

RESOLUTION R-23-043

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, ESTABLISHING AND REVISING BUILDING PERMIT, INSPECTION, MISCELLANEOUS 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, authorized 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, Section 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, hereinafter the "Florida Building Codes Act"; and

WHEREAS, Section 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, Section 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 2020 Seventh (7th) 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 2020 Seventh (7th) 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 Development Services Department staff, including issuing permits for residential and 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, Section 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 Homeowner's 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, the 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 Development Services Department will endeavor to review building fees and associated fund balance annually for compliance with Section 553.80(7)(a), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Manatee County has determined that the schedule of building permit, inspection, floodplain management, miscellaneous fees, contractor licensing, administrative and other related fees and charges established in this resolution is necessary to defer the increased 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. Adoption of Building permit, inspection, miscellaneous fees, and other related fees and charges. The Board of County Commissioners hereby adopts an amended schedule of 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 "Amended Schedule"). The Amended Schedule shall consist of the charges and fees as set forth in Exhibit A, a copy of which is attached hereto and made a part hereof by reference and is hereby established as the Amended Schedule for unincorporated Manatee County.

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.

The building permit fee and state fee must be paid in full at the time of permit application.

Unique Situations/Projects with limited review – fees may be adjusted at the discretion of the appropriate Department Director or Development Services Director's Designee. The Development Services Director or Designee will coordinate with the appropriate Department Director.

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 Section 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 or engineer 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.

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

Section 3. Conflicting Resolutions. Effective April 1, 2023, all resolutions, and parts of resolutions in conflict with the provisions of this resolution, including, but not limited to, Resolution R-18-098, shall be repealed, rescinded, superseded, and replaced by this resolution to the extent of such conflict.

Section 4. Severability. In the event that any provisions, 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 April 1, 2023.

DULY ADOPTED with a quorum present and voting this 28th day of February 2023, and as amended on the 21st day of April 2026.



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: 
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: 
Deputy Clerk



Manatee County Development Services Building Fee Schedule

Effective 04/01/2023
R-23-043, R-23-045, R-23-046

ACCESSORY STRUCTURE	
Accessory Structure Commercial or Residential Barn, Carport, Garage, Gazebo, Pergola, Utility Building, Other Stand-Alone Accessory Structures	\$0.33 per square foot
Prefabricated Utility Shed	\$91
ALUMINUM STRUCTURE	
Aluminum Structure Permit For Glass Room, Lanai, Screen Enclosures, or Miscellaneous	\$210
ANTENNA	
Antenna Permit For Radio, Satellite Dish, TV, New Cell Tower, New Structure for Antenna	\$188
COMMERCIAL	
New Commercial Permit For New Commercial, New Multi-Family	\$0.33 per square foot
Alteration or Addition Commercial Permit For Alteration, Addition, Interior Completion to Existing Commercial Structure	\$750 minimum fee up to 650 square feet plus \$0.33 per each additional square foot
CONCRETE	
Concrete Permit For Dumpster Pad, Foundation, Retaining Wall, Wall, Foundation Stabilization	\$151

DECK	
Deck Permit For Commercial and Residential attached or Commercial and Residential detached that is higher than 30 inches or greater than 120 square feet.	\$173
DEMOLITION OR STRUCTURE REMOVAL	
Demolition Permit For Commercial and Residential Primary or Accessory Structure Removal	\$140
ELECTRICAL	
Electrical Express (Residential Only) For Residential Alteration, New, Renovation, Service Change	\$133
Electrical Standard Permit For Residential t-poles, owner doing work, and Commercial Alteration, New, Renovation, Other	\$133
DOOR AND/OR WINDOW	
Door Window Permit For Commercial and Residential Exterior Door, Windows, Shutters and Garage Door Replacement (size for size)	\$128
FENCE	
Fence Commercial or Residential Structural	\$207
Fence Commercial Nonstructural	\$79
Fence Residential Nonstructural	\$62
GENERATOR	
Generator Permit	\$190
MECHANICAL	
AC Changeout Express (Residential Only) Residential AC Changeout with No Virtual Inspection	\$62
AC Changeout Express (Residential Only) Residential AC Changeout with Virtual Inspection	\$48
Mechanical Standard For Commercial or Residential Alteration, Ductwork, New, Renovation, Replacement, Rangehood	\$62

