

Leon County Board of County Commissioners

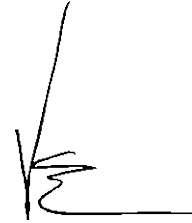
Agenda Item #22

October 15, 2019

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Revised Building Permit Fee Methodology and Proposed Fee Study



Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator David McDevitt, Director, Development Support and Environmental Management
Lead Staff/ Project Team:	Doug Maples, Director of Building Plan Review and Inspection

Statement of Issue:

This agenda item seeks Board consideration to implement a flat fee methodology for the issuance of residential building permit fees to further expedite the plan review process and simplify how fees are calculated and to proceed with an overall building fee study.

Fiscal Impact:

This item has a fiscal impact. The overall impact of changing the fees structure is revenue neutral to the Building Inspection fund, which is a self-supporting special revenue fund. The recommended fees study is estimated to cost \$40,000. Funding is available for this study in the Building Inspection fund balance.

Staff Recommendation:

- Option #1: Approve the Fee Resolution implementing a flat fee for the mechanical, electrical, plumbing and gas components of the building permit fee assessment process (Attachment #1).
- Option #2: Authorize staff to proceed with a Building Permit Fee study.
- Option #3: Approve the associated budget resolution and amendment realizing \$40,000 from the Building Inspection fund balance (Attachment #2).

Report and Discussion

Background:

This item presents a proposed revised building fee methodology and requests consideration to proceed with a building permit fee study, which advance the following FY2017-FY2021 5-Year Target:

- *Reduce by at least 30% the average time it takes to approve a single family building permit (T13)*

This particular Target aligns with the Board's Governance Strategic Priorities:

- *(G2) Sustain a culture of performance, and deliver effective, efficient services that exceed expectations and demonstrate value.*
- *(G5) Exercise responsible stewardship of County resources, sound financial management, and ensure that the provision of services and community enhancements are done in a fair and equitable manner.*

This agenda item seeks the Board consideration to approve a revision to the current building inspection and plan review fee assessment methodology by implementing a flat fee for the mechanical, electrical, plumbing, and gas portions of the building permit fee and authorization to proceed with an updated building inspection fee study. The proposed revised methodology simplifies how the fees are calculated and further expedites the plan review process. The Tallahassee Builders Association's (TBA) Government Affairs Committee gave a unanimous endorsement at their October 3, 2019 meeting to both the proposed new methodology and proceeding with an updated building fee study. Previously, the County's Advisory Committee on Quality Growth (ACQG) provided their support for the proposed flat fee methodology at their June 17, 2019 meeting.

In 2007, the Board approved a building permitting and inspection fee schedule for proposed construction which attempts to cover the cost of services provided by the Building Plans Review and Inspection Division. The current building fee assessment process utilizes an antiquated, complex, and labor-intensive itemization method to determine the permit fees. For example, to determine the electric fee, individual electrical outlets, fan boxes, etc. all need to be quantified prior to the fee being established. Similar approaches are required for the plumbing, mechanical and gas. Home builders therefore do not have certainty of the fee until after the plans have been completely reviewed. Under the proposed new approach, the fee(s) will be based on square footage which will provide certainty to the home builders up front and reduce staff time to review the plans.

This item considers implementing a two part process to modifying the current fee structure. The first process segment would increase permitting efficiencies by implementing a flat fee structure based on the square footage of the residential unit immediately. While this methodology change would normally be associated with an overall fee study, given the significant benefits to the builders (cost certainty, further reduction in permit processing times) it is recommended to proceed immediately with the new method. The second part involves conducting a building fees study to ensure the fees are properly set to recover the cost of the program. In addition to reviewing the residential fees, the fee study would address all building fees, including commercial, roofs, pools,

etc. The previous building fee study was conducted in 2004 and implemented in stages from 2005 through 2007.

