

RESOLUTION NO. 19-08-56

**A RESOLUTION OF THE VILLAGE COUNCIL OF
ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
AMENDING RESOLUTION NO. 15-01-12 TO REVISE
BUILDING PERMIT FEES; AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, the Village Council of Islamorada, Village of Islands (the “Village Council”) adopted Resolution 00-10-38, thereby 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, 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, 08-03-15, 08-10-80, 08-12-107, 10-01-08, 11-10-88 and 15-01-12; and

WHEREAS, the Village Council desires to amend Resolution 15-01-12 to provide for resubmittal fees, expired/open permit fees and an updated fee schedule.

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

Section 2. Pursuant to Chapter 6 “BUILDINGS AND BUILDING REGULATIONS” of the Village Code, the Village's Building Permit Fee Schedule is amended as follows:

Additional text is shown as underlined; deleted text is shown as ~~strikethrough~~

(a) BUILDING PERMIT FEES:

1. Minimum fees: The minimum non-refundable \$97 fee shall apply to all applications, including affordable housing that is deed restricted for any period less than ninety-nine (99) years, but excluding those applications having a \$0 fee.

2. Building permit applicants for new or replacement commercial buildings, new or replacement multi-family buildings and new or replacement duplexes shall pay a nonrefundable \$3,726 fee at the time of filing for a building permit. Building permit applicants for a new or replacement conventional single-family residences shall pay a non-refundable \$1,863 fee at the time of filing for a building permit. Building permit applicants for a new or replacement modular homes shall pay a non-refundable \$931 fee at the time of filing for a building permit. Building permit applicants for a new or replacement mobile home shall pay a non-refundable, minimum \$97 application fee at the time of filing. Upon approval and permitting, the application fee shall be deducted from any other amount which may be due and owing under the other terms of this subsection.
3. Buildings including balconies, additions, garages, enclosures and accessory structures, for each 100 square feet of enclosed area or a fraction thereof: residential: \$32, commercial \$40.
4. Structures other than buildings and miscellaneous construction (unless specified herein), for each \$1,000 of cost or a fraction thereof: residential \$43, commercial \$48.
5. Seal coat/parking lot re-striping, for each \$1,000 of cost or a fractional part thereof: residential \$38, commercial \$43.
6. Any cabinet or vanity removal and replacement: \$38 residential/commercial \$43.
7. State approved modular units (building only) electrical, plumbing, mechanical require separate permits: residential \$807, commercial \$1,204.
8. Foundations for modular units (excluding ground slabs, but including auger/pilings, columns and tie beam): residential \$248, commercial \$373.
9. Sewer treatment plants, physical plant including lift station (building only) for each \$1,000 of cost or fraction thereof: residential \$43, commercial \$48.
10. Flatwork and decks on grade (concrete, asphalt, wood, pavers etc.), for each 1,000 square feet or a fractional part thereof: residential \$43, commercial \$56.
11. Fences and retaining walls (all types), for each 100 lineal feet or a fractional part thereof: residential \$43, commercial \$56.

12. Tile and metal roofing (including repairs and new roofs), for each roofing square or a fractional part thereof: residential \$8, commercial \$9.
13. Modified, built-up, shingle roofing, (including repairs and new roofs), for roofing square or a fractional part thereof: residential \$8, commercial \$9.
14. Air conditioner stands on roofed areas and waterproofing for roofed areas: residential \$43, commercial \$56.
15. Swimming pools only (decks, plumbing, electrical and mechanical excluded): residential \$497, commercial \$869.
16. Spa and hot tubs, (up to 12' diameter) (decks, plumbing, mechanical and electrical excluded): residential \$124, commercial \$248.
NOTE: Pools with vinyl liners, without electric or plumbing less than 24" deep requires no permit if placed directly on grade however, setbacks from property lines must be adhered to.
17. Cisterns (non-potable): no fee.
18. Mobile home installation, tie downs, blocking, setbacks and stairs: residential \$340, commercial \$621.
19. Mobile home or recreational vehicle tie downs for insurance purposes only: residential \$97, commercial \$97.
20. Temporary construction/sales trailer annual fee, removal required before certificate of occupancy will be issued: residential \$248, commercial \$310. Tents (temporary only - 30 days maximum): residential \$62, commercial \$124. Temporary storage trailers: \$97.
21. Tanks (all types) - for each 1,000 gallons of capacity or fractional part thereof: residential \$11, commercial \$13.
22. Moving building: residential \$434, commercial \$745.
23. Demolition of interior or exterior of any structure, for each 1,000 square feet or fractional part thereof: residential \$99, commercial \$118.
24. Gutters, downspouts, French drains, Dutch gutters: for each 100 lineal feet or fractional part thereof: residential \$43, commercial \$56.
25. Awnings or canopies, for each 100 square feet or a fractional part thereof: residential \$43, commercial \$68.