PLUMBING	
Plumbing Express (Residential Only) For Residential New or Replacement Backflow, Gas Water Heater, Tub to Shower Alteration, Re-Pipe, Relocate. No Virtual Inspection	\$62
Plumbing Express (Residential Only) For Residential New or Replacement Backflow, Gas Water Heater, Tub to Shower Alteration, Re-Pipe, Relocate with Virtual Inspection	\$48
Plumbing Standard For Commercial or Residential Alteration, New, Renovation, Replacement, grease trap, pool heater, re-pipe	\$62
Plumbing – Tankless System For New Tankless Electric or Gas Water Heater, Replacement Tankless Gas Water Heater	\$91
PREFABRICATED STRUCTURE	
Prefabricated Structure For Manufactured Mobile (Department of Housing and Urban Development)	\$295
Prefabricated Structure For Modular (Department of Community Affairs)	\$367
RESIDENTIAL	
New Residential For construction of a new Residential Structure	\$0.27 per square foot
Alteration or Addition Residential For Alteration, Additions or Both to existing Residential Structure	\$300 minimum fee up to 650 square feet plus \$0.27 per additional square foot
ROOF	
Roof Express (Residential Only) For Remove and Replacement of Shingle, Metal, TPO, Tile or Wood Shake (Residential Only) No Virtual Inspection	\$153
Roof Express (Residential Only) For Remove and Replacement of Shingle, Metal, TPO, Tile or Wood Shake (Residential Only) Virtual Inspection	\$118
Roof Standard For Removal and Replacement of Shingle, Metal, TPO, Tile, Solar Shingles, or Wood Roof with or without Equipment on Roof on Commercial Structures	\$153

SIDING, FACIA, SOFFIT	
Siding, Fascia, Soffit Permit For New and Replacement Siding, Fascia, Soffit and Stucco. No Virtual Inspection	\$96
Siding, Fascia, Soffit Permit For New and Replacement Siding, Fascia, Soffit and Stucco with Virtual Inspection	\$74
SIGN	
Sign – Foundation For Monument Sign, Pole Sign and Pylon Sign	\$207
Sign – Wall For Canopy Sign, Attached Roof Sign, Wall Sign	\$178
SOLAR	
Solar Permit	\$127
SWIMMING POOL OR SPA	
Above Ground Pool/Spa Permit	\$100
In Ground Pool/Spa Permit	\$244
TANK	
Tank Permit For LP Gas, Gas Piping	\$62
Tank Permit For Pollutant, Storage Gas, Storage Diesel	\$128
WATERFRONT STRUCTURES	
Waterfront Structure Permit	\$222
FLOODPLAIN MANAGEMENT	
No Rise Certificate/Letter of Mitigation Review	\$53
Flood Elevation Determination/Floodproof Certificate Review/Floodway Construction Certificate, Coastal A-Zone, or VE Zone Certificate	\$25
Flood Management Permit/ Finished Construction Elevation Certificate	\$36
Private Appraisal Review/ Determination of Improvement Short Form/Long Form	\$50
Flood Code Compliance Inspection	\$100
Landscape Fill Review	\$50
Repair and Tracking Form	\$25

INSPECTIONS	
Affidavit Inspection	\$20
Change of Occupancy	\$116
Commercial-Occupying Structure without Certificate of Occupancy or Completion	\$473
Residential-Occupying Structure without Certificate of Occupancy or Completion	\$193
Reinspection Fee For each failed inspection	\$73
Special Inspection Service For Holiday or Weekend minimum 2 hours	\$145
Special Inspection Service For Holiday or Weekend for each additional hour	\$73
Time Certain Inspection	\$118
MISCELLANEOUS	
Master Plan Review	\$158
Private Provider Set Up & Review	\$158
Local Product Approval Per hour	\$73
Permit Application Extension For a permit that has not been issued	\$15
Permit Extension For permit that has been issued	\$50
Modification to Permit For updates to application. No Rereview.	\$18
Reinstatement of Expired Permit	\$14
Release or Change Primary Contractor or Subcontractor Fee will be charged for each request	\$13
Re-Review For Approved and Non-Approved Plan	\$145
Stop Work Order Release	\$73
Temporary Certificate of Occupancy For Commercial and Residential per month	\$91
Temporary Use Permit	\$277
Work Commencing Before Permit Issuance	2 times the permit fee