Analysis:

Part I – Implementation of Flat Fee Structure

Based on the current building inspection fee assessment methodology, the customer does not know the total cost of their building permit until all reviews are completed. To help provide the best customer service, transparency on calculating the permit fees, expediting the plan review process, and to improve overall efficiency, an analysis of the established current building permit fee schedule was conducted using data over a two-year period that compared the current building inspections fees to the recommended proposed fees. Based on this analysis, the proposed flat fee methodology is projected to be revenue neutral to the building inspection fund; however, some building permit fees may be increased or decreased depending on the square footage of the home.

Attachment #3 provides three examples of the impact of the proposed fee change. This range of examples was used in the analysis to provide a more thorough understanding of the impact when changing the fee structure from a complex and labor-intensive itemization method to a simple flat fee assessment based on the square footage. Furthermore, the analysis factored in the estimated number of inspections for residential and commercial projects to help determine the cost of services to perform the inspections. In general, smaller single-family homes would experience a reduction in fees, medium square foot homes would be revenue neutral, and larger square foot homes would see modest fees increase.

The proposed building inspection flat fee assessment methodology would provide a simplified and expedited permitting process for applicants. The recommended proposed fee methodology would eliminate the need to itemize each mechanical appliance, electrical component, plumbing fixture, and gas appliance to calculate the cost of the permit after the plans have been approved.

In addition, the revised fee assessment methodology will provide transparency to customers by allowing them to know with certainty, the cost of their building permit at the time of submittal. If the new fee assessment methodology is approved, a calculator will be provided on the County's website for applicants to determine building permit fees to further demonstrate the County's commitment to transparency in the permitting process. The proposed flat fee structure provides a more streamlined permitting process for approval that is more predictable, effective, efficient, and transparent.

As part of the analysis, a review was conducted of other Florida jurisdictions and applicable Florida Statutes to identify best practices regarding the permit fee methodology. Most jurisdictions in Florida use the flat fee assessment methodology based on square footage of the structure. Florida Statutes notes that jurisdictions must demonstrate fiscal stewardship and best practices by collecting fees consistent with services provided and they should have documentation that the fees collected fully recover all associated costs related to the permitting services provided, while ensuring compliance with the Florida Building Code.

Staff has had discussions and presented the revised methodology to the Tallahassee Builders Association's (TBA) Government Affairs Committee, the County's Advisory Committee on

Quality Growth (ACQG), and local developers and contractors to obtain input and recommendations. The TBA's Government Affairs Committee gave a unanimous endorsement at their October 3, 2019 meeting. Previously, the ACQG provided their support for the proposed flat fee methodology at their June 17, 2019 meeting.

Part II - Fee Study

Following the adoption of the current fee schedule in 2007, the Florida Building Code has changed significantly, resulting in the need for a more complex and detailed review and inspections of building projects. The complexity of building plan review and the costs for the review services has increased significantly over the past fifteen (15) years since the last fee study was done in 2004. In addition, with the recent hurricane events, the repair of structures has become more complicated and complex because of the required engineering design to repair damaged structures. In addition, though the implementation of the flat fee structure is projected to be revenue neutral to the building inspection fund for single-family residential units, there is a need to review all building inspection fees to ensure the that costs of residential, commercial and online permits are being properly allocated.

To address these issues a building permit fee study is recommended. A fee study would provide enough data for understanding current service levels, the cost and demand for those services, and the appropriate fees to charge. The study would also evaluate the number of square footage ranges to determine if a minimum building permit fee is warranted. The study would also include modifications ranging from renaming and eliminating fees to adding fees or expanding or streamlining current fee ranges. Moreover, the need for the study would review and possibly recommend updating fees for new technology and innovative methods of construction, such as 3D printing of single-family homes, utilizing shipping containers as occupiable and habitable spaces, and solar energy systems, to ensure the fees are appropriate.

The TBA's Government Affairs Committee also indicated complete support of a fee study. In addition, it is anticipated the TBA will be participating in the development of a Request for Proposals for the fee study and will also provide insight and feedback regarding the results of the study. Funding for the study is available in the Building Inspection fund balance (Attachment #2).

The results of the fee study and recommendations would be provided to the Board as part of next year's budget development process.

