



# City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: RONALD R. NEIBERT, CITY MANAGER

DATE: JULY 20, 2017

SUBJECT: POSSIBLE REVISIONS TO THE CITY OF EUSTIS  
BUILDING PERMIT AND INSPECTION FEE SCHEDULE

**Introduction:**

The purpose of this item is to provide an opportunity for the City Commission to consider and discuss possible revisions to the Building Permit and Inspection Fee Schedule.

**Recommended Action:**

No action is required, but staff requests direction regarding any desired changes to the fee schedule.

**Background:**

Eustis Code of Ordinances:

Sec. 118-19. - Fees. The charge of fees for permits and inspections under this chapter shall be paid to the city at the time of permit issuance. Charges and fees for permits and inspections may be established by a duly adopted resolution of the city commission and are on file in the city clerk's office.

The Florida Statutes:

166.222 Building code inspection fees.—The governing body of a municipality may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of its building code.

553.80 Enforcement.—(7) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances shall be carried forward to future years for allowable activities or shall be refunded at the discretion of the local government. The basis for a fee structure for allowable activities shall relate to the level of service provided by the local government and shall include consideration for refunding fees due to reduced services based on services provided as prescribed by s. 553.791, but not provided by the local government. Fees charged shall be consistently applied.

### Building Permit Revenues vs. Building Department Operation Expenditures

Staff has compared building permit revenues and building department operational expenditures over the past nine years (2007-2016). From 2007 to 2011, the department was operating at a deficit. From 2012 to 2017, at the end of each fiscal year, the department had an increasing surplus amount indicating revenues exceed expenditures.

The current surplus is \$529,149, which funds are restricted for the enforcement of the Florida Building Code. (Identified as restricted for “building permits” in the 2016 Comprehensive Annual Financial Report). Over the past 3 years, building department expenditures have averaged \$230,000 a year. However, one staff position has remained unfilled and another has been sporadically filled reducing actual expenditures vs. budget. Estimated building department expenditures based on current and previous budget amounts are approximately \$360,000 to \$380,000 per year.

Thus, the current surplus could cover building department operating expenditures in the event of a downturn in construction for approximately one and a half years. Thereafter, the City would need to expend general fund contingency funds to cover operating costs of the building department.

### **Possible Revisions to the Building Permit and Inspection Fee Schedule:**

#### Option 1: Minor Revisions

The following minor revisions to the building permit and inspection fee schedule would ensure staff costs associated with review and research are covered, provide for lower cost permit fees for minor projects, and clarify current administrative practices in several areas. Option 1 has little potential to increase permit fee revenues, and may result in a slight reduction.

1. Increase single family plan review fee as current fee (a) does not cover staff costs for plan review and (b) is substantially lower than that of most surrounding local governments.
2. Add “early start” permit to allow construction to begin in advance of actual building permit issuance. (Helps to expedite projects and meet construction schedule deadlines).
3. Provide differential permit fees for signs based on type and level of review required to verify compliance with the Florida Building Code and/or Land Development Regulations; thereby providing a lower cost option to business owners.
4. Provide differential permit fees for fences based on cost of project.
5. Provide differential permit fees for utility buildings (sheds) based on cost of project.
6. Add “master plan filing” to allow homebuilders to submit master house plans to expedite plan review for standard home designs.
7. Add “contractor registration” to clarify no fee is due for contractor registration.
8. Add “general permit for jobs not covered with cost below \$1,000 to provide lower cost permit for minor projects.
9. Increase fee imposed for commencing work without permits by \$50, as current fee is lower than that of all surrounding local governments.

### Option 2: Minor Revisions and Base Fee Increase of \$10

This option would include all revisions proposed in Option 1 and increase the base fee for most permit types by \$10.00 (from \$60.00 to \$70.00). Option 2 has the potential to increase permit revenues approximately \$18,000 a year (based on FY 15-16 permit volumes). This minor adjustment would not substantially increase the surplus (restricted revenues), and still results in a fee schedule with overall charges lower than that of other area local governments.

### Considerations:

- The building permit and inspections fee schedule was last updated in June 2010.
- Adding lower cost permit options for minor projects, smaller signs, and early start permit opportunities helps both homeowners and businesses.
- The fees Eustis charges are generally lower than that of other area local governments.
- In the event of a downturn in construction, current restricted revenues would cover building department operating expenditures for approximately one and a half years. Thereafter, the City would need to expend general fund contingency funds to cover operating costs of the building department.