LOCAL LICENSE	
Local License Application	\$136
Local License Renewal	\$27
Local License Late Fee – Renewal on or After October 1 st	25% of the applicable local license. Fee not to exceed \$7.50 plus fee for regular renewal.
Journeyman Plumber or Electrician Renewal	\$15
Examination Scheduling for Local License	\$23
File for non-licensed trade for tents and non-structural fences (every even year)	\$27
Inactive status for registered or local license contractor per year	\$27
Inactive status for local license holder over 65 years of age per year	No Fee
Inactive status for Manatee County employee per year	No Fee
ADMINISTRATIVE FEES	
Construction Trades Board License Administrative Fee No Hearing	\$600
Construction Trades Board License Administrative Fee Hearing	\$1295
PERMIT FEE WITH PRIVATE PROVIDER	
Residential New, Alteration, Addition Plans Review and Inspections being performed by a Private Provider in a Non-Flood Zone	\$260
Residential New, Alteration, Addition Inspections only being performed by a Private Provider in a Non-Flood Zone	\$330
Residential New, Alteration, Addition Partial Inspections performed by a Manatee County Inspector in a Flood Zone above the Base Flood Elevation, BFE. All remaining inspections performed by a Private Provider.	\$600
Commercial New, Alteration, Addition Plans Review and Inspections being performed by a Private Provider in a Non-Flood Zone	\$300
Commercial New, Alteration, Addition Inspections only in a Non-Flood Zone	\$1400
Commercial New, Alteration, Addition Partial Inspections in a Flood Zone above the BFE	\$1800
Inground Pool Plans Review and Inspections	\$150
Inground Pool Inspections only	\$170

FEE SCHEDULE NOTES

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

The building permit fee and state fee must be paid in full at the time of permit application.

Permit Applications of unusual nature may be subject to special pricing by the department director or director designee.

All building departments are required to collect a 2.5% 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, DCS, 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. These fees are NON-REFUNDABLE.

DISHONORED CHECK FEE

In accordance with Resolution R-97-0041, Whereas, Section 125.0105, Florida Statutes, authorized the County to adopt a service fee not to exceed the service fees authorized under Section 832.08(5) or 5 percent of the face amount of checks, drafts, and orders, whichever is greater for the collection of such instruments for the payment of money to the County; the service fee requirements are as follows:

\$0.00 thru \$50.00	\$25 Service Fee
\$50.01 thru \$300.00	\$30 Service Fee
If the amount exceeds \$300.00	\$40 or five percent of the face value of the original payment, whichever is greater.

REFUNDS

The following fees are non-refundable and non-transferable:

- Fees where staff work has been conducted.
- State Surcharges
- Work has commenced by owner or contractor
- Permit has become inactive or expired
- Permit application has become inactive or expired

No refund will be made for any fee, or portion thereof, on any payments equal to or less than \$150 unless they result from an error on the part of the County.,

All refunds will be at 50% of the amount greater than \$150, or as determined by the Director, Director's Designee, or Senior Fiscal Services Manager.

All refund requests must be accompanied by validated receipt or cancelled check and a written statement showing the reason for the request along with any other pertinent information.

Refund checks will be made out to the person, company, or contractor that made the original payment on the receipt.

For Impact, Fire, Utility, and Public Works fees, their respective Department or Agency must be contacted, and their policy followed to initiate a refund.

RESOLUTION R-23-043

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, ESTABLISHING AND REVISING BUILDING PERMIT, INSPECTION, MISCELLANEOUS 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, authorized 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, Section 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, hereinafter the “Florida Building Codes Act”; and

WHEREAS, Section 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, Section 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 2020 Seventh (7th) 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 2020 Seventh (7th) 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 Development Services Department staff, including issuing permits for residential and 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, Section 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 Homeowner's 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, the 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 Development Services Department will endeavor to review building fees and associated fund balance annually for compliance with Section 553.80(7)(a), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Manatee County has determined that the schedule of building permit, inspection, floodplain management, miscellaneous fees, contractor licensing, administrative and other related fees and charges established in this resolution is necessary to defer the increased 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. Adoption of Building permit, inspection, miscellaneous fees, and other related fees and charges. The Board of County Commissioners hereby adopts an amended schedule of 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 "Amended Schedule"). The Amended Schedule shall consist of the charges and fees as set forth in Exhibit A, a copy of which is attached hereto and made a part hereof by reference and is hereby established as the Amended Schedule for unincorporated Manatee County.

