

RESOLUTION NO. 25-R48

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ADOPTING AN UPDATED BUILDING DEPARTMENT FEE SCHEDULE**; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, Florida adopted Resolution 23-R29 amending the Building Department Fee Schedule on April 17, 2023; and

WHEREAS, the City Commission of the City of Fort Pierce, Florida adopted Ordinance 25-018 on July 7, 2025, thereby amending Contractor Regulations as adopted in Chapter 103, Article III - "Contractors" of the Code of Ordinances; and

WHEREAS, the City Commission of the City of Fort Pierce, Florida adopted Ordinance 25-019 on July 7, 2025, thereby amending the Building Department Permit Fees as adopted in Chapter 103, Article II - "Building Code", Division 2 - "Permit Fees", Section 103-53 of the Code of Ordinances; and

WHEREAS, the amendments to the Code of Ordinances necessitated review of the Building Department Fee Schedule for applicable updates and has been updated herein.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The Building Department Fee Schedule as outlined in the attached "Exhibit A" is hereby ratified and adopted by the City of Fort Pierce.

SECTION 2. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall be effective immediately upon final adoption by the City Commission.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 7th day of July, 2025.

Linda Hudson, Mayor Commissioner

ATTEST:

Linda W. Cox, City Clerk

(SEAL)

**APPROVED AS TO FORM
AND CORRECTNESS**

Sara K. Hedges, City Attorney

**“Exhibit A”
Building Department Fee Schedule**

Permit Fees		
Permits Based on Valuation:		Fee:
(1)	Additions, new buildings, manufactured buildings, mobile homes, sitework:	
	(a) Commercial:	The fee is calculated by multiplying the valuation times .0125; Minimum fee of \$100.00
	(b) Commercial Sitework:	The fee is calculated by multiplying the valuation times .005; Minimum fee of \$200.00
	(c) Residential:	The fee is calculated by multiplying the valuation times .005; Minimum fee of \$100.00
	(d) Residential Sitework:	The fee is calculated by multiplying the valuation times .005; Minimum fee of \$100.00
(2)	After the fact permit (work already started or completed):	Double the fee, calculated by multiplying the fee determined by this resolution times two
(3)	All other construction except flat rate permits as noted below:	The fee is calculated by multiplying the valuation times .0125; Minimum fee of \$100.00
Flat Rate Permits:		Fee:
(4)	Demolitions:	
	(a) Residential structures:	\$300.00
	(b) Miscellaneous residential demolition—including but not limited to interior demolition, fences, outbuildings, pools, other attached structures:	\$150.00
	(c) Commercial structures:	\$500.00
	(d) Miscellaneous commercial demolition—Including but not limited to: interior demolition, fences, outbuildings under 500 square feet, pools, signs, other attached structures:	\$250.00
(5)	Flood Development permit:	\$100.00 for values under \$5,000.00 \$200.00 for values \$5,000.00 or more
(6)	Moving of structure(s):	\$500.00 per structure
(7)	Residential flat fee permits:	
	(a) Electric (not including photovoltaic):	\$100.00
	(b) Fence:	\$75.00
	(c) Mechanical (a/c change out only):	\$100.00
	(d) Plumbing (water heater or re-pipe only):	\$100.00
(8)	Temporary construction trailer, sales trailer, office trailer:	\$250.00 per six months (Upon approval by all required departments)
(9)	Temporary power pole or Temporary underground service agreement:	Residential: \$100.00 Commercial: \$250.00
(10)	Temporary tent:	\$100.00 per tent
(11)	Temporary miscellaneous permit with an inspection:	\$75.00
Plan Review Fees		

