

1. All permits are subject to the following non-refundable fees. Fees may only be waived by the Building Official. Fee waiver applications must be in writing.
2. All after-the-fact permit fees are assessed at double the normal fee, plus original fees.
3. Permit valuations will be determined by the Building Official for the proposed work or contract signed by the owner and contractor. Valuation documentation must be submitted at the time of permit application.
4. All permit plan reviews will incur a 15% plan review fee, based on total permit costs associated with Florida Building Code Compliance.
5. State surcharge fees of 1.5% for the Florida Department of Business and Professional Regulation and 1% for the Building Code Administrators and Inspectors Fund associated with Florida Building Code Compliance will be collected for all permits pursuant to Sections 553.721 and 468.631 *Florida Statutes*. The minimum charge shall be \$4.00.
6. Permit applications may require City engineer, City planner, and/or West Manatee Fire District review in addition to Building Code review. Separate fees may apply.
7. A re-inspection fee of \$75.00 applies to all failed inspections.
8. The following fee schedule shall apply for applications for permits and permit fees:

TYPE	APPLICATION FEE	PERMIT FEE
New Structure	\$900	\$20 per \$1000
Remodels/Renovations/Alterations/Additions (includes windows, doors, shutters, soffit/siding, etc.)	\$75	\$20 per \$1000
<b>NOTE: A flat fee of \$50.00 per trade will be charged for new and altered structures requiring a permit for all of the following trades: gas, plumbing, mechanical, electrical, roofing, etc.</b>	\$50	Each
Spas and Pools (includes required pool barriers)	\$75	\$20 per \$1000
Ground water discharge from excavation, pools, and other dewatering projects using the Right-of-Way or stormwater system (for holding of ground water discharge)	\$250	Each
Fences – Property line screening other than that required for a swimming pool	\$75	\$20 per \$1000
Driveways and walkways on private property	\$75	\$20 per \$1000
Driveways aprons (within Right-of-Way)	\$100	Each
Curb Cuts for sidewalks or driveways	\$100	Each

<b>TYPE</b>	<b>APPLICATION FEE</b>	<b>PERMIT FEE</b>
All trade-related permits (roofing, electrical, plumbing, mechanical, gas, etc.)	\$75	\$20 per \$1000
Sheds, canopies, etc.	\$75	\$20 per \$1000
Other structural not associated with a building such as rip rap/retaining walls and pads, seawalls, signs, etc.	\$75	\$20 per \$1000
Marine - Docks, decks, and boat lifts	\$75	\$20 per \$1000
Demolition – Structure or interior	\$75	\$20 per \$1000
Elevator/lift (with structural modifications)	\$75	\$20 per \$1000
Miscellaneous and Permits < \$1,000	\$45	Flat Rate Each
<b>MISCELLANEOUS ADMINISTRATIVE FEES</b>		
Temporary Certificate of Occupancy	\$100	Per Unit
Certificate of Occupancy	\$100	Each
Certificate of Completion	\$50	Per Unit
Stop Work Order	1st issuance: \$500   2nd Issuance: \$1000 (w/in 12 months of 1 <sup>st</sup> issuance, not job site specific)   3rd Issuance: \$2000 (w/in 12 months of 1 <sup>st</sup> issuance, not job site specific)	
Written staff interpretations/assessments	\$100	Each
Appeal of staff decisions to P&Z or Commission or Special Magistrate	\$1500	
Scheduled meeting with building official requiring attendance by attorney or professional consultants	\$500 deposit, with actual cost based on the hourly rates of the consultants in attendance at a meeting or whose opinion is sought by telephone or other media	
Building and planning administrative searches	No charge	\$75 non-refundable fee, plus \$30 an hour for staff time spent beyond the initial hour
<b>MISCELLANEOUS FEES</b>		
Flood code compliance inspection	\$100	Each
Flood elevation written determination	\$75	Each
FEMA 50% cost analysis plan review fee (non-contested)	\$75	Each

TYPE	APPLICATION FEE	PERMIT FEE
FEMA 50% cost analysis plan review fee (contested)	\$150	Each
Floodplain review (new construction)	\$200	Each
Renewing or extending a permit – 30% of original permit	Minimum \$75/Maximum \$400	Each
Review of revisions to permitted plans (each review - \$100 Minimum + per hour charge)	\$100 minimum	Per hour
Transfer or release of general contractor from permit	\$200	Each
Courtesy inspection w/written report	\$100	Each
Re-inspection fee	\$75	Each
<b>PLANNING, ZONING AND LAND USE FEES</b>		
Planning or Building Official pre-application visit	No charge	First ½ hour
Planning or Building Official Consultation	\$150	Per hour
Planning review of Land Development Code compliance	\$100	Each
Site Plan Review LDC Major Development – Original Application	\$3000	Each
Site Plan Review – Major Development – Amendment	\$1500	Each
Site Plan Review – LDC Minor Development	\$1500	Each
Zoning or Final Site Plan compliance inspection	\$150	Each
Application for Variance	\$750	Each
Comprehensive plan amendment petitions	Small scale (map amendment) - \$6,000 All others - \$12,000	
Rezone	\$4500	Each
Vacations and Easements	\$3750	Each
Letter of No Objection per FDEP CCCL	\$250	
Special exception permit (telecommunication towers and special exception use antennas)	No charge	\$1500
Antennas (permitted use)	No charge	\$20 per \$1,000
Telecommunications facility annual report fee	No charge	\$750

TYPE	APPLICATION FEE	PERMIT FEE
<b>MISCELLANEOUS ZONING PERMITS</b>		
Signs	\$75	\$20 per \$1000
Application for temporary use permit (includes weddings/events on public beach or land)	No charge	\$75
Alcohol license review	No charge	\$100
Tree/shrubbery removal	\$50.00   No separate fee charged when reviewed in conjunction with other applications   no fee charged for removal of exotics, as defined in the City of Holmes Beach Land Development Code	
Earthmoving	General Earthmoving - \$750   After-the-Fact Earthmoving - \$2250   Tree & Shrubbery Removal - \$0   Earthmoving Exemption - \$0	
Storm water review w/required inspections	\$500	Plus permit fees
Preliminary subdivision plat	No charge	\$750, plus \$50 per lot shown on plat
Final subdivision plat	No charge	\$300, plus \$50.00 per lot shown on plat