RESOLUTION NO. 2026 - _____

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

ADOPTION OF FEE AND PENALTIES SCHEDULE PURSUANT TO THE FOLLOWING CHAPTERS AND ARTICLES OF THE CODE OF ORDINANCES OF SARASOTA COUNTY, FLORIDA: CHAPTER 2, ARTICLE VIII (CODE ENFORCEMENT); CHAPTER 22, ARTICLE II (BUILDING CODE); CHAPTER 22 ARTICLE V (BUILDING CONTRACTORS); CHAPTER 54, ARTICLE XII (EARTHMOVING); CHAPTER 54, ARTICLE XVIII (TREES); CHAPTER 54, ARTICLE XIX (EXOTIC PLANTS); CHAPTER 54, ARTICLE XX (WATER AND NAVIGATION CONTROL AUTHORITY); CHAPTER 54, ARTICLE XXII (COASTAL SETBACK CODE); CHAPTER 54, ARTICLE XXXV (MANGROVE TRIMMING AND PRESERVATION); CHAPTER 58 (FIRE PREVENTION AND PROTECTION); CHAPTER 66, ARTICLE III (HISTORIC PRESERVATION; CHAPTER 74 (LAND DEVELOPMENT REGULATIONS); CHAPTER 94, ARTICLE I (PLANNING); APPENDIX A (ZONING); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances of Sarasota County, Florida, provides for the review, issuance, and inspection of permits, permit amendments, and enforcement remedies by the Administrator for activities regulated under the jurisdiction of these Codes; and

WHEREAS, said Code authorizes applicable fees, charges, and penalties for code violations to be changed by resolution of the Board of County Commissioners ("Board"); and

WHEREAS, the Board directed staff to set just and proper fees in accordance with expenses of said services; and

WHEREAS, these Chapters, Articles, and Appendix of the Code further provides that the Board shall set fees or penalties; and

WHEREAS, in light of economic circumstances, the Board desires to maintain reduced fees for certain types of permits fees to help stimulate development activity.

WHEREAS, the Board has determined that the fees provided here are reasonable related to the actual cost of processing, reviewing, inspecting, and enforcing applications, plans, permits, permit amendments, variances, extensions and/or the enforcement remedies of these Chapters, based on evidence presented; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, in a public meeting assembled that:

Section A. The fees and fines, hourly rates, and construction valuation chart as set forth in Exhibits "A," "B," and "C" (which are incorporated herein and made apart hereof) are hereby approved and established, and shall take effect on March 24, 2026, and shall apply to permits or applications received, and enforcement actions proceeding, after that date until a new fee resolution is adopted.

Section B. This Resolution supersedes Resolution No. 2021-107.

Section C. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this _____ day of _____ 2026.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

BY: _____
Chair

ATTEST:

KAREN E. RUSHING, Clerk of the
Circuit Court and Ex-Officio Clerk
to the Board of County Commissioners
of Sarasota County, Florida

By: _____
Deputy Clerk

Exhibit "A"

			FEES AND FINES
Section 1. Land Development			
A.	**Subdivisions**		
	Concurrent Plans & Inspection		
	Base Submittal		$ 3,750.00
	Acreage (per adjusted gross acre)		$ 337.50
	Lots/Units (per unit)		
	1 through 10		$ 83.00
	11 through 20		$ 68.00
	21 through 40		$ 53.00
	41 through 80		$ 38.00
	81 through 150		$ 15.00
	151 through 300		$ 11.00
	301 and more		$ 6.00
	Landscape Plan		$ 300.00
	Third Resubmittal and each subsequent Resubmittal		$ 1,000.00
	Each Revision		$ 320.00
	Preliminary Plans		
	Base Submittal		$ 2,625.00
	Acreage (per adjusted gross acre)		$ 200.00
	Lots/Units (per unit)		
	1 through 10		$ 45.00
	11 through 20		$ 38.00
	21 through 40		$ 30.00
	41 through 80		$ 23.00
	81 through 150		$ 11.00
	151 through 300		$ 6.00
	301 and more		$ 3.00
	Third Resubmittal and each subsequent Resubmittal		$ 1,000.00
	Construction Plans & Inspection		
	Base Submittal		$ 2,300.00
	Acreage (per adjusted gross acre)		$ 200.00
	Lots/Units (per unit)		
	1 through 10		$ 45.00
	11 through 20		$ 38.00
	21 through 40		$ 30.00
	41 through 80		$ 23.00
	81 through 150		$ 11.00
	151 through 300		$ 6.00
	301 and more		$ 3.00
	Landscape Plan		$ 300.00
	Third Resubmittal and each subsequent Resubmittal		$ 1,000.00
	Each Revision		$ 300.00
	Plats		
	Base Submittal		$ 3,750.00
	Comprehensive Base Submittal		