Plan Review Type:		Fee:
(1)	First plan review:	
	(a) New residential construction or addition:	The fee is calculated by multiplying the valuation times .0025; Minimum fee of \$75.00
	(b) All other permit types:	The fee is calculated by multiplying the valuation times .0025; Minimum fee of \$75.00
	Note: plan review fee for single opening replacement in a multi-family dwelling:	When only one opening (window or door) is being replaced in a multi-family building or development of ten units or more, only one plan review fee will be charged for a state product approval or Miami-Dade Notice of Acceptance. Each different PA/NOA will have a separate plan review fee.
(2)	Flood review fee for structures over 50 percent substantial improvement, substantial damage, new construction or additions within the SFHA: (This fee will still be charged if an initial determination of substantial damage or substantial improvement is made and the scope of work is reduced, or an alternate source of market value is provided to remove the determination of substantial damage or substantial improvement.)	The fee is calculated by multiplying the valuation times .00125; minimum fee of \$50.00
(3)	Revised <u>and/or resubmitted</u> plan review:	
	(a) 1 st revision:	Valuation under \$5,000.00: \$25.00 per construction trade. Valuation \$5,000.00 or more: \$50.00 per construction trade.
	(b) 2 nd revision:	Valuation under \$5,000.00: \$50.00 per construction trade. Valuation \$5,000.00 or more: \$100.00 per construction trade.
	(c) 3 rd or subsequent revision: (Unless 3 rd revision is to correct the same deficiency.)	Valuation under \$5,000.00: \$100.00 per construction trade. Valuation \$5,000.00 or more: \$200.00 per construction trade.
Miscellaneous Service Fees		
Type of Service or Fee:		Fee:
(1)	Appeal or variance request of floodplain management ordinances:	\$500.00
(2)	Building code surcharges:	
	(a) Surcharge per F.S. §§ 468.631:	A total of 1.5 percent on all plan review and permit fees; minimum fee of \$2.00
	(b) Surcharge per F.S. §§ 553.721:	A total of 1.0 percent on all plan review and permit fees; minimum fee of \$2.00
(3)	Business tax inspection:	Inspection: \$75.00 Re-inspection(s): \$75.00
(4)	Certificate of occupancy (CO) or certificate of completion (CC):	\$50.00
(5)	Change of contractor:	\$50.00
(6)	Change of subcontractor:	\$25.00
(7)	Completion of DBPR probation forms:	\$50.00 per request
(8)	Conversion of paper plans to other format:	\$25.00 per hour, \$25.00 minimum fee
(9)	Credit card convenience fee:	5% of the total amount being charged
(10)	Electronic building permit processing fee:	\$5.00

(11))	Expired permit inspection to confirm that no work was performed and to close the permit:	\$75.00; If it is found that work was done, the renewal fee shall apply in addition to this fee.
(12))	Flood zone verification letter:	\$25.00
(13))	Liens and permits—Summary of search and findings:	\$25.00 per parcel requested for the first ten addresses or units. \$10.00 for each additional ten addresses or units within the same parcel.
(14))	Moving of structure application processing:	\$50.00
(15))	Permit extension: (Justifiable cause must be demonstrated for each request.)	\$100.00 for 1 st 30 day extension. \$250.00 for 2 nd 30 day extension (or renewal fee, whichever is less). \$500.00 for 3 rd and each subsequent 30 day extension (or renewal fee, whichever is less).
(16))	Permit renewal (First): (Justifiable cause must be demonstrated for each request.)	½ of the permit fee using current fee schedule plus \$50.00 renewal fee plus state surcharge (based on permit fee only); Or, \$75.00 permit fee plus \$50.00 renewal fee plus \$4.00 minimum state surcharge; Whichever is greater (minimum fee of \$129.00).
(17))	Permit renewal (Second): (Justifiable cause must be demonstrated for each request.)	Permit fee using current fee schedule plus \$50.00 renewal fee plus state surcharge (based on permit fee only).
(18))	Permit renewal (third and each subsequent): (Justifiable cause must be demonstrated for each request.)	Permit fee using current fee schedule plus \$100.00 renewal fee plus state surcharge (based on permit fee only).
(19))	Permit to comply condemnations:	Permit fee using current fee schedule plus \$250.00 rehabilitation fee plus state surcharge (based on permit fee only); Or, Permit fee using current fee schedule plus \$500.00 demolition fee plus state surcharge (based on permit fee only).
(20))	Pre-application meeting:	\$100.00
(21))	Pre-construction meeting:	\$100.00
(22))	Re-issuance of certificate of occupancy (CO) or certificate of completion (CC):	\$50.00 per page
(23))	Re-issuance of permit card:	\$25.00 per card
(24))	Re-stamping of plans:	Residential: \$75.00 plus cost of copies Commercial: \$150.00 plus cost of copies
(25))	Routing fees:	
	(a) DPCR routing fee, new construction:	\$30.00 per review
	(b) DPCR routing fee, all other applications:	\$10.00 per review
	(c) Permit routing fee:	\$15.00 per review, per review agency
(26))	Subcontractor agreements:	\$25.00 Residential per agreement \$50.00 Commercial per agreement
(27))	Special inspector/Threshold inspector required:	\$50.00
Incentive & Optional Service Fees/Reductions		
Type of Service or Fee:		Fee:
(1)	After-hours inspections—Other than during regular working hours:	Residential: Fee is \$100.00 per hour, minimum of two hours per permit, per trade

