

RESOLUTION NO. R-18-022

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, ESTABLISHING REVISED BUILDING PERMIT, INSPECTION, MISCELLANEOUS FEES AND CHARGES; ESTABLISHING SCHEDULE OF BUILDING PERMIT, INSPECTION, MISCELLANEOUS AND OTHER RELATED FEES AND CHARGES FOR UNINCORPORATED MANATEE COUNTY PROVIDING DIRECTIONS REGARDING CODIFICATION; REPEALING AND SUPERSEDING CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.56(2), Florida Statutes, authorizes the Board of County Commissioners of each county to provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provision of the Florida Building Code; and

WHEREAS, Subsection 553.80(7), Florida Statutes, authorizes the governing bodies of local governments to provide a schedule of reasonable fees for the enforcement of provisions of Chapter 553, Part IV, Florida Statutes, the Florida Building Code; and

WHEREAS, Subsection 553.80(7), Florida Statutes, provides that such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code; and

WHEREAS, Subsection 553.80(7), Florida Statutes, specifies the costs which may be funded with fees adopted for enforcing the Florida Building Code; and

WHEREAS, Section 109.1 of the 2017 Sixth (6th) Edition Florida Building Code prohibits the issuance of a permit until fees authorized under Section 553.80, Florida Statutes, have been paid; and

WHEREAS, Section 109.2 of the 2017 Sixth (6th) Edition Florida Building Code requires a fee for each permit to be paid, in accordance with the schedule as established by the applicable governing authority; and

WHEREAS, Section 125.01, Florida Statutes, authorizes the Board of County Commissioners to exercise the power to carry on the county government, provided that such power is not inconsistent with general or special law; and

WHEREAS, Manatee County incurs costs for miscellaneous services provided by Building and Development Services Department staff, including issuing permits for driveways, commercial non -

structural fences, and temporary uses, notarizing documents, researching building and land use issues, and reviewing plans for compliance with zoning requirements; and

WHEREAS, Section 553.721, Florida Statutes, requires collection of a surcharge on any permit issued and remittance of the surcharge to the State of Florida Department of Business and Professional Regulation for the purpose of funding said department and the Florida Building Commission; and

WHEREAS, Subsection 468.631(1), Florida Statutes, requires collection of a surcharge on any permit issued and remittance of the surcharge to the State of Florida Department of Business Regulation for the purpose of funding the Florida Homeowners' Construction Recovery Fund and the Building Code Administrators and Inspectors board; and

WHEREAS, the Board of County Commissioners desires to have such cost paid for by persons utilizing the services; and

WHEREAS, Manatee County Building and Development Services Department has reviewed and recommended approval of the schedule of building permit , inspection, miscellaneous fees and other related fees and charges proposed in this resolution; and

WHEREAS, the Board of County Commissioners of Manatee County has determined that the schedule of building permit, inspection, miscellaneous fees and other related fees and charges established in this resolution is necessary to defer the costs of inspection and enforcement of the Florida Building Code.

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

Section 1. Building permit, inspection, miscellaneous fees, and other related fees and charges. The Board of County Commissioners hereby establishes revised building permit, inspection, miscellaneous fees, and other related fees and charges to defer the costs of inspection and enforcement of the Florida Building Code. The following schedule of building permit, inspection, miscellaneous fees and other related fees and charges is hereby established for unincorporated Manatee County:

BUILDING FEES

ACCESSORY STRUCTURE Commercial or Residential Pre-fabricated utility shed	\$0.36 per square foot \$100.00
ALUMINUM STRUCTURE Glass Room Lanai Miscellaneous Screen Enclosure	\$324.00 \$296.00 \$232.00 \$232.00
ANTENNA Antenna, Radio, Television, Satellite Dish (commercial)	\$269.00
COMMERCIAL Addition/Alteration New Construction	\$0.36 per square foot \$0.36 per square foot Green Building 10% permitting fee reduction on new commercial or major renovations to any commercial structure exceeding 50% of the total footprint area
CONCRETE Wall, Foundation, Retaining – Land Constructed	\$216.00
DAMAGE ASSESSMENT Damage Assessment Review	\$119.00 per structure
DECK Commercial Residential - Wood or Composite Attached Detached (higher than 30 inches or greater than 120 square feet)	\$190.00 \$190.00 \$190.00
DEMOLITION or STRUCTURE REMOVAL Commercial or Residential	\$200.00
ELECTRICAL New, Replacement, Renovation, Alteration	\$68.00