In summary, the proposed building inspection flat fee and plan review fee assessment methodology is anticipated to:

- Reduce the timeframes associated with building plan review;
- Expedite, streamline and clarify the calculation of building permit fees;
- Provide transparency to the public by allowing the means to calculate the permit fees before submitting a building permit application;
- Be revenue neutral; and
- Assist the Board with meeting their "Bold Goal" of eight (8) working days for new single-family building permit issuance.

Options:

1. Approve the Fee Resolution implementing a flat fee for the mechanical, electrical, plumbing and gas components of the building permit fee assessment process (Attachment #1).
2. Authorize staff to proceed with a Building Permit Fee study.
3. Approve the associated resolution and budget amendment realizing \$40,000 from the Building Inspection fund balance (Attachment #2).
4. Do not approve the Fee Resolution implementing a flat fee for the mechanical, electrical, plumbing and gas components of the building permitting process.
5. Do not authorize staff to proceed with a Building Permit Fee study.
6. Board direction.

Recommendation:

Options #1, #2, and #3

Attachments:

1. Proposed Resolution
2. Resolution and Associated Budget Amendment
3. Comparison of Current vs Proposed Building Permit Fees

LEON COUNTY RESOLUTION NO. R19-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, PROVIDING FOR THE ADOPTION OF THE STREAMLINED AND CONSOLIDATED DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT DEPARTMENT FEE SCHEDULE; REPEALING PREVIOUS FEE RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on June 13, 2006, the Board adopted Resolution No. R06-19, therein establishing the Development Services and Environmental Permitting Fee Schedule; and

WHEREAS, the purpose for establishing the Development Services and Environmental Permitting Fee Schedule was to offset the operating costs related to the permitting, inspection, and enforcement of land development regulations; and

WHEREAS, following the adoption of Resolution No. R06-19, the Board adopted subsequent resolutions to amend the Development Services and Environmental Permitting Fee Schedule, including adopting Resolution No. R08-06 (adopted February 1, 2008), Resolution No. R08-07 (adopted February 12, 2008), Resolution No. R15-37 (adopted July 7, 2015), and Resolution No. R16-04 (adopted April 12, 2016); and

WHEREAS, on June 21, 2019, as part of the recodification process for the Leon County Code of Laws, the Board adopted Resolution No. R19-13 to provide a Building Fee Schedule for those fees that had been formerly provided in Chapter 5 and Section 10-6.803 of the Leon County Code of Laws, relating to fees for building permits, electrical permits, gas permits, mechanical permits, plumbing permits, special projects charges, contractor licenses, private home bed and breakfast inn applications, and private airport applications; and

WHEREAS, the Board desires to streamline and consolidate the Department of Development Support and Environmental Management fees into a single fee schedule; and

WHEREAS, the Board also desires to streamline the building inspection and plan review fee assessment methodology by implementing a flat fee for the mechanical, electrical, plumbing, and gas portions of the building permit fee;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Adoption of Development Support and Environmental Management Department Fee Schedule.

The Development Support and Environmental Management Department Fee Schedule, attached hereto and made a part hereof, is hereby adopted.

Section 2. Repeal of Previous Resolutions.

This Resolution shall repeal and replace the previous fee resolutions, as follows:

- a. Resolution No. R06-19, which was adopted on June 13, 2006;
- b. Resolution No. R08-06, which was adopted on February 1, 2008;
- c. Resolution No. R08-07, which was adopted on February 12, 2008;
- d. Resolution No. R15-37, which was adopted on July 7, 2015;
- e. Resolution No. R16-04, which was adopted on April 12, 2016; and
- f. Resolution No. R19-13, which was adopted on June 18, 2019.

Section 3. Effective Date.

This resolution shall have effect upon adoption.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this 15th day of October, 2019.