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.

The building permit fee and state fee must be paid in full at the time of permit application.

Unique Situations/Projects with limited review – fees may be adjusted at the discretion of the appropriate Department Director or Development Services Director's Designee. The Development Services Director or Designee will coordinate with the appropriate Department Director.

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 Section 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 or engineer 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.

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

Section 3. Conflicting Resolutions. Effective April 1, 2023, all resolutions, and parts of resolutions in conflict with the provisions of this resolution, including, but not limited to, Resolution R-18-098, shall be repealed, rescinded, superseded, and replaced by this resolution to the extent of such conflict.

Section 4. Severability. In the event that any provisions, 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 April 1, 2023.

DULY ADOPTED with a quorum present and voting this 28th day of February 2023, and as amended on the 21st day of April 2026.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____
Deputy Clerk



Manatee County Development Services
 Building Fee Schedule
 Effective 04/01/2023
 R-23-043, R-23-045, R-23-046

ACCESSORY STRUCTURE	
Accessory Structure Commercial or Residential Barn, Carport, Garage, Gazebo, Pergola, Utility Building, Other Stand-Alone Accessory Structures	\$0.33 per square foot
Prefabricated Utility Shed	\$91
ALUMINUM STRUCTURE	
Aluminum Structure Permit For Glass Room, Lanai, Screen Enclosures, or Miscellaneous	\$210
ANTENNA	
Antenna Permit For Radio, Satellite Dish, TV, New Cell Tower, New Structure for Antenna	\$188
COMMERCIAL	
New Commercial Permit For New Commercial, New Multi-Family	\$0.33 per square foot
Alteration or Addition Commercial Permit For Alteration, Addition, Interior Completion to Existing Commercial Structure	\$750 minimum fee up to 650 square feet plus \$0.33 per each additional square foot
CONCRETE	
Concrete Permit For Dumpster Pad, Foundation, Retaining Wall, Wall, Foundation Stabilization	\$151

DECK	
Deck Permit For Commercial and Residential attached or Commercial and Residential detached that is higher than 30 inches or greater than 120 square feet.	\$173
DEMOLITION OR STRUCTURE REMOVAL	
Demolition Permit For Commercial and Residential Primary or Accessory Structure Removal	\$140
ELECTRICAL	
Electrical Express (Residential Only) For Residential Alteration, New, Renovation, Service Change	\$133
Electrical Standard Permit For Residential t-poles, owner doing work, and Commercial Alteration, New, Renovation, Other	\$133
DOOR AND/OR WINDOW	
Door Window Permit For Commercial and Residential Exterior Door, Windows, Shutters and Garage Door Replacement (size for size)	\$128
FENCE	
Fence Commercial or Residential Structural	\$207
Fence Commercial Nonstructural	\$79
Fence Residential Nonstructural	\$62
GENERATOR	
Generator Permit	\$190
MECHANICAL	
AC Changeout Express (Residential Only) Residential AC Changeout with No Virtual Inspection	\$62
AC Changeout Express (Residential Only) Residential AC Changeout with Virtual Inspection	\$48
Mechanical Standard For Commercial or Residential Alteration, Ductwork, New, Renovation, Replacement, Rangehood	\$62