EXTERIOR WINDOW and DOOR REPLACEMENT Exterior Window and Door Replacement, Hurricane Shutters	\$68.00
FENCE Commercial Structural Commercial Non-Structural Residential Non-Structural	\$296.00 \$87.00 \$68.00
GENERATOR Generator	\$209.00
MECHANICAL New, Replacement, Renovation, Alteration, Ductwork HVAC Change Out Range Hood	\$68.00 \$68.00 \$190.00
PLUMBING New, Replacement, Renovation, Alteration Backflow, Electric or Gas Water Heater Tankless System	\$68.00 \$68.00 \$100.00
PREFABRICATED STRUCTURE Manufactured/Mobile (Department of Motor Vehicles) Modular (Department of Community Affairs)	\$403.00 \$403.00
RESIDENTIAL Addition, Alteration New Construction	\$0.30 per square foot Green Building 10% permitting fee reduction on new residential or major renovations to any residential structure exceeding 50% of the total footprint area
ROOF Membrane, Tile, Shingle	\$169.00
SIDING, FASCIA, SOFFIT Siding, Fascia, Soffit	\$105.00

SIGN	
Foundation - Monument, Pole, Billboard	\$296.00
Wall	\$254.00
Face Change-Out Only Size for Size	No Permit Required
SOLAR	
Commercial or Residential	\$140.00
SWIMMING POOL or SPA	
Above Ground Pre-fabricated pool greater than 24 inches in depth	\$100.00
Spa	\$359.00
Swimming Pool	\$359.00
TANK	
LP Gas, Propane	\$68.00
Storage	\$165.00
WATERFRONT STRUCTURES	
Docks, Davits, Hoists, Piles, House, Retaining Wall, Rip Rap, or Seawall	\$317.00

The Fee for each permit listed above includes all inspections required by the Florida Building Code and issuance of a certificate of occupancy or certificate of completion.

In addition to the fee for each permit listed above, surcharges shall be assessed and collected on any permit issued based on the rates and/or amounts specified in Subsection 468.631(1) and Section 553.721, Florida Statutes.

A permit issued for any residential or commercial structure will be eligible for a reduction of the applicable permit fee listed above in an amount equal to ten percent (10%) of the fee for new construction or for any replacement, renovation, alteration, or extension which exceeds fifty percent (50%) of the total footprint area of the original structure if the building complies with standards for a sustainable building. To qualify for the reduction, an architect, engineer, or other professional must certify the plans or provide a certification with the plans for the structure at the time the application for a building permit is submitted and before the fees for the building permit are paid. The certification shall state that the structure meets or exceeds the criteria for a sustainable building rating system, including, but not limited to, the United States Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED), International Green Construction Code (IGCC), Green Building Initiative's Green Globes, Florida Green Building Coalition (FGBC), or other similar standards established by a nationally recognized organization.

MISCELLANEOUS	
Building Code Interpretation	\$135.00 for up to one hour - \$55.00 for each additional hour
Construction Code Board of Appeals Application	\$135.00
Duplicate Permit Card	\$7.00
Driveway	\$169.00
Local Product Approval	\$150.00 for up to one hour - \$60.00 for each additional hour
Master Plan or Private Provider Setup and Review	\$225.00
Private Provider Online User License	\$2628.00 per year
Notary Acknowledgement	\$ 5.00 per document
Permit Extension	\$14.00
Research (one hour minimum)	\$ 36.00 per hour
Reinstatement of Expired or Void Permit	\$21.00
Release General Contractor	\$14.00
Release Subcontractor	\$14.00
Re-review of Approved or Non- Approved Plans	\$100.00 plus \$32.00 per hour

MISCELLANEOUS	
Re-stamping Plans (per set)	\$100.00 plus \$32.00 per hour
Stop Work Order Release	\$100.00 plus \$32.00 per hour
Temporary Certificate of Occupancy – Commercial or Residential	\$45.00 \$100.00 for each 30 calendar days
Temporary Use Permit	\$395.00 per permit
Work Commencing before Permit issuance	100% of permit fee plus required permit fee
Exemption Review – Agricultural	\$104.00 per review
Exemption Review – Non-Agricultural	\$ 28.00 per review

INSPECTIONS	
	Fee (per inspection unless otherwise specified)
Affidavit Inspection	\$28.00
Change of Occupancy Review	\$165.00
Occupying Structure without Certificate of Occupancy or Certificate of Completion	
Commercial	\$675.00
Residential	\$275.00
Reinspection (for same code violation) first and second reinspection	\$68.00
each subsequent reinspection	\$275.00