### Options for Commission (Recommendation):

- If the Commission agrees on an improved fee schedule that ensures staff costs are covered, provides for lower cost permit fees for minor projects, and clarifies current administrative practices in several areas, staff recommends a resolution based on Option 1.
- If the Commission agrees on an improved fee schedule with minor increase to the base permit fee, staff recommends a resolution based on Option 2.
- If the Commission agrees that the current fee schedule is adequate, no resolution would be required.

### Community Input:

The Commission could allow public input at the July 20, 2017 meeting and at future meetings if the Commission decides to consider adoption of resolution amending the building permit and inspections fee schedule.

### **Prepared By:**

Lori Barnes, AICP, CPM, Development Services Director

### **Attachments:**

- Current Building Permit and Inspections Fee Schedule
- Building Permit and Inspections Fee Schedule - Comparison of Current and Possible Options
- Jurisdictional Comparison of Building Permit Fees including Eustis "Current," "Option 1," and "Option 2," Leesburg, Mount Dora, Tavares and Lake County

**BUILDING PERMIT FEE JURISDICTIONAL COMPARISON**

**JULY 20, 2017**

	<b>EUSTIS CURRENT FEE</b>	<b>EUSTIS OPTION 1</b>	<b>EUSTIS OPTION 2</b>	<b>LEESBURG</b>	<b>MOUNT DORA</b>	<b>TAVARES</b>	<b>LAKE COUNTY</b>
<b>RESIDENTIAL PERMITS</b>							
Plan Review Fee, (Residential - any new constructed, residential)	\$100	25% of Permit Fee (Payment must be made prior to plan review)	Same as Option 1	50% of Permit Fee	10% of Permit Fee	0.5% of Valuation	Included in Sq Ft Price
Plan Review Fee (All Other)	1/2 of Building Permit Fee	Same as Current (Payment must be made prior to plan review)	Same as Current	50% of Permit Fee	50% of Permit Fee	0.5% of valuation	Included in Permit Fee
<b>Building - Residential</b>	\$60.00+ \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.	Same as Current	Increase base fee to \$70.00	\$0.55 per square foot; minimum \$90.00	75.00 base fee; plus \$0.71 per square foot of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$75.00 plus \$0.26 per square foot
Early Start, Residential	N/A	\$100.00		\$100.00	N/A	N/A	\$50.00
<b>COMMERCIAL PERMITS</b>							
Plans Review Fee (Commercial)	1/2 of Permit Fee	Same as Current (Payment must be made prior to plan review)	Same as Current	50% of Permit Fee	50% of Permit Fee	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	Included in Permit Fee
<b>Commercial Building/Multi-Family (any new constructed commercial, industrial, manufacturing buildings, Interior Build-outs, etc. )</b>	\$60.00+ \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.	Same as Current	Increase base fee to \$70.00	\$0.91 per square foot; minimum \$180.00	\$150.00 base fee; plus \$8.00 per \$1,000.00 or fraction thereof of construction value.	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$150.00 plus \$0.40 per square foot
Commercial work not listed	\$60 + \$7 per \$1,000 of construction cost	Same as Current	Increase base fee to \$70.00	½ of the commercial sq ft rate; minimum \$180.00	75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$150.00 plus \$0.23 per square foot
Site Development	2% of Construction Cost, No State Fees	Same as Current	Same as Current	N/A	2.5% construction cost	N/A	N/A
Early Start Permit, Commercial	N/A	\$200.00	Same as Option 1	\$200.00	N/A	N/A	\$100.00

**BUILDING PERMIT FEE JURISDICTIONAL COMPARISON**

**JULY 20, 2017**

	<b>EUSTIS CURRENT FEE</b>	<b>EUSTIS OPTION 1</b>	<b>EUSTIS OPTION 2</b>	<b>LEESBURG</b>	<b>MOUNT DORA</b>	<b>TAVARES</b>	<b>LAKE COUNTY</b>
<b>MOBILE HOME PERMITS</b>							
Manufacturer Homes (HUD), Modular Homes & Modular Buildings (DCA)	\$240.00 - includes setup, electric, plumbing & mechanical. Add \$60.00 for gas connection, if applicable	Same as Current	Increase gas connection to \$70.00	\$360.00- includes setup, electric, plumbing & mechanical.	Not addressed separately from residential permits	Not addressed separately from residential permits	Pre-mobile home inspection \$121.00; plus \$323.00 – includes set-up, electric, plumbing & mechanical
<b>TRADE PERMITS</b>							
<b>ELECTRICAL</b>							
Minimum Fee	\$60.00	Same as Current	Increase base fee to \$70.00	Residential \$90.00 Commercial \$120.00	N/A	N/A	\$75.00
Residential - Single Family & Duplex	\$60.00 per service + \$0.20 per amp per service	Same as Current	Increase base fee to \$70.00	\$90.00	\$50.00	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$75.00 plus \$0.03 per square foot
Commercial and all other Structures	\$60.00 per service + \$0.30 per amp per service	Same as Current	Increase base fee to \$70.00	\$120.00	75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$75.00 plus \$0.03 per square foot
Temporary Service	\$60.00 per service	Same as Current	Increase base fee to \$70.00	\$60.00	N/A	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$75.00 plus \$0.03 per square foot
Fire Alarms	\$60.00 + Applicable Fire Fees	Same as Current	Increase base fee to \$70.00	Minimum fee plus \$0.06 per sq ft	75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction; plus fire inspections	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$0.01 per square foot or \$169.00 whichever is greater
Low Voltage	N/A	N/A	N/A	Not addressed in fee schedule	N/A	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of	\$75.00