PLUMBING	
Plumbing Express (Residential Only) For Residential New or Replacement Backflow, Gas Water Heater, Tub to Shower Alteration, Re-Pipe, Relocate. No Virtual Inspection	\$62
Plumbing Express (Residential Only) For Residential New or Replacement Backflow, Gas Water Heater, Tub to Shower Alteration, Re-Pipe, Relocate with Virtual Inspection	\$48
Plumbing Standard For Commercial or Residential Alteration, New, Renovation, Replacement, grease trap, pool heater, re-pipe	\$62
Plumbing – Tankless System For New Tankless Electric or Gas Water Heater, Replacement Tankless Gas Water Heater	\$91
PREFABRICATED STRUCTURE	
Prefabricated Structure For Manufactured Mobile (Department of Housing and Urban Development)	\$295
Prefabricated Structure For Modular (Department of Community Affairs)	\$367
RESIDENTIAL	
New Residential For construction of a new Residential Structure	\$0.27 per square foot
Alteration or Addition Residential For Alteration, Additions or Both to existing Residential Structure	\$300 minimum fee up to 650 square feet plus \$0.27 per additional square foot
ROOF	
Roof Express (Residential Only) For Remove and Replacement of Shingle, Metal, TPO, Tile or Wood Shake (Residential Only) No Virtual Inspection	\$153
Roof Express (Residential Only) For Remove and Replacement of Shingle, Metal, TPO, Tile or Wood Shake (Residential Only) Virtual Inspection	\$118
Roof Standard For Removal and Replacement of Shingle, Metal, TPO, Tile, Solar Shingles, or Wood Roof with or without Equipment on Roof on Commercial Structures	\$153

SIDING, FACIA, SOFFIT	
Siding, Fascia, Soffit Permit For New and Replacement Siding, Fascia, Soffit and Stucco. No Virtual Inspection	\$96
Siding, Fascia, Soffit Permit For New and Replacement Siding, Fascia, Soffit and Stucco with Virtual Inspection	\$74
SIGN	
Sign – Foundation For Monument Sign, Pole Sign and Pylon Sign	\$207
Sign – Wall For Canopy Sign, Attached Roof Sign, Wall Sign	\$178
SOLAR	
Solar Permit	\$127
SWIMMING POOL OR SPA	
Above Ground Pool/Spa Permit	\$100
In Ground Pool/Spa Permit	\$244
TANK	
Tank Permit For LP Gas, Gas Piping	\$62
Tank Permit For Pollutant, Storage Gas, Storage Diesel	\$128
WATERFRONT STRUCTURES	
Waterfront Structure Permit	\$222
FLOODPLAIN MANAGEMENT	
No Rise Certificate/Letter of Mitigation Review	\$53
Flood Elevation Determination/Floodproof Certificate Review/Floodway Construction Certificate, Coastal A-Zone, or VE Zone Certificate	\$25
Flood Management Permit/ Finished Construction Elevation Certificate	\$36
Private Appraisal Review/ Determination of Improvement Short Form/Long Form	\$50
Flood Code Compliance Inspection	\$100
Landscape Fill Review	\$50
Repair and Tracking Form	\$25

INSPECTIONS	
Affidavit Inspection	\$20
Change of Occupancy	\$116
Commercial-Occupying Structure without Certificate of Occupancy or Completion	\$473
Residential-Occupying Structure without Certificate of Occupancy or Completion	\$193
Reinspection Fee For each failed inspection	\$73
Special Inspection Service For Holiday or Weekend minimum 2 hours	\$145
Special Inspection Service For Holiday or Weekend for each additional hour	\$73
Time Certain Inspection	\$118
MISCELLANEOUS	
Master Plan Review	\$158
Private Provider Set Up & Review	\$158
Local Product Approval Per hour	\$73
Permit Application Extension For a permit that has not been issued	\$15
Permit Extension For permit that has been issued	\$50
Modification to Permit For updates to application. No Rereview.	\$18
Reinstatement of Expired Permit	\$14
Release or Change Primary Contractor or Subcontractor Fee will be charged for each request	\$13
Re-Review For Approved and Non-Approved Plan	\$145
Stop Work Order Release	\$73
Temporary Certificate of Occupancy For Commercial and Residential per month	\$91
Temporary Use Permit	\$277
Work Commencing Before Permit Issuance	2 times the permit fee