Special Inspection Service (weekend and holidays) two business days prior notice fee paid prior to inspection	\$135.00 plus \$40.00 for each additional hour after first two hours
Temporary Power to Permanent Service	\$68.00
Time Certain Inspection two business days prior notice fee paid prior to inspection	\$135.00

REFUNDS	No refunds will be issued unless the total amount exceeds \$150. All refunds will be processed at 50% of the total permitting fees collected. No refund will be issued if work has commenced or if the permit has become inactive or expired. No refunds shall be granted for permits exceeding six months from the application/issue date. If a refund is being issued to the customer due to an error by the County, it will be at 100% of the permitting fees. The Building & Development Services Department can only refund permit fees; all impact fees, fire fees, and utility fees must be refunded by their respective departments. All refund requests must be accompanied by a validated receipt or cancelled check, and a written statement showing the reason for the refund. Refund checks will be made payable to the person/company/contractor that made the payment.
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The building permit fee and state fee must be paid in full at the time of permit application.

All building departments are required to collect a 2.5 percent fee on all permits. The minimum amount collected on any permit will be \$4.00. The fee is required by Florida Statutes to be collected for, in part to the Department of Community Affairs (DCA) to fund the Florida Building Commission and secondly, to fund the Building Code Administrators and Inspectors Board (BCAIB) and the Construction Industry Licensing Board (CILB) Homeowners Recovery Fund, both part of the Department of Business and Professional Regulation (DBPR).

A Private Provider Discount of 75% will be applied to the permit fee if the customer is using a registered private provider.

Section 2. Directions regarding codification. This resolution shall not be codified in the Manatee County Code of Resolutions.

Section 3. Conflicting Resolutions. Effective February 27, 2018, all resolutions and parts of resolutions in conflict with the provisions of this resolution, including, but not limited to, Resolution No.

R-16-101, shall be repealed, rescinded, superseded, and replaced by this resolution to the extent of such conflict.

Section 4. Severability. In the event that any provision, portion or section of this resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining provisions, portions or section of this resolution which shall remain in full force and effect.

Section 5. Effective date. This resolution and the fee and charges established in this resolution which shall take effect February 27, 2018.

PASSED AND ADOPTED by the Board of County Commissioners of Manatee County, Florida, with a quorum present and voting, on the 13th day of February, 2018.



BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: *[Signature]*
Chairman

ATTEST: Angelina M. Colonnese
Clerk of the Circuit Court

By: *[Signature]*
Deputy Clerk

February 13, 2018 - Regular Meeting
Agenda Item #24

Approved in Open Session 2/13/18,
Manatee County
Board of County Commissioners

Subject

Updated Building Fee Schedule

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

John Barnott, Director
john.barnott@mymanatee.org
ext. 3887

Tammy Boggs, Senior Fiscal Manager
tammy.boggs@mymanatee.org
ext. 3817

Lacy Pritchard
lacy.pritchard@mymanatee.org
ext. 3827

Action Requested

Adoption of Resolution R-18-022 to update building fees.

Enabling/Regulating Authority

N/A

Background Discussion

Manatee County Building and Development Services will go live with new online permitting services on February 27, 2018. The new online services will require some changes to our current Building Fee Schedule that was adopted by the board on July 26, 2016. The following are the requested changes:

Remove from fee schedule

- Partial Inspection (anchor, bolt, dowel rod) \$68.00
- All permit fees must be paid at or prior to the time of issuance. A non-refundable application fee in the amount of 25% of the total permit fee or \$30.00, whichever is greater, must be paid at the time of submission of plans for review.

Change

- State fee from 3.0 to 2.5 percent

Add to Fee Schedule

- Private Provider Online User License fee - \$2628.00 per year
- The building permit fee and state fee must be paid in full at the time of permit application.

- A Private Provider Discount of 75% will be applied to the permit fee if the customer is using a registered private provider.

Building and Development Services Department requests approval of Resolution R-18-022 and updated Building Fee Schedule.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Distributed to: J. Barnott, L. Stephens &
D. Bassett, 2/15/18, RT

Instructions to Board Records

Please send approved copy of the agenda memorandum and attachments to John Barnott, Building and Development Services Director.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [RESOLUTION NO 18-022.pdf](#)

Attachment: [2018-02-27 FEESCHEDULE Building.pdf](#)

Resolutions 18-022, 16-107 & 16-108

Effective - February 27, 2018

Manatee County Building and Development Services Department



Permitting Fee Schedule

BUILDING FEES

ACCESSORY STRUCTURE	
Commercial or Residential	\$0.36 per square foot
Pre-fabricated utility shed	\$100.00