26. Hurricane shutters, retrofit or new: residential or commercial, no charge fee.
27. Flood proofing panels for FEMA compliance: residential (not allowed), commercial \$248 flat fee.
28. Wood/vinyl/plastic lattice/screening including framing and material-no roofing, for each 100 square feet or a fractional part thereof: residential \$31, commercial \$43.
29. Pool enclosures-fencing and railing type: residential \$43, commercial \$56 per 100 lineal foot.
30. Window and door removal and replacement: \$25 per window or door.
31. Commercial vent hoods, for each \$1,000 of the estimated cost or a fractional part thereof: residential N/A, commercial \$56.
32. Signage:

- (a) New signs, for each 40 square feet of signage or a fractional part thereof: residential N/A, commercial \$45.
- (b) Modify or repair existing signs, for each 40 square feet or a fractional part thereof: residential N/A; commercial \$38.
- (c) Highway billboard repairs and maintenance only (no new billboards permitted), for each 50 square feet or a fractional part thereof: \$124.

NOTE: The permits and associated fees listed below may also require additional biological inspection fees.

33. Seawalls (per 50 lineal feet or fractional part thereof): residential \$45, commercial \$56.
34. Docks for each 100 square feet or a fractional part thereof: residential \$45, commercial \$62.
35. Dock piling (wood piling and concrete), each: residential; \$31, commercial \$43.
36. Boat davit (each): residential; \$56, commercial \$75.
37. Boat lift (each): residential \$124, commercial \$248.
38. Retaining and rip rap walls per 100 lineal feet or a fractional part thereof: residential \$75, commercial \$99.
39. Excavation - boat slips and ramps, tanks and drain field: residential \$124, commercial \$248.
40. Excavation - canal maintenance dredging and cleaning: flat fee \$621.

41. Filling (on land and in water), per each 100 cubic yards: residential \$38, commercial \$75.
42. Land Clearing (Invasive Exotics): no fee.
43. Land Clearing for construction purposes (for each lot or tract): residential \$93, commercial \$118.
44. Plan review fee to be added with the total permit fee: residential \$4 per \$1,000 of estimated cost, commercial \$5 per \$1,000 of estimated cost.
45. Resubmittal for corrections: \$25 for the first two (2) pages, \$10 for each additional page.
456. Archived plan retrieval fee: \$35 per hour with a minimum of \$22 per request. Copies priced per Section 119.07 (l)(a), Florida Statues.
467. Continuing education fee: \$11 per permit.
478. 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: \$49-\$97.
49. After-hours inspections: \$100 per hour (3-hour minimum), with partial hour rounded up.
4850. After the fact permit fees for work done without benefit of a permit. Price for after the fact permits will be assessed to each category, building, plumbing, electrical, mechanical, roofing, gas, separately: 10% of estimated cost of work done or \$373 whichever is higher and double the regular permit fee pursuant to Section 108.4 of the Florida Building Code.
4951. Plans revision fee flat fee: \$97.
5052. Contractor registration fee: initial fee \$50. Annual update fee: \$31. Lost permit card or lost plans fee: residential \$25, commercial \$50, plus \$16 per page for copied plans.
543. Renew expired permit: If permit has received an approved inspection the minimum permit fee per discipline is applied. If there are no approved inspections the full (original) permit fee shall apply.
524. Change of contractor: \$97.
535. Change property owner: \$216.
546. Temporary certificate of occupancy: \$108.
557. Certificate of completion: residential or commercial: \$108.
568. FEMA floodplain inspections: \$186.
579. Modifications to roof trusses and repair of roof coverings for solar installation: no fee.

5860. Ninety (90) day building permit extension: \$50 per extension. A limit of two (2) extensions shall be allowed for any building permit.

61. One-time six (6) month building permit extension: \$250.

62. Open Permit Search: \$35 per hour, minimum of one (1) hour for each real estate parcel.

63. Re-open permit to close with engineered letter: \$97.

64. Re-open permit to close with Village inspections: \$97. per discipline.

65. Private provider fee credit:

(a) A credit of 50% for projects that indicate they will use a private provider for inspections AND plan review prior to submitting an application for permitting.

(b) A credit of 25% for projects that indicate they will use a private provider for inspections OR plan review prior to submitting an application for permitting.

(c) If a project indicates they will use a private provider in advance and decides not to continue after construction starts, they will owe the full permit fee prior to the Village plans examiner or inspectors pursuing any work under the permit.

(b) PLUMBING PERMIT FEES:

1. Minimum, non-refundable fee: \$97.

2. Each fixture roughed in and set: residential \$31, commercial \$43.

3. Sewer/drainage-building interior lines and connection residential: \$86, commercial \$97.

4. Outside sanitary and storm lines (site work) for each \$1,000 of cost of fractional part thereof: residential \$86, commercial \$111.