LEON COUNTY, FLORIDA

By: _____
Jimbo Jackson, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall, Clerk of Court
& Comptroller, Leon County, Florida

By: _____

APPROVED AS TO FORM:
Leon County Attorney's Office

By: _____
Herbert W. A. Thiele, Esq.
County Attorney

DEVELOPMENT SUPPORT & ENVIRONMENTAL MANAGEMENT DEPARTMENT
FEE SCHEDULE
REVISED OCTOBER 15, 2019



EFFECTIVE DATES:
DEVELOPMENT SERVICES & ENVIRONMENTAL SERVICES - OCTOBER 15, 2019
BUILDING PLANS REVIEW & INSPECTION - 09/25/2019

DEPARTMENT OF DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT
THE RENAISSANCE CENTER, 2ND FLOOR
435 NORTH MACOMB STREET
TALLAHASSEE, FL 32301
(850) 606-1300

Fee Category	Fee
Administration	
Copy of Chapter 10, Code of Laws	\$60
Copy of Land Development Regulations Policies and Procedures	\$12
DEVELOPMENT SERVICES FEES	
Zoning	
Letter of Zoning Certification	\$90
Residential Compliance Certificate (RCC)	\$45
Permitted Use Verification (PUV)	\$242
Revision to PUV	\$60
Project Status Determination for Single Family/Manufactured Housing/Other Development Orders	\$120
Board of Adjustment and Appeals Variance Request	\$300
(+ Direct Notice and Legal Advertisement Fee)	\$660
Planned Unit Development (PUD)	Refer to Type D Site Plan for Fees
Major Modification to PUD Concept Plan	\$4,800 (+ direct notice fee of \$2,640)
Minor Modification to PUD Concept Plan	\$1,500
Concurrency Management	
Residential	\$156 first dwelling unit + \$24/additional dwelling unit
Non-residential	\$228 first 1,000 sq. ft. + \$48/additional 1,000 sq. ft.
Extension of Concurrency Certificate (2 Years)	20% of original fee
Revision of Approved Concurrency Certificate	50% of original certificate fee, not to exceed \$600
Other Jurisdiction Concurrency Application Review	\$90
Concurrency Review with Comp. Plan Amendment Proposal	(See concurrency review fees)
Subdivisions, Site and Development Plans	
Sketch Plan (required for pre-application)	Type A, Limited Partition and all others \$600
Subdivision Exemptions	
Boundary Settlement	\$756
Conveyance to Government and Franchise	\$540
Creation of Equal or Larger Parcels	\$756
Corrective Instruments	\$540
Additional Dwelling Unit without Subdivision (per unit)	\$228
Prior Improperly Subdivided Lots (Letter of Exception)	\$228
Unity of Title	\$156
Release of Unity of Title	\$132
Judicial Exception	\$300
Policy 2.1.9 Subdivision	\$900
Limited Partition Subdivision	\$3,828
One into Two Lot Subdivision	\$1,920
Type "A" Site and Development Plan (maximum of \$6,000, + \$950 direct notice fee)	
Non-Residential	\$2,436 + \$0.85/sq. ft. of building + \$950 direct notice fee
Residential	\$4,476 + \$96/dwelling unit + \$950 direct notice fee
Type "B" Site and Development Plan (maximum of \$12,000, + \$1,690 direct notice fee)	
Non-Residential	\$3,828 + \$0.56/building sq. ft. + \$1,690 direct notice fee
Residential	\$6,024 + \$78/dwelling unit + \$1,690 direct notice fee
Type "C" Site and Development Plan (maximum of \$12,000, + \$2,640 direct notice fee)	
Non-Residential	\$3,756 + \$0.55/building sq. ft. + \$2,640 direct notice fee
Residential	\$4,500 + \$48/dwelling unit + \$2,640 direct notice fee
Type "D" Site and Development Plan (maximum of \$6,000 + \$2,640 direct notice fee)	
Residential or Non-residential Final Plan	\$3,000 + \$2/dwelling unit or \$12/acre + \$2,640 direct notice fee
Administrative Staff Approval Process (ASAP)	\$600
Minor Modification to Approved Site and Development Plan	\$756
Major Modification to Approved Site and Development Plan	\$1,500
Substantial Change to Approved Site and Development Plan	See review fees
Request for Deviation from Development Standards	\$600
Request for Parking Standards Committee Review	\$600
Site and Development Plan Approval Extension (3 Year)	\$1,200
Additional (continued DRC meeting)	\$300
Notice of Intent to Appeal DRC Decision	\$90 + \$30 for each additional party