**BUILDING PERMIT FEE JURISDICTIONAL COMPARISON**

**JULY 20, 2017**

	<b>EUSTIS CURRENT FEE</b>	<b>EUSTIS OPTION 1</b>	<b>EUSTIS OPTION 2</b>	<b>LEESBURG</b>	<b>MOUNT DORA</b>	<b>TAVARES</b>	<b>LAKE COUNTY</b>
						valuation (value greater than \$2500)	
All Other Electric	\$60.00 + \$7 per \$1000 of construction costs	Same as Current	Increase base fee to \$70.00	Minimum fee plus \$0.06 per sq ft	75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$75.00 plus \$0.23 per square foot
<b>MECHANICAL (Heating, Ventilation and Air Conditioning)</b>		Same as Current					
Minimum Fee	\$60.00	Same as Current	Increase base fee to \$70.00	Residential \$90.00 Commercial \$120.00	\$50.00 residential; commercial \$75.00 plus \$7.00 per \$1,000.00 or fraction thereof of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$75.00 plus \$0.02 per square foot
Per Ton or Fraction thereof	\$5.00 per Ton	\$5.00 per Ton	Increase to \$10.00 per ton	Minimum fee plus \$0.06 per sq ft			
All other Mechanical	\$60.00 + \$7 per \$1000 of construction costs.	Same as Current	Increase base fee to \$70.00	Minimum fee plus \$0.06 per sq ft			
<b>PLUMBING</b>							
Minimum Fee	\$60.00	Same as Current	Increase base fee to \$70.00	Residential \$90.00 Commercial \$120.00	\$50.00 residential; commercial \$75.00 plus \$7.00 per \$1,000.00 or fraction thereof of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$75.00 plus \$0.03 per square foot
Fixture and appliances	\$2.00 each	Same as Current	Same as Current	Minimum fee plus \$0.06 per sq ft			
Coin Operated Laundries	\$5.00 per washing unit	Same as Current	Same as Current				
Wells - Irrigation Only -							
2" Diameter, or less	\$100 + \$60.00 electric fee	Same as Current	Increase electrical fee to \$70.00				Not addressed in fee schedule
2-1/2" through 4" Diameter	\$200.00 + \$60.00 electric fee	Same as Current	Increase electrical fee to \$70.00				
4-1/2" and larger Diameter	\$300.00 + \$60.00 electric fee	Same as Current	Increase electrical fee to \$70.00				
<b>SPRINKLER SYSTEMS</b>							
Lawn Sprinklers (Connected to City Water)	\$60.00 + \$7 per \$1,000 of construction cost.	Same as Current	Increase base fee to \$70.00		\$50.00 residential; commercial \$75.00 plus \$7.00 per \$1,000.00 or fraction thereof of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$75.00
Fire Sprinklers	\$60.00 + Applicable Fire Fees	Same as Current	Increase base fee to \$70.00				\$0.01 per square foot or \$169.00 whichever is greater