LOCAL LICENSE	
Local License Application	\$136
Local License Renewal	\$27
Local License Late Fee – Renewal on or After October 1 st	25% of the applicable local license. Fee not to exceed \$7.50 plus fee for regular renewal.
Journeyman Plumber or Electrician Renewal	\$15
Examination Scheduling for Local License	\$23
File for non-licensed trade for tents and non-structural fences (every even year)	\$27
Inactive status for registered or local license contractor per year	\$27
Inactive status for local license holder over 65 years of age per year	No Fee
Inactive status for Manatee County employee per year	No Fee
ADMINISTRATIVE FEES	
Construction Trades Board License Administrative Fee No Hearing	\$600
Construction Trades Board License Administrative Fee Hearing	\$1295
PERMIT FEE WITH PRIVATE PROVIDER	
Residential New, Alteration, Addition Plans Review and Inspections being performed by a Private Provider in a Non-Flood Zone	\$260
Residential New, Alteration, Addition Inspections only being performed by a Private Provider in a Non-Flood Zone	\$330
Residential New, Alteration, Addition Partial Inspections performed by a Manatee County Inspector in a Flood Zone above the Base Flood Elevation, BFE. All remaining inspections performed by a Private Provider.	\$600
Commercial New, Alteration, Addition Plans Review and Inspections being performed by a Private Provider in a Non-Flood Zone	\$300
Commercial New, Alteration, Addition Inspections only in a Non-Flood Zone	\$1400
Commercial New, Alteration, Addition Partial Inspections in a Flood Zone above the BFE	\$1800
Inground Pool Plans Review and Inspections	\$150
Inground Pool Inspections only	\$170

FEE SCHEDULE NOTES

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

The building permit fee and state fee must be paid in full at the time of permit application.

Permit Applications of unusual nature may be subject to special pricing by the department director or director designee.

All building departments are required to collect a 2.5% 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, DCS, 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. These fees are NON-REFUNDABLE.

DISHONORED CHECK FEE

In accordance with Resolution R-97-0041, Whereas, Section 125.0105, Florida Statutes, authorized the County to adopt a service fee not to exceed the service fees authorized under Section 832.08(5) or 5 percent of the face amount of checks, drafts, and orders, whichever is greater for the collection of such instruments for the payment of money to the County; the service fee requirements are as follows:

\$0.00 thru \$50.00	\$25 Service Fee
\$50.01 thru \$300.00	\$30 Service Fee
If the amount exceeds \$300.00	\$40 or five percent of the face value of the original payment, whichever is greater.

REFUNDS

The following fees are non-refundable and non-transferable:

- Fees where staff work has been conducted.
- State Surcharges
- Work has commenced by owner or contractor
- Permit has become inactive or expired
- Permit application has become inactive or expired

No refund will be made for any fee, or portion thereof, on any payments equal to or less than \$150 unless they result from an error on the part of the County.,

All refunds will be at 50% of the amount greater than \$150, or as determined by the Director, Director's Designee, or Senior Fiscal Services Manager.

All refund requests must be accompanied by validated receipt or cancelled check and a written statement showing the reason for the request along with any other pertinent information.

Refund checks will be made out to the person, company, or contractor that made the original payment on the receipt.

For Impact, Fire, Utility, and Public Works fees, their respective Department or Agency must be contacted, and their policy followed to initiate a refund.



Development Services

Building Division

PO BOX 1000, Bradenton, FL 34205

Phone number: (941) 748-4501 ext 3805

MEMORANDUM

To: Vickie Tessmer, Supervisor, Board Records

From: Stephanie Pierre-Charles, Deputy Director – Building Division

A handwritten signature in black ink, appearing to read "Stephanie", followed by a long horizontal flourish.

Date: March 31, 2026

Subject: Corrective Document for Resolution R-23-043 – Building Fee Schedule

Please schedule the attached corrective document for the Clerks Consent Agenda on the Board of County Commissioners meeting scheduled for April 21, 2026. This item was originally approved on February 28, 2023, Board of County Commissioners Regular Meeting.

Upon review of the recorded Resolution dated February 28, 2023, it was discovered that the fee table (1 page) for Inspection and Miscellaneous fees was inadvertently omitted from the filed/recorded document. These fees are listed in the title of the ordinance, as well as throughout the body of the Resolution document.

Please forward a copy of the revised executed Resolution to stephanie.charles@mymanatee.org, nicole.knapp@mymanatee.org and bobbi.roy@mymanatee.org.

Also to: lori.stephens@manateeclerk.com,
Patricia.nolan@mymanatee.org, Sabrina.oien@mymanatee.org,
4/23/26, RT

VACANT

District 1

AMANDA
BALLARD

District 2

TAL
SIDDIQUE

District 3

MIKE
RAHN

District 4

DR. BOB
MCCANN

District 5

JASON
BEARDEN

At Large

GEORGE W.
KRUSE

At Large