Exhibit "A"

			FEES AND FINES	
Section 1. Land Development				
	Acreage (per adjusted gross acre)		$ 115.00	
	Lots			
	1 through 10		$ 18.00	
	11 through 20		$ 15.00	
	21 through 40		$ 9.00	
	41 through 80		$ 7.50	
	81 through 150		$ 6.00	
	151 through 300		$ 4.00	
	301 and more		$ 2.00	
B.	**Bonding**			
	Bond Review and Processing Fee		$ 500.00	
C.	**Commercial Site & Development Plans**			
	Concurrent Plans & Inspection			
	Base Submittal		$ 4,000.00	
	Acreage (per adjusted gross acre)		$ 600.00	
	Parking Spaces			
	1 through 40		$ 45.00	
	41 through 80		$ 35.00	
	81 through 160		$ 25.00	
	161 through 320		$ 15.00	
	321 through 600		$ 10.00	
	601 through 1200		$ 5.00	
	over 1200		$ 2.00	
	Landscape Plan		$ 200.00	
	Third Resubmittal and each subsequent Resubmittal		$ 1,000.00	
	Each Revision		$ 200.00	
	Site & Development Plans (Preliminary Commercial Plans)			
	Base Submittal		$ 2,500.00	
	Acreage (per adjusted gross acre)		$ 300.00	
	Parking Spaces			
	1 through 40		$ 45.00	
	41 through 80		$ 35.00	
	81 through 160		$ 25.00	
	161 through 320		$ 15.00	
	321 through 600		$ 10.00	
	601 through 1200		$ 5.00	
	over 1200		$ 2.50	
	Third Resubmittal and each subsequent Resubmittal		$ 1,000.00	
	Commercial Construction Plans & Inspection			
	Base Submittal		$ 2,500.00	
	Acreage (per adjusted gross acre)		$ 500.00	
	Parking Spaces			
	1 through 40		$ 45.00	

Exhibit "A"

			FEES AND FINES	
Section 1. Land Development				
	41 through 80		$ 35.00	
	81 through 160		$ 25.00	
	161 through 320		$ 15.00	
	321 through 600		$ 10.00	
	601 through 1200		$ 5.00	
	over 1200		$ 2.50	
	Landscape Plan		$ 200.00	
	Third Resubmittal and each subsequent Resubmittal		$ 1,000.00	
	Each Revision		$ 200.00	
D.	**Temporary Certificate of Occupancy**			
	Commercial Project Temporary Certificate of Occupancy Inspection		$ 300.00	
E.	**Variances**			
	Administrative Variance		$ 500.00	
	BOCC Variance		$ 1,200.00	
	Private Street Requests		$ 500.00	
	Variance Extension		$ 200.00	
F.	**Development Review Committee Walk Through**			
	Subdivision or Commercial Projects		$ 1,500.00	
G.	**Right-Of-Way Use**			
	Homeowner - Minor, Right-Of-Way Use Permit		$ 75.00	
	Class A, Right-Of-Way Use Permit		$ 250.00	
	Minor Landscaping			
	Utility Taps			
	Grade & Sod Swales			
	Single Utility Pole Installation			
	Class B, Right-Of-Way Use Permit		$ 300.00	
	Significant Landscaping			
	Material Staging Areas			
	Parking Areas			
	Class C, Right-Of-Way Use Permit		$ 500.00	
	Installation of New Equipment			
	Water and Sewer Tie-ins			
	Jack & Bore or Road Cuts			
	Combination of Jack & Bore/Road Cuts			
	Water/Sewer Line Installation Directly Related to Construction of an Approved Development			
	Class D, Right-Of-Way Use Permit		$ 900.00	
	Per Intersection of Street			
	Per Turn Lane at Commercial or Subdivision Entrances			
	General Roadway Work			