**BUILDING PERMIT FEE JURISDICTIONAL COMPARISON**

**JULY 20, 2017**

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<b>GAS</b>	\$60.00 + \$2.00 per outlet	Same as Current	Increase base fee to \$70.00	Minimum fee plus \$0.06 per sq ft			\$75.00 plus \$0.03 per square foot
<b>SWIMMING POOL PERMITS</b>							
Swimming Pools (Residential & Commercial)	\$60.00 + \$7 per \$1,000 of construction cost + \$70.00 for electric fee.	Same as Current	Increase base fee to \$70.00	Residential \$120.00 above ground, \$300.00 in ground; Commercial \$420.00	75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	Residential \$91.00 above ground, \$269.00 in ground; Commercial \$371.00
<b>SIGN PERMITS</b>							
Engineered – Free Standing	\$60.00 + \$7 per \$1000 of construction cost + \$60. electric fee, if applicable	Same as Current	Increase base fee and electrical fee to \$70.00	\$90.00 or \$120.00 w/electric, plus \$0.30/sf wall signs or \$0.48/sf freestanding (per side)	75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	\$150.00
Engineered- Building Mounted (greater than 32 SF and/or greater than 1-1/2 in projection)	N/A	\$40.00 + \$60 electric fee, if applicable	Increase electrical fee to \$70.00, if applicable				
Non-Engineered- Building Mounted (less than 32 SF and less than 1-1/2 in projection)	\$25.00	\$25.00 + \$60 electric fee, if applicable	Increase electrical fee to \$70.00, if applicable	Not addressed	Not addressed	Not addressed	Not addressed
Sign Panel Replacement (Face Change Only) or Signs Painted on Walls or Awnings (separate awning permit required for new awnings) without associated electrical	N/A	\$15.00	\$15.00	Not addressed	Not addressed	Not addressed	Not addressed
<b>MISCELLANEOUS PERMITS</b>							
Alterations, Repairs and Remodels (Plan Review Fees Apply)	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.	Same as Current	Increase base fee to \$70.00	Same as new construction	75.00 base fee; plus \$0.71 per square foot of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	Residential \$75.00 plus \$0.23 per square foot; Commercial \$150.00 plus \$0.23 per square foot
Screen Enclosures, Aluminum Patio Covers, Aluminum Carports, Manufactured Home Roof Overs	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.	Same as Current	Increase base fee to \$70.00	\$90.00 minimum	\$50.00 residential; commercial \$75.00 plus \$7.00 per \$1,000.00 or fraction thereof of construction	Application fee of \$25.00 (value less than \$2500) or Permit fee 1% of valuation (value greater than \$2500)	Residential \$75.00 plus \$0.23 per square foot; Commercial \$150.00 plus \$0.23 per square foot
Seawalls, Docks, Boathouses							
Paving (all types of material)							
Any type of building, structure, alteration or addition not listed above or qualifying for general permit below (administration cost).							





**BUILDING PERMIT FEE JURISDICTIONAL COMPARISON**

**JULY 20, 2017**

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<b>ADMINISTRATION</b>							
Change of Primary Contractor or Subcontractor	\$50.00	Same as Current	Same as Current	\$50.00 primary; \$30.00 subcontractor	\$50.00 primary; \$30.00 subcontractor	\$50.00 primary; \$25.00 subcontractor	\$61.00 primary; \$38.00 subcontractor
Re-submittal (revision) of construction plans	1st resubmittal no charge, \$50.00 each additional	Same as Current	Same as Current	\$50.00	50% of plan review fee	\$25.00	1 <sup>st</sup> resubmittal no charge; \$73.00 each additional
Modification of plans after initial submittal per trade	\$50.00	Same as Current	Same as Current	50.00	\$35.00 plus \$5.00/page	Not addressed in fee schedule	\$73.00
Permit Amendments (other than Contractor change)	\$25.00	Same as Current	Same as Current	Not addressed in fee schedule	N/A	Not addressed in fee schedule	\$30.00
Master Plan Filing	\$50.00	Same as Current	Same as Current	Not addressed in fee schedule	\$30.00/year	Not addressed in fee schedule	Residential \$75.00; Commercial \$150.00
Pre-Power Approval forms for 1st 60 days	\$50.00	Same as Current	Same as Current	\$60.00	Not addressed	50.00	\$73.00
Temporary / Conditional Certificate of Occupancy	\$100.00	Same as Current	Same as Current	\$110.00	\$110.00	\$110.00	Residential in Mobile Home \$252.00; Commercial \$132.00
Replace Building Permit Card	\$5.00	Same as Current	Same as Current	\$5.00	\$5.00	Not addressed in fee schedule	Not addressed in fee schedule
Change of Use/Occupancy (inspection required) (Plan Review Fee Applies)	\$100.00	Same as Current	Same as Current	\$150.00	\$75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of	Not addressed in fee schedule	\$181.00
Impact fee calculation/Collection	\$100.00	Same as Current	Same as Current	Not addressed in fee schedule	Not addressed in fee schedule	Not addressed in fee schedule	Not addressed in fee schedule
Contractor Registration Fee	N/A	No Charge	Same as Option 1	\$20.00	\$30.00/year	Not addressed in fee schedule.	\$150.00 initial; \$100.00 renewal
Building Official Opinions/Interpretations (Customized Report)	\$50 or Double the permit fee, whichever is greater.	Remove category from schedule	Remove category	Not addressed in fee schedule	\$65.00 per hour, 1 hour minimum	Not addressed in fee schedule	Not addressed in fee schedule
Flood Determination Letter	N/A	Same as Current	Same as Current	Not addressed in fee schedule	\$25.00	Not addressed in fee schedule	Not addressed in fee schedule
Status of Property Letter (open permits, stop work orders, etc)	Not addressed in fee schedule	Same as Current	Same as Current	Not addressed in fee schedule	\$25.00	Not addressed in fee schedule	Not addressed in fee schedule