		Commercial: Fee is \$250.00 per hour, minimum of two hours per permit per trade
(2)	Architectural pre-review during DPCR: (Review fees during permitting process still apply.)	Up to 20,000 Sq. Feet: \$500.00 20,001 – 50,000 Sq. Feet: \$1,000.00 50,001 – 125,000 Sq. Feet: \$1,500.00 125,001 Sq. Feet and up: \$2,000.00
(3)	Early start request for construction:	Valuations under \$5,000.00: \$500.00 Valuations \$5,000.00 or more: \$1,000.00
(4)	Expedited plan review:	Valuation under \$200,000: \$500.00 for the 1 st hour. \$250.00 for each additional hour Valuation \$200,000 or more: \$1,000.00 for the 1 st hour. \$250.00 for each additional hour
(5)	Private provider inspection services: (Shall be requested prior to the issuance of the permit; no reduction shall be provided once an inspection has been performed by the City.)	Reduction of the permit fee by 10% or \$25; whichever is greater
(6)	Private provider plan review services: (Shall be requested at the time of permit submittal; no reduction shall be provided once the plan review process has begun by City staff.)	Reduction of the plan review fee by 30%
(7)	Stocking permit:	\$500.00
(8)	Temporary certificate of occupancy agreement:	\$1,000.00
(9)	Temporary certificate of occupancy agreement change or extension:	\$2,500.00
Penalty Fee Schedule		
Type of Service or Fee:		Fee:
(1)	Hazardous condition on construction site:	\$500.00 per offense, per day
(2)	No construction toilet on site 72 hours after NTC:	\$100.00 per offense, per day
(3)	No silt fence or improper silt fence on the construction site 72 hours after NTC:	\$250.00 per offense, per day
(4)	No trash container on site 72 hours after NTC:	\$100.00 per offense, per day
(5)	Re-inspection:	
	(a) 1 st re-inspection:	Residential: \$50.00 per permit, per trade Commercial: \$100.00 per permit, per trade
	(b) 2 nd and subsequent re-inspection to correct the same deficiency in the 1 st inspection and 1 st re-inspection:	Residential: \$200.00 Commercial: \$400.00
(6)	Revised plan review—3 rd or more plan revision to correct the same code violation noted in previous plan review rejections:	four times (x) the plan review fee assessed
(7)	Stop work order:	\$100.00 before any further work may commence
(8)	Uncontained trash and debris on construction site:	\$100.00 per offense, per day
(9)	Unlawful continuance after SWO:	\$500.00 per offense, per day
Contractor Licensing Fees		
Type of Service or Fee:		Fee:
(a)	Certificate of competency fees:	
	(1) Application for certificate of competency:	\$125.00
	(2) Initial issuance of a certificate of competency:	\$50.00
	(3) Certificate of competency renewal on or before renewal date:	\$75.00
(b)	Change in status of certificate of competency:	
	(1) Placement of certificate of competency into inactive status:	\$25.00
	(2) Return inactive status to active:	\$50.00

	(3) Change from one business entity to another:	\$60.00
	(4) Amend filed business organization name:	\$50.00
	(5) Change from individual to qualifying business:	\$75.00
	(6) Change from qualifying business to individual:	\$75.00
	(7) Business name change:	\$100.00
	(8) Qualify an additional business entity	\$100.00
(c)	Miscellaneous Fees:	
	(1) Service user fee:	\$25.00
	(2) Temporary certificate of competency:	\$50.00
	(3) Appeal of a decision by the board:	\$500.00
(d)	Contractor Citations:	
	(1) 1 st Offense:	\$500.00
	(2) 2 nd Offense:	\$750.00
	(3) 3 rd and Subsequent Offense:	\$1000.00