




MEMORANDUM

DATE: October 13, 2015

TO: Robert Baldwin, City Manager

FROM: Marc LaFerrier, AICP, Director of Community Development 

SUBJECT: Resolution to amend the Building Permit Fees Schedule

City Staff has reviewed the current building permit fee schedule with an objective to:

- Support homeowners and business owners
- Reflect current permit methodology, rates and construction costs
- Simplify processing and administration
- Provide greater transparency and accountability

BACKGROUND

In 2011, the City Commission approved the current building permit fee schedule. The revenue created from building permit fees are intended to cover all of the costs for administering the building code. The current permit fee schedule requires a hybrid methodology of inspection fees, types of construction, and value of construction. This methodology can be duplicative and complicated. The administration of the current fee schedule is the responsibility of six (6) different positions in the department. The existing fee schedule is often misinterpreted by the public and staff. Furthermore, the existing fee schedule often cause small permits to be charged at excessive rates and large development projects charged at uncategorized/unspecified rates.

The City has conducted a cost comparison of permit fees approved in neighboring jurisdictions, such as Hollywood, Pompano Beach, Davie, Pembroke Pines and Broward County. The results of this comparison indicated the City of Dania Beach's current building permit fees are higher than average for home and business improvements, while generally comparable to other jurisdictions for mid to large scale projects. In contrast, the City's current fee schedule is more complicated with numerous variables that are not included with other Cities' fee schedules.

PROPOSED FEE SCHEDULE

The proposed revisions to the building permit fees for small projects such as: sheds, driveways, fences, air conditioner change-outs, electrical service upgrades etc. will decrease by approximately 20% and 40%. By making building permit fees more affordable for the home owners and business owners, citizens are more likely to pull permits for their property and comply with City and building codes. Building permit fees for larger scale projects such as hotels, multi-family, warehouses shopping centers etc. are proposed to be calculated by a cumulative sliding scale at a percentage rate of the improvement value

with a minimum fee for each discipline. This methodology is similar to the other jurisdictions and is also recognized by the Florida Building Code. The proposed resolution and fee schedule (attached) will only need to be administered by two (2) positions in the department and is easier to calculate and implement. The revenues from the proposed fee schedule will recover all of the costs of administration and will result in revenues that are more equitable than the existing fee schedule.

RECOMMENDATION

Approve the proposed resolution to update and revise the building permit fee schedule.