**BUILDING PERMIT FEE JURISDICTIONAL COMPARISON****JULY 20, 2017**

	<b>EUSTIS CURRENT FEE</b>	<b>EUSTIS OPTION 1</b>	<b>EUSTIS OPTION 2</b>	<b>LEESBURG</b>	<b>MOUNT DORA</b>	<b>TAVARES</b>	<b>LAKE COUNTY</b>
<b>OTHER PENALTIES</b>							
Misrepresenting value or data on permit	No Charge	No Charge	Same as Current	No Charge	No Charge	300% of normal permit fee	No Charge
Stop work order	No Charge	No Charge	Same as Current	No Charge	No Charge	\$100	No Charge

**CITY OF EUSTIS**  
**BUILDING PERMIT & INSPECTIONS FEE SCHEDULE (COMPARISON OF CURRENT AND POSSIBLE OPTIONS)**

When calculating permit fees, include Florida State Surcharge (1 % for Florida Building Surcharge & 1.5% for Florida Recovery Fund) (\$4.00 minimum). These fees will be added to the permit cost.

	<b>CURRENT</b>	<b>OPTION 1 (REVISIONS IN GREEN)</b>	<b>OPTION 2 (INCLUDES ALL OPTION 1; ADDITIONAL REVISIONS IN RED)</b>
<b>RESIDENTIAL PERMITS</b>		<b>PERMIT FEE</b>	
Plan Review Fee, (Residential - any new construction, residential)	\$100	<b>25% of Permit Fee</b> <i>(Payment must be made prior to plan review)</i>	<b>25% of Permit Fee</b> <i>(Payment must be made prior to plan review)</i>
Plan Review Fee (All Other)	1/2 of Building Permit Fee	1/2 of Building Permit Fee <i>(Payment must be made prior to plan review)</i>	1/2 of Building Permit Fee <i>(Payment must be made prior to plan review)</i>
<b>Building - Residential</b>	<i>\$60.00+ \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.</i>	<i>\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.</i>	<i><b>\$70.00</b> + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.</i>
<b>Early Start, Residential</b>	N/A	<b>\$100.00</b> <i>(Contractor proceeds at own risk; work may not be covered; not eligible for inspection until complete building permit is issued)</i>	<b>\$100.00</b> <i>(Contractor proceeds at own risk; work may not be covered; not eligible for inspection until complete building permit is issued)</i>
<b>COMMERICAL PERMITS</b>		<b>PERMIT FEE</b>	<b>PERMIT FEE</b>
Plans Review Fee (Commercial)	1/2 of Building Permit Fee	1/2 of Building Permit Fee <i>(Payment must be made prior to plan review)</i>	1/2 of Building Permit Fee <i>(Payment must be made prior to plan review)</i>
<b>Commercial Building/Multi-Family (any new constructed commercial, industrial, manufacturing buildings, Interior Build-outs, etc. )</b>	<i>\$60.00+ \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.</i>	<i>\$60.00+\$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.</i>	<i><b>\$70.00</b>+\$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.</i>
Commercial work not listed	\$60 + \$7 per \$1,000 of construction cost	\$60 + \$7 per \$1,000 of construction cost	<b>\$70</b> + \$7 per \$1,000 of construction cost
Site Development	2% of Construction Cost, No State Fees	2% of Construction Cost, No State Fees	2% of Construction Cost, No State Fees
<b>Early Start Permit, Commercial</b>	N/A	<b>\$200.00</b> <i>(Contractor proceeds at own risk; work may not be covered; not eligible for inspection until complete building permit is issued)</i>	<b>\$200.00</b> <i>(Contractor proceeds at own risk; work may not be covered; not eligible for inspection until complete building permit is issued)</i>

**CITY OF EUSTIS**  
**BUILDING PERMIT & INSPECTIONS FEE SCHEDULE (COMPARISON OF CURRENT AND POSSIBLE OPTIONS)**

When calculating permit fees, include Florida State Surcharge (1 % for Florida Building Surcharge & 1.5% for Florida Recovery Fund) (\$4.00 minimum). These fees will be added to the permit cost.