5. Manholes (each) flat fee: \$86.

6. Sewage treatment plant, \$1,000 of the estimated cost or fractional part thereof; for collection system and disposal well: residential \$62, commercial \$93.

7. Water piping:

(a) Connection to supply system (each): residential \$45, commercial \$68.

(b) Connection to any appliance or fixture not covered by paragraph (b)2: residential \$43, commercial \$56.

(c) Irrigation systems for each \$1,000 of cost or fractional part thereof: residential \$31, commercial \$50.

(d) Fire protection for each \$1,000 of cost or a fractional part thereof: residential \$31, commercial \$43.

8. Water mains and distribution lines, for each \$1,000 of cost or a fractional part thereof: residential \$37, commercial \$50.
9. Swimming pools, spas, hot tubs: residential \$75, commercial \$248.
10. Wells (where approved by DEP) for sewer plants or drainage (each): residential \$62, commercial \$99.
11. Interceptors/separators (ATUs, septic tanks, settling tanks, etc., drain fields included): up to 750 gallons \$62, each additional 100 gallons (or fraction part thereof) \$9.
12. Soakage pits, french drains and trenches, per 100 lineal feet or fractional part thereof: residential \$37, commercial \$68.
13. Jobsite temporary toilet (valid for the length of the project): residential \$56, commercial \$75.
14. Miscellaneous plumbing not covered or included herein, for each \$1,000 of the estimated cost or fractional part thereof: residential \$37, commercial \$56.
15. Plumbing after the fact fees: refer to (a) 48.
16. Piping to and from solar unit(s): no fee.
17. Initial plan review by Village Wastewater Engineer: \$250 per hour with partial hours rounded up.
18. Resubmittal fee for plan review by Village Wastewater Engineer: \$250 per hour with partial hours rounded up.

(c) ELECTRICAL PERMIT FEES:

1. Minimum, non-refundable fee: \$97.
2. Site work: residential and commercial, for each \$1,000 of the estimated cost of construction or a fractional part thereof: residential \$62, commercial \$75.
3. Outlets-(general, receptacles, switches, lighting, telephones, computer, TV, etc: for each 100 square feet or fractional part thereof: residential \$14, commercial \$15.
4. Each appliance outlet including ceiling fans: residential \$14, commercial \$15.
5. Each exterior light - exclusive of sign lighting: residential \$12, commercial \$18.

6. Temporary electrical service: residential \$124, commercial \$248.
7. Single phase service, 0-300 amps: residential \$99, commercial \$124.
8. Single phase service, over 300 amps to 400 amps: residential \$118, commercial \$136.
9. Single phase service, over 400 amps to 600 amps: residential \$149, commercial \$167.
10. Single phase service, over 600 amps: residential \$373, commercial \$497.
11. Three phase service, 0 to 300 amps: residential \$118, commercial \$186.
12. Three phase service, over 300 amps to 400 amps: residential \$136, commercial \$167.
13. Three phase service, over 400 amps to 600 amps: residential \$199, commercial \$242.
14. Three phase service, over 600 amps: residential \$310, commercial \$434.

NOTE: Sub-feeds to be charged by amps at the same rate as services.

15. Each motor throughout the project: 0 to 10 hp: residential \$75, commercial \$93. If part of solar unit installation - commercial or residential: no fee.
16. Each motor over 10 to 25 hp: residential \$154, commercial \$179.
17. Each motor over 25 hp: residential \$178, commercial \$224.
18. Generators, transformers and transfer switches (each) 0 to 25 KW: residential \$75, commercial \$93.
19. Generators, transformers and transfer switches (each) over 25 KW to 50 KW: residential \$149, commercial \$161.
20. Generators, transformers and transfer switches (each) over 50 KW: residential \$199, Commercial \$224.
21. X-ray machines (each) flat fee: \$621.
22. Welding machines (each) flat fee: \$373.
23. Air conditioner (each), window or wall unit if new service is needed: residential \$86, commercial \$118.
24. Central systems, up to 20 tons: residential \$75, commercial \$106.
25. Central systems, over 20 tons: residential \$106, commercial \$149.
26. Refrigeration system, up to 20 tons flat fee: \$118.
27. Refrigeration system, over 20 tons: residential and commercial \$6 per ton.
28. Heat pump, residential and commercial: minimum fee \$75.
29. Elevators, residential and commercial: flat fee \$248.