Fee Category	Fee
Plats	
Residential (Public Works)	\$360, + \$6 per dwelling unit
Non-residential Plat (Public Works)	\$360, + \$60 per acre in excess of 1.0 acres
Vacate and Abandonment of Recorded Plats	
Roads, Plats, or Utility/Drainage Easements	\$600
Direct Notice and Legal Advertisement Fee per Request (Public Works)	\$360
Address Assignment and Street Naming	
New Address Assignment	\$156
Address / City of Tallahassee (for utility setup)	\$156
Street Name Change Application	\$240 (+ direct notice fee of \$660)
Street Name Sign Fee (Public Works)	\$284
Land Use and Code Compliance Determinations	
Off-site Sign (Billboard) "Site Plan" Review	\$600
Modification to Approved Off-site Sign	\$480
Temporary Sign Application	\$60
Other Sign Permit Compliance Reviews	\$240
Temporary Use "Site Plan" Review	\$210
Alcoholic Beverage License Review	\$300
Annexation / De-annexation Review	\$600
Compliance Certification Letter	\$90
Outdoor Dog Friendly Dining Area Permit	\$100
Annual Renewal of Outdoor Dog Friendly Dining Area Permit	\$50
Developments of Regional Impact (DRI)	
DRI Application for Development Approval (ADA)	\$18,000
DRI Substantial Deviation	\$9,600
DRI Notice of Proposed Change (no substantial deviation)	\$6,000
Development Services Miscellaneous Fees	
Development Agreement	\$10,200
Revision to Approved Development Agreement	\$3,600
Regional Activity Center Designation	\$10,200
Other Jurisdiction Comp Plan Amendment Review (per amendment)	\$120
Notice of Claim of Vested Rights	\$360
Research Fee	\$90/hour
ENVIRONMENTAL SERVICES FEES	
Environmental Management Permit (EMP) Standard Form	
Residential Subdivisions (one dwelling unit per lot)	Base fee of \$2,388 for 1 st 5,000 sq. ft. of impervious area + \$0.13/sq. ft. over 5,000 sq. ft., with a max of \$90,000.
Non-residential and Others	Base fee of \$2,388 for 1 st 5,000 sq. ft. of impervious area + \$0.13/sq. ft. over 5,000 sq. ft., but less than 100,000 sq. ft., + a fee of \$0.24/sq. ft. for 100,000 sq. ft. and above.
EMP Short Form/Residential and Non-residential	
Short Form A	\$372
Short Form B – Low Intensity	Base fee of \$720 for 1 st 5,000 sq. ft. of disturbed area + \$0.02/sq. ft. in excess of 5,000 sq. ft.
Short Form B – High Intensity	Base fee of \$1,344 for 1 st 5,000 sq. ft. of disturbed area + \$0.01/sq. ft. over 5,000 sq. ft.
EMP Environmental Analysis	
Part 1 – Natural Features Inventory (NFI), without Flood Plain	\$1,584 base fee + \$28/acre over 5 acres
Part 1 – NFI with Floodplain	\$2,064 base fee + \$29/acre over 5 acres
NFI for Policy 2.1.9, Limited Partition and Judicial Subdivisions	\$1128
NFI – No Impact	\$180
Part 2 – Environmental Impact Analysis (EIA), without Floodplain	\$1,356 base fee, + \$24/acre over 5 acres
Part 2 – EIA with Floodplain	\$1,890 base fee, + \$30/acre over 5 acres
Part 2 – EIA with Floodplain and Off-site Stormwater Discharge	\$1,890 base fee, + \$36/acre over 5 acres
Amendments/Resubmittals/EMP Extension Requests	
Amendment to Approved EIA or EMP	50% of initial fee up to maximum of \$1,200
Request for Additional Information (RAI)*	
Request for EMP Extension	