	<b>CURRENT</b>	<b>OPTION 1 (REVISIONS IN GREEN)</b>	<b>OPTION 2 (INCLUDES ALL OPTION 1; ADDITIONAL REVISIONS IN RED)</b>
<b>MOBILE HOME PERMITS</b>		<b>PERMIT FEE</b>	<b>PERMIT FEE</b>
Manufacturer Homes (HUD), Modular Homes & Modular Buildings (DCA)	\$240.00 - includes setup, electric, plumbing & mechanical. Add \$60.00 for gas connection, if applicable	\$240.00 - includes setup, electric, plumbing & mechanical. Add \$60.00 for gas connection, if applicable	\$240.00 - includes setup, electric, plumbing & mechanical. Add <b>\$70.00</b> for gas connection, if applicable
<b>TRADE PERMITS</b>		<b>PERMIT FEE</b>	<b>PERMIT FEE</b>
<b>ELECTRICAL</b>			
Minimum Fee	\$60.00	\$60.00	<b>\$70.00</b>
Residential - Single Family & Duplex	\$60.00 per service + \$0.20 per amp per service	\$60.00 per service + \$0.20 per amp per service	<b>\$70.00</b> per service + \$0.20 per amp per service
Commercial and all other Structures	\$60.00 per service + \$0.30 per amp per service	\$60.00 per service + \$0.30 per amp per service	<b>\$70.00</b> per service + \$0.30 per amp per service
Temporary Service	\$60.00 per service	\$60.00 per service	<b>\$70.00</b> per service
Fire Alarms	\$60.00 + Applicable Fire Fees	\$60.00 + Applicable Fire Fees	<b>\$70.00</b> + Applicable Fire Fees
All Other Electric	\$60.00 + \$7 per \$1000 of construction costs	\$60.00 + \$7 per \$1000 of construction costs	<b>\$70.00</b> + \$7 per \$1000 of construction costs
<b>MECHANICAL (Heating, Ventilation and Air Conditioning)</b>			
Minimum Fee	\$60.00	\$60.00	\$60.00
Per Ton or Fraction thereof	\$5.00 per Ton	\$5.00 per Ton	<b>\$10.00</b> per Ton
Duct Openings	\$1 each	N/A	N/A
Forced ventilation, per duct opening	\$1 each	N/A	N/A
All other Mechanical	\$60.00 + \$7 per \$1000 of construction costs.	\$60.00 + \$7 per \$1000 of construction costs.	<b>\$70.00</b> + \$7 per \$1000 of construction costs.
<b>PLUMBING</b>			
Minimum Fee	\$60.00	\$60.00	<b>\$70.00</b>
Fixture and appliances	\$2.00 each	\$2.00 each	\$2.00 each
Coin Operated Laundries	\$5.00 per washing unit	\$5.00 per washing unit	\$5.00 per washing unit
Wells - Irrigation Only -			
2" Diameter, or less	\$100 + \$60.00 electric fee	\$100 + \$60.00 electric fee	\$100 + <b>\$70.00</b> electric fee
2-1/2" through 4" Diameter	\$200.00 + \$60.00 electric fee	\$200.00 + \$60.00 electric fee	\$200.00 + <b>\$70.00</b> electric fee
4-1/2" and larger Diameter	\$300.00 + \$60.00 electric fee	\$300.00 + \$60.00 electric fee	\$300.00 + <b>\$70.00</b> electric fee
<b>SPRINKLER SYSTEMS</b>			
Lawn Sprinklers (Connected to City Water)	\$60.00 + \$7 per \$1,000 of construction cost.	\$60.00 + \$7 per \$1,000 of construction cost.	<b>\$70.00</b> + \$7 per \$1,000 of construction cost.
Fire Sprinklers	\$60.00 + Applicable Fire Fees	\$60.00 + Applicable Fire Fees	<b>\$70.00</b> + Applicable Fire Fees
<b>GAS</b>	\$60.00 + \$2.00 per outlet	\$60.00 + \$2.00 per outlet	<b>\$70.00</b> + \$2.00 per outlet

**CITY OF EUSTIS**  
**BUILDING PERMIT & INSPECTIONS FEE SCHEDULE (COMPARISON OF CURRENT AND POSSIBLE OPTIONS)**

When calculating permit fees, include Florida State Surcharge (1 % for Florida Building Surcharge & 1.5% for Florida Recovery Fund) (\$4.00 minimum). These fees will be added to the permit cost.