Exhibit "A"

			FEES AND FINES	
Section 1. Land Development				
	Wireless Collocation Rate Fee		$ 150.00	
H.	**Culvert Permits**			
	New Culvert Permit (Initial Survey Stake-out and Inspection, each)		$ 300.00	
	Resurvey		$ 200.00	
	Reinspection		$ 85.00	
I.	**Lot Drainage Review**			
	Single family and duplex engineering review		$ 75.00	
J.	**General**			
	Site Plan Extension of Time		$ 500.00	
	Traffic Concurrency Study		$ 1,000.00	
	Developer Agreement		$ 7,500.00	
	Stormwater Review Fees		Actual Cost plus 3.5% Administration Fee	
	Failure to Comply with Water-Efficient Landscape Ordinance		$ 250.00	
	Parking Lot Lighting Review		$ 150.00	
K.	**Land Development Acreage Fees**			
	Calculations for 2050 Villages, Hamlets & Settlements & Conservation Subdivisions			
	Developed Area: For Village development, the developed area is the total land area inside the required Greenbelt. For Settlement Area development, the developed area is the total land area within the perimeter boundaries of neighborhoods.			
	The required minimum perimeter greenbelt area around the Hamlet planned district, the Village planned district and Conservation Subdivisions are exempt from the LDS acreage fee.			
	Hourly staff rates apply for staff work required to verify easements, stipulations, field conditions and other similar tasks and activities.			

Exhibit "A"

			FEES AND FINES
Section 2. Permitting and Inspections			
A.	**New Construction**		
	Residential - New Construction		
	Additions 1 & 2 Family		
	Non Refundable Plan Review Fee		
	Plan Review $0 - $25,000		$ 50.00
	Plan Review $25,001 - $50,000		$ 114.75
	Plan Review $50,001 - $100,000		$ 156.00
	Plan Review $100,001 - $250,000		$ 221.25
	Plan Review $250,001 - $500,000		$ 382.58
	Plan Review $500,001 - $1,000,000		$ 647.54
	Plan Review $1,000,001 and above		$ 862.57
	Inspections $0 - 50,000		$143.03 up to 1st $6,000.00; plus $20.46 Per $1,000.00 above $6,000.00
	Inspections $50,001 - $100,000		$1,043.45 plus $2.61 Per $1,000.00 above $50,000.00
	Inspections $100,001 - $250,000		$1,173.90 plus $3.73 Per $1,000.00 above $100,000.00
	Inspections $250,001 - $500,000		$1,733.37 plus $4.33 Per $1,000.00 above $250,000.00
	Inspections $500,001 - $1,000,000		$2,815 plus $2.69 Per $1,000.00 above $500,000.00
	Inspections $1,000,001 and above		$4,157.71 plus $2.69 Per $1,000.00 above $1,000,000.00
	Residential Aluminum Extruded <$50,000 Inspection Fee		$ 122.00
	Mobile Homes / Manufactured Homes		
	Non-Refundable Plan Review Fee		$ 162.93
	Inspection(s)		$ 365.99
	Residential Pool Cage/Screen Cage		
	Non-Refundable Plan Review Fee		$ 75.00
	Inspection(s)		$ 104.91
	Pools / Spa - Residential		
	Non-Refundable Plan Review Fee		$ 113.00

Exhibit "A"