Fee Category	Fee
Landscaping and Related Permits	
Landscape Permit	Base fee of \$780 for 1 st 5,000 sq. ft. of impervious area + \$0.01/sq. ft. over 5,000 sq. ft., but less than 50,000 sq. ft. + a fee of \$0.02/sq. ft. 50,000 sq. ft. and above
Tree Removal Permit	Base fee \$114 for first 100 trees + \$1.97/tree over 100
Vegetative Management Plan	\$120
EMP Inspections	
Follow-up Inspection (after unsatisfactory follow-up to violation inspection)	\$240
Repeat Final Inspection (after unsatisfactory environmental final inspection)	\$288
EMP Operating Permits	
Operating Permit (fee is not required for individual single-family lots)	\$628
Operating Permit Renewal	\$120 if less than 5,000 sq. ft. impervious and no structures or filters; all others \$300
Communication Towers	
Communication Tower Bond	\$1,022
Communication Tower Bond Renewal	\$540
Communication Tower Bond Cancellation	\$360
Environmental Compliance Miscellaneous Fees	
General Utility Permit	\$14,190
Board of County Commissioners' Environmental Management Act Variance Request	\$1,440
Discovery Inspection Fee for No-permit Violations	\$120 - \$1,200
Research Fee	\$90/hour
BUILDING PLANS REVIEW & INSPECTION FEES	
Building Permits – New Construction and Additions	
City of Tallahassee Fire Plan Review Fee	\$0.02 per sq. ft. under roof
Industrial Permits	\$0.34 per sq. ft. under roof
Commercial Permits	\$0.51 per sq. ft. under roof
Residential Permits	\$0.46 per sq. ft. under roof including porches, garages, carports, remodeling, alterations, additions, and detached accessory structures
Plans Review Fees, Commercial (based on construction costs)	
\$50,000 - \$100,000	\$74.41
\$100,000.01 - \$500,000	\$104.43
\$500,000.01 - \$1 million	\$139.68
\$1,000,000.01 - \$2 million	\$211.47
\$2,000,000.01 - \$3 million	\$281.97
\$3,000,000.01 - \$5 million	\$348.54
Over \$5 million	\$706.22
Repair Work (based on cost of the building construction and is not associated with any square footage)	
Minimum Fee	\$91.38
\$1,000.01 - \$15,000	\$212.78
\$15,000.01 - \$50,000	\$386.40 + \$15.60/thousand over \$15,000.01
\$50,000.01 - \$100,000	\$998.63 + \$14.10/thousand over \$50,000.01
\$100,000.01 - \$500,000	\$1644.80 + \$7.77/thousand over \$100,000.01
\$500,000.01 - \$1 million	\$5,305.15 + \$3.97/thousand over \$500,000.01
Electrical Permit Fees	
Electrical Permit Fee (New and Existing Construction)	\$0.12 per sq. ft. under roof including porches, garages, carports, remodeling, alterations, and detached accessory structures
Electrical Work not listed	
Not Listed Electrical Work	\$82.00
Electric Signs	
For each electrically illuminated sign requiring less than 1,650 watts	\$32.40
For each electrically illuminated sign requiring more than 1,650 watts, but less than 3,350 watts	\$41.77