	<b>CURRENT</b>	<b>OPTION 1 (REVISIONS IN GREEN)</b>	<b>OPTION 2 (INCLUDES ALL OPTION 1; ADDITIONAL REVISIONS IN RED)</b>
<b>SWIMMING POOL PERMITS</b>		<b>PERMIT FEE</b>	<b>PERMIT FEE</b>
Swimming Pools (Residential & Commercial)	\$60.00 + \$7 per \$1,000 of construction cost + \$60.00 for electric fee.	\$60.00 + \$7 per \$1,000 of construction cost + \$60.00 for electric fee.	<b>\$70.00</b> + \$7 per \$1,000 of construction cost + <b>\$70.00</b> for electric fee.
<b>SIGN PERMITS</b>		<b>PERMIT FEE</b>	<b>PERMIT FEE</b>
<b>Engineered Structural - Free Standing</b>	\$60.00 + \$7 per \$1000 of construction cost + \$60. electric fee, if applicable	\$60.00 + \$7 per \$1000 of construction cost + \$70. electric fee, if applicable	<b>\$70.00</b> + \$7 per \$1000 of construction cost + <b>\$70.</b> electric fee, if applicable
<b>Engineered - Building Mounted (greater than 32 SF and/or greater than 1-1/2 in projection)</b>	N/A	<b>\$40.00 + \$60 electric fee, if applicable</b>	<b>\$40.00 + \$70.</b> electric fee, if applicable
<b>Non-Engineered Non-Structural - Building Mounted (less than 32 SF and less than 1-1/2 in projection)</b>	\$25.00	<b>\$25.00 + \$60 electric fee, if applicable</b>	<b>\$25.00 + \$70.</b> electric fee, if applicable
<b>Sign Panel Replacement (Face Change Only) or Signs Painted on Walls or Awnings (separate awning permit required for new awnings) without associated electrical</b>	N/A	<b>\$15.00</b>	<b>\$15.00</b>
<b>MISCELLANEOUS PERMITS</b>		<b>PERMIT FEE</b>	<b>PERMIT FEE</b>
Alterations, Repairs and Remodels (Plan Review Fees Apply)	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.	<b>\$70.00</b> + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.
Screen Enclosures, Aluminum Patio Covers, Aluminum Carports, Manufactured Home Roof Overs			
Seawalls, Docks, Boathouses			
Paving (all types of material)			
Any type of building, structure, alteration or addition not listed above or qualifying for general permit below (administration cost).	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.	\$60.00 + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.	<b>\$70.00</b> + \$7 per \$1,000 of construction cost up to \$250,000, and from \$250,001 up; \$8 per \$1,000. Cost to be determined by the most recent edition of the International Code Council's Building Valuation Data, or actual construction cost, whichever is greater.