			FEES AND FINES
Section 2. Permitting and Inspections			
	Inspection(s)		$ 263.42
	Multi-Family & Commercial - New Construction / Additions		
	Non-Refundable Plan Review Fee		
	Plan Review $0 - $25,000		$ 84.00
	Plan Review $25,001 - $50,000		$ 289.00
	Plan Review $50,001 - $100,000		$ 436.49
	Plan Review $100,001 - $250,000		$ 629.77
	Plan Review $250,001 - $500,000		$ 791.04
	Plan Review $500,001 - $1,000,000		$ 1,141.77
	Plan Review $1,000,001 - $3,000,000		$ 1,482.23
	Plan Review $3,000,001 and above		$ 1,571.83
	Inspections $0 - 50,000		$380.99 up to 1st $6,000.00; plus $15.80 Per $1,000.00 above $6,000.00
	Inspections $50,001 - $100,000		$1,076.23 plus $21.82 Per $1,000.00 above $50,000.00
	Inspections $100,001 - $250,000		$2,167.18 plus $8.39 Per $1,000.00 above $100,000.00
	Inspections $250,001 - $500,000		$3,425.98 plus $3.58 Per $1,000.00 above $250,000.00
	Inspections $500,001 - $1,000,000		$4,321.12 plus $4.08 Per $1,000.00 above $500,000.00
	Inspections $1,000,001 - $3,000,000		$6,363.16 plus $2.49 Per $1,000.00 above $1,000,000.00
	Inspections $3,000,001 and above		$11,351.72 plus $2.49 Per $1,000.00 above $3,000,000.00
	Multi-Family / Commercial Aluminum Extruded <$50,000 Inspection Fee		$ 122.00
	Pools / Spa - Commercial		
	Non-Refundable Plan Review Fee		$ 336.99
	Inspection(s)		$ 408.51

Exhibit "A"

			FEES AND FINES
Section 2. Permitting and Inspections			
B.	**Residential & Commercial Alterations/Renovations**		
	Residential Alterations/Renovations		
	Non-Refundable Plan Review Fee		
	Plan Review $0 - $25,000		$ 84.00
	Plan Review $25,001 - $50,000		$ 129.00
	Plan Review $50,001 - $100,000		$ 170.12
	Plan Review $100,001 - $250,000		$ 272.03
	Plan Review $250,001 - $500,000		$ 316.83
	Plan Review $500,001 - $1,000,000		$ 689.31
	Plan Review $1,000,001 and above		$ 904.34
	Inspections $0 - 50,000		$203.42 up to 1st $6,000.00; plus $10.49 Per $1,000.00 above $6,000.00
	Inspections $50,001 - $100,000		$665.16 plus $12.31 Per $1,000.00 above $50,000.00
	Inspections $100,001 - $250,000		$1,280.57 plus $4.85 Per $1,000.00 above $100,000.00
	Inspections $250,001 - $500,000		$2,007.88 plus $7.83 Per $1,000.00 above $250,000.00
	Inspections $500,001 - $1,000,000		$3,966.00 plus $1.33 Per $1,000.00 above $500,000.00
	Inspections $1,000,001 and above		$4,629.26 plus $1.33 Per $1,000.00 above $1,000,000.00
	Multi-Family & Commercial Alterations/Renovations		
	Non Refundable Plan Review Fee		
	Plan Review $0 - $25,000		$ 84.00
	Plan Review $25,001 - $50,000		$ 150.00
	Plan Review $50,001 - $100,000		$ 318.75
	Plan Review $100,001 - $250,000		$ 720.02
	Plan Review $250,001 - $500,000		$ 1,022.73
	Plan Review $500,001 - $1,000,000		$ 1,155.21

Exhibit "A"

