application Development Review plan/project fee: Flat fee \$250

Plan revision fee: Flat Fee \$125

Plan Review fees: 0.40% of estimated construction cost from \$0 to \$1,000,000; 1.5% of estimated construction cost over \$1,000,000.

Triplex or four-plex residential units: Flat Fee: \$650

Reinspection fee: Flat Fee \$150 for work not completed or not in compliance with code

Fire Safety Inspections:

A) Private Fire Protection Systems:

1. Fire alarm and detection systems and related equipment: \$100.
2. Fire pumps and related equipment: \$100.
3. Private Fire Protection Standpipe systems: \$75.
4. Private Fire Sprinkler System: \$100.
5. Private Fire Hydrants, per hydrant: \$50.
6. Water flow tests: flat fee per test: \$125.
7. Restaurant Automatic fire suppression and hood systems: \$75.

B) Other Occupancies, Uses, Events or Occurrences

1. Automotive Fuel Servicing: \$75.
2. Bonfires: \$75.
3. Bowling lanes: \$125.
4. Combustible Material Storage, greater than 2,500 ft:2: \$150.
5. Commercial Rubbish-Handling Operations, \$150.
6. Compressed gases, greater than 200 cu/ft : \$150.
7. Cutting and welding: \$100.
8. Consumer Fireworks (Sparklers): sale, on-site handling or storage: \$75.
9. Explosives; sell, dispose, purchase, storage, use, possess or transport of explosives: \$250.
10. Blasting permits: a separate permit, valid for no more than 90 days, shall be required to conduct blasting operations: \$250.
11. Display of Fireworks on land, per event: \$250.
12. Display of Fireworks on open water, per event: \$150.
13. Flame Effects, Pyrotechnic Articles, or Pyrotechnics Before a Proximate Audience: \$150.
14. Flammable and combustible liquids:
 - a. Storage, use, handling of class I, class II, or class III A flammable or combustible liquids: \$100.
 - b. Installation, modification, removal, abandonment, de-fueling, or slurry fill of storage tanks: \$100.
 - c. (c) Operation of tanker that transports flammable and combustible liquids to locations other than service stations: \$150 per business.
15. Flammable finish application: \$100
16. Grandstands, folding and telescopic seating, tents and membrane structures: \$75.
17. Industrial ovens, furnaces and kilns: \$75.
18. Liquid propane gas:
 - a. Commercial and retail storage and use of liquid propane or natural gas, 1,001 to 5,000 gallons aggregate: \$75.
 - b. Commercial and retail storage and use of any liquid propane or natural gas, bulk storage over 5,001 gallons: \$250.

- c. Installation of, or modification to, any commercial liquid propane or natural gas system: \$100.
- 19. Oxidizers and organic peroxides, storage of:
 - a. Installation, modification, alteration or addition to any stationary aboveground or underground hazardous material storage tank, secondary containment system, ventilation system, exhaust treatment system, explosive venting or suppression system, or gas detection systems: \$150.
 - b. Storage, handling or use of chlorine gas: \$75.
 - c. Installation or modification to any chlorine gas system: \$50.
- 20. Pesticides and herbicides, storage of and fumigation tenting, each site: \$75.
- 21. Places of Assembly, occupancy load of 300 or more: \$100.
- 22. Repair garages and service stations: \$75.
- 23. Special outdoor events, exhibits and trade shows, carnivals and fairs: \$150.
- 24. Tar kettles per job: \$50.
- 25. Tire Storage more than 100 Tires: \$75.
- 26. Torch applied roofing systems, per job \$150.
- 27. Vacation rentals associated with the required annual Vacation Rental Registration and License for the third and each subsequent fire inspection: \$150.
- 28. Transient occupancies, less than 100 units: \$150; and an additional \$150 for the third and each subsequent inspection.
- 29. Transient occupancies, 100 units or more: \$300; and an additional \$300 for the third and each subsequent inspection.
- 30. Business / mercantile occupancies: \$100; and an additional \$100 for the third and each subsequent inspection.
- 31. Educational / day-care occupancies: \$75; and an additional \$75 for the third and each subsequent inspection.
- 32. Healthcare facilities: \$150; and an additional \$150 for the third and each subsequent inspection.
- 33. Detention and correctional facilities: \$150; and an additional \$150 for the third and each subsequent inspection..
- 34. Residential board and care facilities: \$150; and an additional \$150 for the third and each subsequent inspection.
- 35. Apartments (4 units or more): \$150; and an additional \$150 for the third and each subsequent inspection.

PUBLIC WORKS FEES

- Right of Way Fee** \$150 Non-refundable flat fee
- Utility work in the right of way, not performed by Village:** \$150
- Driveway connection approval to Village roadways:** \$150.
- Installing or maintaining of any structure in the Village right of way:** \$150.
- Placement of any sign or object in the Village right of way:** \$150.
- Landscaping in the Village right of way:** \$150.

WASTEWATER REVIEW FEES

Initial plan review by Village Wastewater Engineer: \$250 per hour with partial hours rounded up.

Resubmittal fee for plan review by Village Wastewater Engineer: \$250 per hour with partial hours rounded up.

TEMPORARY SIGNS - REGISTRATION FEES

Election signs: Flat fee of \$62 for unlimited signs.

All requirements of Section 30- 1433(1) of the Village Code must be met prior to registration.

A-frame signs: Flat fee of \$0. Annual renewal flat fee of \$0.

All requirements of Section 30- I 432(k)(9) of the Village Code must be met prior to registration.

Section 3. The fees established in this resolution shall be applicable through September 30, 2026. Thereafter, annually, beginning October 1 of each following year the fees may be adjusted by the percentage change in the CPI from the previous year as approved by the Village Council. Every five years, the Village will adjust fees based on the most current appropriations applicable to provide development approval services as conditions merit.

Section 4. **Authorization of Village Officials.** The Village Manager and/or designee and the Village Attorney are authorized to take all actions necessary to implement this Resolution.

Section 5. **Conflicts.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. **Effective Date.** This Resolution shall take effect immediately upon adoption.

Remainder of this page intentionally left blank.

Motion to adopt by Anna Richards, second by Sharon Mahoney.

FINAL VOTE AT ADOPTION


VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

Mayor Don Horton	Yes
Vice Mayor Sharon Mahoney	Yes
Councilman Steve Friedman	Absent
Councilwoman Deb Gillis	Yes
Councilmember Anna Richards	Yes

PASSED AND ADOPTED ON THIS 9th DAY OF DECEMBER, 2025.


DON HORTON, MAYOR

ATTEST:


MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND
LEGALITY FOR THE EXCLUSIVE USE AND BENEFIT
OF ISLAMORADA, VILLAGE OF ISLANDS:

Signed by:

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JOHN J. QUICK, VILLAGE ATTORNEY