ALUMINUM STRUCTURE	
Glass Room	\$324.00
Lanai	\$296.00
Miscellaneous	\$232.00
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ANTENNA	
Antenna, Radio, Television, Satellite Dish (commercial)	\$269.00

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	Green Building 10% permitting fee reduction on new commercial or major renovations to any commercial structure exceeding 50% of the total footprint area

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Wall, Foundation, Retaining – Land Constructed	\$216.00

DAMAGE ASSESSMENT	
Damage Assessment Review	\$119.00 per structure

DECK	
Commercial	\$190.00
Residential - Wood or Composite Attached	\$190.00
Detached (higher than 30 inches or greater than 120 square feet)	\$190.00

DEMOLITION or STRUCTURE REMOVAL	
Commercial or Residential	\$200.00

ELECTRICAL	
New, Replacement, Renovation, Alteration	\$68.00

EXTERIOR WINDOW and DOOR REPLACEMENT	
Exterior Window and Door Replacement, Hurricane Shutters	\$68.00

FENCE	
Commercial Structural	\$296.00
Commercial Non-Structural	\$87.00
Residential Non-Structural	\$68.00

GENERATOR	
Generator	\$209.00

MECHANICAL	
New, Replacement, Renovation, Alteration, Ductwork	\$68.00
HVAC Change Out	\$68.00
Range Hood	\$190.00

PLUMBING	
New, Replacement, Renovation, Alteration	\$68.00
Backflow, Electric or Gas Water Heater	\$68.00
Tankless System	\$100.00

PREFABRICATED STRUCTURE	
Manufactured/Mobile (Department of Motor Vehicles)	\$403.00
Modular (Department of Community Affairs)	\$403.00

RESIDENTIAL	
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	\$165.00

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Research (one hour minimum)	\$ 36.00 per hour
Reinstatement of Expired or Void Permit	\$21.00
Release General Contractor	\$14.00
Release Subcontractor	\$14.00
Rereview of Approved or Non- Approved Plans	\$100.00 plus \$32.00 per hour

MISCELLANEOUS Continued	
Restamping Plans (per set) Stop Work Order Release	\$100.00 plus \$32.00 per hour
Temporary Certificate of Occupancy –	\$45.00
Commercial or Residential	\$100.00 for each 30 calendar days
Temporary Use Permit	\$395.00 per permit
Work Commencing before Permit issuance	100% of permit fee plus required permit fee
Exemption Review – Agricultural	\$104.00 per review
Exemption Review – Non-Agricultural	\$ 28.00 per review
FLOODPLAIN MANAGEMENT	
Flood Management Permit	\$20.00 per permit
Flood Code Compliance Inspection	\$75.00 per flood inspection plus \$75.00 for each additional inspection by other disciplines
Floodway Construction Certificate Review	\$20.00 per permit
Floodproof Certificate Review	\$20.00 per permit
No Rise Certificate	\$73.00 per permit
Repair and Tracking Form	\$20.00 per permit
Flood Elevation Determination	\$20.00 per determination
Determination of Improvement	\$20.00 per determination
Landscape Fill Review	\$20.00 per permit
Letter of Mitigation Review	\$20.00 per permit
Flood Restamping – per review	\$20.00 per review
Elevation Certificate	\$20.00 per certificate
Flood Review	\$20.00 per review
V-Zone Construction Certificate Review	\$20.00 per review
Pre-application Meeting	\$75.00 per hour

INSPECTIONS	
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Affidavit Inspection	\$28.00
Change of Occupancy Review	\$165.00
Occupying Structure without Certificate of Occupancy or Certificate of Completion:	
Commercial	\$675.00
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(weekend and holidays)	
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Time Certain Inspection two business days prior notice	
fee paid prior to inspection	\$135.00

LOCAL CERTIFICATE OF COMPETENCY ANNUAL RENEWAL FEE (INCLUDES ONLINE USER FEE)	
Local License Renewal	\$30.00
Journeyman Plumber/Electrician	\$17.00
Regular (on or before September 30)	Same as applicable local license fee
Late (after September 30)	25% of applicable local license fee not to exceed \$7.50 plus fee for regular renewal

ADMINISTRATIVE FEE/CHARGE	
Local License Application	\$150.00
Examination Scheduling for local License	\$25.00
Online Permitting User Fee (Renewal Every Even Year)	\$30.00
File for non-licensed trade (tents, non-structural fences)	\$30.00
Inactive status for registered or local specialty contractor (per year)	\$30.00
Inactive status for local license holder over 65 years of age	\$0.00
Inactive status for Manatee County employee	\$0.00

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