			FEES AND FINES
Section 2. Permitting and Inspections			
	Plan Review $1,000,001 and above		$ 1,361.28
	Inspections $0 - 50,000		$203.42 up to 1st $6,000.00; plus $10.29 Per $1,000.00 above $6,000.00
	Inspections $50,001 - $100,000		$656.27 plus $16.41 Per $1,000.00 above $50,000.00
	Inspections $100,001 - $250,000		$1,476.82 plus $21.76 Per $1,000.00 above $100,000.00
	Inspections $250,001 - $500,000		$4,740.36 plus $5.04 Per $1,000.00 above $250,000.00
	Inspections $500,001 - $1,000,000		$5,999.15 plus $9.92 Per $1,000.00 above $500,000.00
	Inspections $1,000,001 and above		$10,960.96 plus 9.92 Per $1,000 above $1,000,000
C.	**Miscellaneous Permits**		
	Re-roofing or Recovering		$ 117.00
	Metal Re-Roof - Commercial		$ 138.00
	Permit (1 inspection, no plan review)		$ 77.00
	Permit (2 inspections, no plan review)		$ 123.00
	Demolition Permit		$ 152.00
	Ground Signs		$ 210.00
	Wall Signs		$ 173.00
	Moving Structure - Pre-Inspection Fee (Non-Refundable)		$ 89.00
	Tank Permit Fee		$ 119.00
	Tent Permit Fee		$ 26.00
	Seawall		$ 177.00
	Dock / Pier / Flagpole / Deck		$ 123.00
	Dumpster Enclosure		$ 201.00
	Above Ground Pool/Spa		$ 75.00
	Wall Signs (Retaining, Perimeter or Privacy)		$ 222.00
	Roof Over / Mobile Home		$ 112.00
	Hoods (Type 1 and Type 2)		$ 252.00
	Antenna Tower		$ 168.00
	Window or Door New (when opening size changes)		$ 177.00

Exhibit "A"

			FEES AND FINES
Section 2. Permitting and Inspections			
	Window or Door Replacement (size for size)		$ 130.00
	Awning		$ 112.00
	Miscellaneous/Repair Permit (with Plan Review)		$ 238.00
	Site Lighting		$ 256.00
	Shed - Shed / Pergola / Gazebo		$ 100.00
	Generator Permit - Residential		$ 182.00
	Generator Permit - Commericial		$ 246.00
	Photovoltaic Permit		$ 179.00
	Gas (LP and Natural) Installations		$ 150.00
	Business Use Review Fee		$ 30.00
	Accessory Non-Habitable - Residential >25,000		$ 851.00
E.	**Inspection Fees (Per Inspection)**		
	Structural		$ 61.00
	Electrical		$ 61.00
	Plumbing		$ 61.00
	Mechanical		$ 61.00
	Gas		$ 61.00
F.	**Building Code Board of Adjustments and Appeals**		
	Appeal		$ 500.00
	Variance		$ 500.00

Exhibit "A"

			FEES AND FINES	
Section 3. Fire and Life Safety				
A.	**Permits**			
	Fire Alarm Systems - New & Remodeling Zoned Systems		$ 75.00	
	Per Zone		$ 6.00	
	Intelligent Systems		$ 75.00	
	Per Device		$ 1.20	
	Fire Sprinkler Systems - New & Remodeling			
	Sprinkler System		$ 75.00	
	Per Head		$ 1.20	
	Fire Sprinkler & Standpipe Systems Tests			
	Inspection & Test		$ 180.00	
	Fire Mains - Inspection & Test		$ 180.00	
	Pre-Engineered Fire Suppression Systems			
	Pre-Engineered Systems		$ 75.00	
	Covered Mall Trade Show & Exhibit		$ 120.00	
	Other Fire Protection Inspection		$ 75.00	
	Re-Inspection		$ 75.00	
	Non-Refundable Fire Life Safety Plan Review Fee		$ 100.00	
	Change of Use / Owner Certificate of Occupancy - Inspection		$ 75.00	
	Tent inspection		$ 75.00	
	Tent review		$ 75.00	
	Temporary Certificate of Occupancy Inspection		$ 75.00	
B	**Development Plans Review**			
	Preliminary Subdivision Plans Review		$ 100.00	
	Concurrent Subdivision Review		$ 100.00	
	Site & Development Review		$ 150.00	
	Concurrent Site & Development Review		$ 150.00	
	Construction Plan Review		$ 150.00	
C.	**Other**			
	Existing Construction - Life Safety Inspection performed consistent with Florida Administrative Code 69A-60 on all Commercial Businesses and Multi-Family (3 units or more) structures.			
	Square footage			
	Equal < 5,000		$ 50.00	
	5,001 - 7,500		$ 60.00	
	7,501 - 10,000		$ 70.00	
	10,001 - 12,500		$ 80.00	
	12,501 - 15,000		$ 90.00	
	15,001 - 17,500		$ 100.00	
	17,501 - 20,000		$ 110.00	