Fee Category	Fee
Motor Generators (Individual Electrical Elements For Electrical Only Permit)	
For each electrical motor of ¾ hp or less operating at 600 volts or less	\$6.03
For each electrical motor over ¾ hp and not over 5 hp operating at 600 volts or less	\$13.07
For each electrical motor of over 5hp and not over 25 hp operating at 600 volts or less	\$18.09
For each electrical motor of over 10 hp and not over 25 hp	\$32.64
For each electrical motor of over 25 hp and not over 100 hp	\$62.66
For each electrical motor of over 100 hp	\$90.07
Electrical Voltage Rectifiers	
1 kva capacity or less	\$4.63
Over 1 kva capacity up to 5 kva capacity	\$7.44
Rectifiers over 5 kva capacity	\$14.07
Electrical Services (For Electrical Only Permit)	
Temporary Electric Service	\$32.64
Permanent Electric Service of 200 amps or less	\$15.66
Permanent electric service or panel of over 200 amps, but not over 400 amps	\$36.55
Permanent electric service or panel of over 400 amps, but not over 600 amps	\$48.30
Permanent electric service or panel of 600 amps, but not over 800 amps	\$62.66
For a permanent electric service or panel of over 800 amps, add for each 100 amps or fraction thereof over 800 amps	\$6.03
Electrical Transformers:	
Primary potential does not exceed 600 volts	\$7.44
Primary potential exceeds 600 volts	\$14.07
Gas Permit Fees (New or Existing Construction)	
Gas Permit Fee	\$0.05 per sq. ft. under roof including porches, garages, carports, remodeling, alterations, and detached accessory structures
Gas Permit Fees (Individual Gas Elements)	
Minimum Gas Permit Fee (for items not listed in the Gas Fees)	\$73.10
Inspection of gas piping at one location (including both rough and final piping inspection)	\$73.10 for 1-4 outlets, inclusive; \$15.53 for each additional outlet
Inspection of conversion burners, floor furnaces, incinerators, boilers or control heating or air conditioning units	\$73.10 for one unit; \$15.53 for each additional unit
Inspection of vented wall furnaces and water heaters	\$34.70 for one unit; \$15.53 for each additional unit
Mechanical Permit Fees (New and Existing Construction)	
Mechanical Permit Fee	\$0.10 per sq. ft. under roof including porches, garages, carports, remodeling, alterations, and detached accessory structures
Mechanical Permit Fee (Individual Mechanical Elements)	
Minimum Mechanical Permit Fee (for items not indicated in the Mechanical Fees)	79.63
HVAC equipment change-outs are made	\$79.63
Plumbing Permit Fees (New and Existing Construction)	
Plumbing Permit Fee	\$0.07 per sq. ft. under roof including porches, garages, carports, remodeling, alterations, and detached accessory structures
Plumbing Permit Fees (Individual Plumbing Elements)	
Minimum Plumbing Permit Fee (for items not indicated in the Plumbing Fees)	\$91.38
For each plumbing fixture, floor drain or trap (including water and drainage piping)	\$8.51
Each House Sewer	\$8.51
Each Water Heater and/or Vent	\$8.51
Water Treatment Equipment	\$8.51
Repair or Alteration of Drainage or Vent Piping	\$8.51
Vacuum Breakers and Backflow Preventers (1-5)	\$8.51
Each vacuum breaker or backflow protection device install subsequent to installation of the piping or equipment served over 5	\$1.87

Fee Category	Fee
Manufactured Home Fees	
Manufactured Home Permit (inclusive)	\$385.09
Swimming Pools	
In-Ground Pools	\$382.48
Above-Ground Pools	\$78.32
Solar Installations	
Solar Photovoltaic Systems	\$169.70
Solar Water Heating Systems	\$182.76
Special Work Projects Hourly Charges	
Building inspection director	\$186.67
Deputy building official/plans examiner	\$88.77
Building inspectors	\$82.24
Support staff	\$52.22
Administrative Associate V	\$80.93
Contractor Licenses	
Contractor license application fee	\$609.62
Contractor license reinstatement/reciprocity fee	\$342.01
Contractor license renewal fee	\$74.41
Occupational certificate fee	\$63.96
Contractor reciprocity fee	\$30.00
Master electrician registration	\$5.00
Journeyman electrician registration	\$2.00
Master plumber registration	\$5.00
Journeyman plumber registration	\$2.00
Miscellaneous Fees	
Abandoned Property Registration	\$150
Automated Permits	\$112.26
Building Re-Inspection Fee or Additional Inspection	\$65.27
Demolition Fees	\$197.12 for any building or structure
Driveway Connection Fee (Class I - Single Family Residence & Mobile Home)	\$185.00
Driveway Connection Fee (Class II)	\$500.00
Driveway Connection Fee (Class III & IV)	\$1,500.00
Fire official reinspection	\$38
Moving any Building or Structure	\$436.00
State Notice of Commencement	\$5.00
Private airport application	\$200.00
Private home bed and breakfast inn application	\$200.00
State Surcharge Fee	3% of permit fee total, but not less than \$4
Temporary Facilities	\$74.41 for tents or temporary facilities for revivals, carnivals, etc., for periods not to exceed 30 days

* RAI – If a 3rd RAI is needed to address the same issue.