30. Dumbwaiters, chairlifts: residential and commercial: flat fee \$248.
31. Signage first connection: \$75.
32. Signage each additional sign connection: \$37.
33. Plug mold and track lighting for each 100 lineal feet or fractional part thereof: residential \$75, commercial \$106.
34. Low voltage alarm system: residential, \$43, commercial \$124 per \$1,000 of estimated cost.
35. Commercial vent hoods: price per motors, refer to (c) 15 - (c) 17.
36. Electrical repairs/remodeling same as new work: minimum fee \$97.
37. Swimming pools, spas and hot tubs (lights, pump, bonding and timer): residential \$248, commercial \$373.
38. Miscellaneous electrical work not included herein, for each \$1,000 of cost or a fractional part thereof: residential \$37, commercial \$56.
39. After the fact electrical work: refer to (a)48.
40. Interactive or stand-alone solar installations - all associated piping, wiring, controllers, inverters, battery banks and disconnects necessary to complete the system: no fee.

(d) MECHANICAL PERMIT FEES:

1. Minimum, non-refundable fee: \$97.
2. Air conditioning systems (excluding window units) and refrigeration:
 - (a) 0-2 ton \$68
 - (b) 2-5 ton \$86
 - (c) 5-10 ton \$106
 - (d) 10-25 ton \$124
 - (e) 25-50 ton \$161
 - (f) 50-100 ton \$260
 - (g) over 100 ton \$397
3. Duct work per drop (including return air plenums): residential \$12, commercial \$15.
4. Vent hoods (each): residential \$62, commercial \$124.
5. Heat pump (per unit): residential \$62, commercial \$86.

6. Miscellaneous mechanical work not included herein, for each \$1,000 of cost or a fractional part thereof: residential \$43, commercial \$86.
7. Gas equipment and piping (per fixture unit inclusive of all required piping): residential \$56, commercial \$75.
8. Elevators (maximum two floors) flat fee: residential and commercial \$186.
9. Elevators (over two floors): additional \$93 per floor.
10. After the fact mechanical and gas fees: refer to (a) 48.
11. Battery exhaust fans and enclosures for solar energy storage: no fee.

(e) PLANNING AND DEVELOPMENT SERVICES FEES:

1. Plan review: flat fee \$45.
2. Planning or environmental inspection (includes environmental compliance review, vegetation plan review, transplantation / mitigation plan review and pre-clearing inspection) flat fee: \$50.
3. Re-inspection flat fee: \$30.
4. Planning review fee: new or redevelopment of a residential dwelling unit \$90; new or redevelopment of a commercial building \$60.

(f) FIRE SAFETY PLAN REVIEW, PERMIT AND INSPECTION FEES:

I. Fire Safety Plan Review:

1. Minimum fee: \$125.
2. Pre-application Development Review plan/project fee: flat fee \$250.
3. Plan revision fee: flat fee \$125.
4. Review fees: 0.40% of estimated construction cost from \$0 to \$1,000,000; 1.5% of estimated construction cost over \$1,000,000.
5. Triplex or four-plex residential units: flat fee: \$650.
6. Re-Inspection fee because work not completed or not in compliance with code: flat fee \$150.

II. 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 ft²: \$150.
5. Commercial Rubbish-Handling Operations, \$150.
6. Compressed gases, greater than 200 ft³: \$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) 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.

(g) PUBLIC WORKS FEES:

1. Minimum, non-refundable flat fee: \$57.
2. Utility work in the right of way not performed by Village personnel flat fee: \$57.
3. Driveway connection approval to Village roadways flat fee: \$57.
4. Installing, or maintaining of any structure in the Village right of way: \$57.
5. Placement of any sign or object in the Village right of way: \$57.
6. Landscaping in the Village right of way: \$57.
7. Any provider of roll-off containers or trash collection service (commercial or residential) must apply annually, on or before each October 1st, for a special solid waste certificate, subcategory: roll off container, prior to the use of a roll off container in the Village. A non-refundable fee for this certificate is two thousand dollars (\$2,000) per annum. Monthly prorating of application fees shall apply to first-time applicants only.

(g) TEMPORARY SIGNS - REGISTRATION FEES:

1. 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.
2. A-frame: Flat fee of \$50. Annual renewal flat fee of \$50. All requirements of Section 30-1432(k)(9) of the Village Code must be met prior to registration.

Section 3. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

Motion to adopt by Councilman Ken Davis; second by Councilman Jim Mooney.

FINAL VOTE AT ADOPTION

ISLAMORADA, VILLAGE OF ISLANDS

Mayor Deb Gillis	YES
Vice Mayor Mike Forster	YES
Councilman Ken Davis	YES
Councilwoman Cheryl Meads	ABSENT
Councilman Jim Mooney	YES

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2019.



DEB GILLIS, MAYOR

ATTEST:



KELLY S. TOTH
KELLY TOTH, VILLAGE CLERK

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



ROGET V. BRYAN, VILLAGE ATTORNEY