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	<b>CURRENT</b>	<b>OPTION 1 (REVISIONS IN GREEN)</b>	<b>OPTION 2 (INCLUDES ALL OPTION 1; ADDITIONAL REVISIONS IN RED)</b>
<b>FENCE</b> (does not include utility structures) <i>Cost of project</i>			
<b>\$0 - \$1,000.00</b>	N/A	<b>\$25.00</b>	<b>\$25.00</b>
<b>\$1,000.00 - \$2,000.00</b>	N/A	<b>\$40.00</b>	<b>\$40.00</b>
\$2,000 and up	<i>\$60.00 + \$7. per \$1000 of construction cost.</i>	<i>\$60.00 + \$7. per \$1000 of construction cost.</i>	<b>\$70.00 + \$7. per \$1000 of construction cost.</b>
<b>DRIVEWAYS</b>			
Residential	\$60.00 Initial - \$15.00 each additional	\$60.00 Initial - \$15.00 each additional	<b>\$70.00</b> Initial - \$15.00 each additional
Commercial	\$75.00 Initial - \$25.00 each additional	<b>\$60.00</b> Initial - \$25.00 each additional	<b>\$70.00</b> Initial - \$25.00 each additional
<b>TREE REMOVAL</b>		<i>No Charge</i>	<i>No Charge</i>
<b>UTILITY BUILDINGS</b>			
<b>Less than 50 sq. Ft</b>	N/A	<b>No Permit Required</b>	<b>No Permit Required</b>
<b>51 - 100 Sq. Ft.</b>	N/A	<b>\$25.00</b>	<b>\$25.00</b>
<b>101 - 200 Sq. Ft.</b>	N/A	<b>\$50.00</b>	<b>\$50.00</b>
<b>200 Sq. Ft. and up</b>	\$60.00 + \$7 per \$1000 of Construction Cost.	\$60.00 + \$7 per \$1000 of Construction Cost.	<b>\$70.00 + \$7 per \$1000 of Construction Cost.</b>
<b>RE-INSPECTIONS</b>			
Each re-inspection/visit	\$50.00	\$50.00	\$50.00
<b>ADMINISTRATION COST</b>		<b>PERMIT FEE</b>	<b>PERMIT FEE</b>
Change of Primary Contractor or Subcontractor	\$50.00	\$50.00	\$50.00
Re-submittal of construction plans	1st resubmittal no charge, \$50.00 each additional	1st resubmittal no charge, \$50.00 each additional	1st resubmittal no charge, \$50.00 each additional
Modification of plans after initial submittal per trade	\$50.00	\$50.00	\$50.00
Permit Amendments (other than Contractor change)	\$25.00	\$25.00	\$25.00
<b>Master Plan Filing</b>	N/A	<b>\$50.00</b>	<b>\$50.00</b>
Pre-Power Approval forms for 1st 60 days	\$50.00	\$50.00	\$50.00
Temporary / Conditional Certificate of Occupancy	\$100.00	\$100.00	\$100.00
Replace Building Permit Card	\$5.00	\$5.00	\$5.00
Change of Use/Occupancy (inspection required) (Plan Review Fee Applies)	\$100.00	\$100.00	\$100.00
Impact fee calculation/Collection	\$100.00	\$100.00	\$100.00
<b>Contractor Registration</b>	N/A	<b>No Charge</b>	<b>No Charge</b>
Building Official Opinions/Interpretations (Customized Report)	\$50 or Double the permit fee, whichever is greater.	<b>Remove category from schedule</b>	<b>Remove category from fee schedule</b>

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	<b>CURRENT</b>	<b>OPTION 1 (REVISIONS IN GREEN)</b>	<b>OPTION 2 (INCLUDES ALL OPTION 1; ADDITIONAL REVISIONS IN RED)</b>
Special Inspections (After Hours) (One Hour Minimum)	\$100.00 per Hour	\$100.00 per Hour	\$100.00 per Hour
<b>General Permit for Jobs not covered on Fee Schedule, Job evaluation cost below \$1,000 with Building Official Approval</b>	N/A	<b>\$25.00</b>	<b>\$25.00</b>
<b>Extension of permit</b> - (Written request received before Permit Expires and upon approval of Building Official )	10% of Original permit Fee, Minimum of \$50.00	10% of Original permit Fee, Minimum of \$50.00	10% of Original permit Fee, Minimum of \$50.00
<b>PERMIT RENEWAL (Percentage of Original Permit Fee)</b>			
No Inspections Conducted	100%	100%	100%
Slab Approved	80%	80%	80%
Lintel Approved	60%	60%	60%
Rough/Framing Approved	40%	40%	40%
Insulation Approved	20%	20%	20%
Final Inspection Only Needed	10%	10%	10%
<b>MOVING AN EXISTING BUILDING OR STRUCTURE</b>			
To Outside City Limits	<i>\$100 + Expenses incurred to any City Dept.</i>	<i>\$100 + Expenses incurred to any City Dept.</i>	<i>\$100 + Expenses incurred to any City Dept.</i>
Within or into City Limits (City Commission Approval Required)	<i>\$200 + Expenses incurred to any City Dept.</i>	<i>\$200 + Expenses incurred to any City Dept.</i>	<i>\$200 + Expenses incurred to any City Dept.</i>
On Same Lot	<i>\$100 + Expenses incurred to any City Dept.</i>	<i>\$100 + Expenses incurred to any City Dept.</i>	<i>\$100 + Expenses incurred to any City Dept.</i>
<b>DEMOLITION</b>	<i>\$100 + Expenses incurred to any City Dept.</i>	<i>\$100 + Expenses incurred to any City Dept.</i>	<i>\$100 + Expenses incurred to any City Dept.</i>
<b>WORKING WITHOUT PERMITS</b>	<b>FEE IMPOSED</b>	<b>FEE IMPOSED</b>	<b>FEE IMPOSED</b>
If any person commences work on a building or structure before obtaining the necessary permits, they shall be subject to a penalty as specified.	\$100.00 or double the permit fee Whichever is greater	<b>\$150.00 or double the permit fee Whichever is greater</b>	<b>\$150.00 or double the permit fee Whichever is greater</b>