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2019/2020; and,

WHEREAS, the Board of County Commissioners, pursuant to Chapter 129, Florida Statutes, desires to amend the budget.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Leon County, Florida, hereby amends the budget as reflected on the Departmental Budget Amendment Request Form attached hereto and incorporated herein by reference.

Adpted this 15th day of October, 2019.

LEON COUNTY, FLORIDA

BY: _____
Jimbo Jackson, Chairman
Board of County Commissioners

ATTEST:
Gwendolyn Marshall, Clerk of the Court and Comptroller
Leon County, Florida

BY: _____

Approved as to Form:
Leon County Attorney's Office

BY: _____
Herbert W. A. Thiele, Esq.
County Attorney

FISCAL YEAR 2019/2020 BUDGET AMENDMENT REQUEST

No: **BAB20002**
Date: 10/4/2019

Agenda Item No: _____
Agenda Item Date: 10/15/2019

County Administrator

Deputy County Administrator

Vincent S. Long

Alan Rosenzweig

Request Detail:

Revenues

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
120	000	399900	000	Appropriate Fund Balance	718,181	40,000	758,181
							-
							-

Subtotal: 40,000

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	Org	Acct	Prog	Title			
120	220	53100	519	Professional Services	100,000	40,000	140,000

Subtotal: 40,000

Purpose of Request:

This amendment appropriates \$40,000 in fund balance from the Building Fund to conduct a Building Permit Fee study that would provide enough data for understanding current service levels, the cost and demand for those services, and the appropriate fees to charge.

Group/Program Director

Budget Manager

Scott Ross, Director, Office of Financial Stewardship

Approved By: Resolution ☒ Motion ☐ Administrator ☐

COMPARISON OF CURRENT VS PROPOSED BUILDING PERMIT FEES

Residential		450 Sq Ft	
Based on a Home of 450 Sq. Ft.	Average CURRENT Inspection Fees	vs.	Average PROPOSED Inspection Flat Fees
Building	\$ 216.00		\$ 207.00
Mechanical	\$ 79.63		\$ 45.00
Electrical	\$ 118.90		\$ 54.00
Plumbing	\$ 150.95		\$ 31.50
Gas	\$ -		\$ -
TOTAL			TOTAL
\$ 565.48			\$ 337.50
% of Difference			DIFFERENCE
-40%			\$ (227.98)

Residential		2600 Sq Ft	
Based on a Home of 1,800 Sq. Ft.	Average CURRENT Inspection Fees	vs.	Average PROPOSED Inspection Flat Fees
Building	\$ 1,253.76		\$ 1,196.00
Mechanical	\$ 159.26		\$ 260.00
Electrical	\$ 285.88		\$ 312.00
Plumbing	\$ 261.58		\$ 182.00
Gas	\$ -		\$ -
TOTAL			TOTAL
\$ 1,960.48			\$ 1,950.00
% of Difference			DIFFERENCE
-1%			\$ (10.48)

Residential		3600 Sq Ft	
Based on a Home of 3600 Sq. Ft.	Average CURRENT Inspection Fees	vs.	Average PROPOSED Inspection Flat Fees
Building	\$ 1,722.72		\$ 1,656.00
Mechanical	\$ 159.26		\$ 360.00
Electrical	\$ 389.18		\$ 432.00
Plumbing	\$ 287.11		\$ 252.00
Gas	\$ -		\$ -
TOTAL			TOTAL
\$ 2,558.27			\$ 2,700.00
% of Difference			DIFFERENCE
6%			\$ 141.73