Exhibit "A"

			FEES AND FINES	
Section 3. Fire and Life Safety				
	20,001 - 22,500		$ 120.00	
	22,501 - 25,000		$ 130.00	
	25,001 - 27,500		$ 140.00	
	27,501 - 30,000		$ 150.00	
	30.001 - 32,500		$ 160.00	
	32,501 - 35,000		$ 170.00	
	35,001 - 37,500		$ 180.00	
	37,501 - 40,000		$ 190.00	
	40,001 - 42,500		$ 200.00	
	42,501 - 45,000		$ 210.00	
	45,001 - 47,500		$ 220.00	
	47,501 - 50,000		$ 230.00	
	50,001 - 52,500		$ 240.00	
	52,501 - 55,000		$ 250.00	
	55,001 - 57,500		$ 260.00	
	57,501 - 60,000		$ 270.00	
	60,001 - 62,500		$ 280.00	
	62,501 - 65,000		$ 290.00	
	65,001 - 67,500		$ 300.00	
	67,501 - 70,000		$ 310.00	
	70,001 - 72,500		$ 320.00	
	72,501 - 75,000		$ 330.00	
	75,001 - 77,500		$ 340.00	
	77,501 - 80,000		$ 350.00	
	80,001 - 82,500		$ 360.00	
	82,501 - 85,000		$ 370.00	
	85,501 - 87,000		$ 380.00	
	87,001 - 90,000		$ 390.00	
	90,001 - 92,500		$ 400.00	
	92,501 - 95,000		$ 410.00	
	95,001 - 97,500		$ 420.00	
	97,501 - 100,000		$ 430.00	
	100,001 - 102,500		$ 440.00	
	102,501 and Above		$ 450.00	
	Re-Inspection for Non-Compliance		Two times the normal fee amount	

Exhibit "A"

			FEES AND FINES	
Section 4. Zoning Fees				
A.	**Plans Review**			
	Zoning Plans Examination		$50.00 + 0.075% of value above $4,000.00	
	New Address Assignment		$ 30.00	
	Street Name Assignment - $25.00 for the first 3 names; and $5.00 ea. Additional name		$ 100.00	
	Street Name Change (per street)		$ 500.00	
	Subdivision or Commercial Name Change		$ 500.00	
	Re-addressing of a Project		$ 2,000.00	
	Easement Review		$ 25.00	
	Tent Permit Review		$ 25.00	
	Flood Plain Development Permit, 50% Rule Compliance		$ 100.00	
B.	**Signs**			
	Sign Permit (excludes Face Change only)		$100.00 + $0.50/ sq. ft for each sq. ft. over 16 sq. ft.	
	Sign Permit - Face Change Only		$50.00	
	Temporary Advertising Signs pursuant to Appendix A, Section 14.9		$ 125.00	
	Application for Temporary Sign Permit pursuant to Appendix A, Section 14.9 of the Sarasota County Code appealed to the Board of County Commissioners		$350.00 plus advertising costs	
C.	**Petitions**			
	Petition for an Appeal to the Board of Zoning Appeals		$1,000.00 plus advertising costs	
	Petition for a Variance to the Board of Zoning Appeals		$650.00 plus advertising costs	
	Commercial Redevelopment Application		$1,000.00 plus advertising costs	
D.	**Temporary Use Permits**			
	Application for Temporary Use Permit for uses under Appendix A, Sections 10.1 and 10.2		$ 125.00	

Exhibit "A"

			FEES AND FINES	
Section 4. Zoning Fees				
	Application for Temporary Use Permit under Appendix A, Section 10.5, of the Sarasota County Code with a Public Hearing		$ 650.00	
E.	**Beverage Licenses**			
	Non-Refundable Beverage License Application Review Fee		$ 200.00	
F.	**Letters & Designations**			
	Zoning Code Letter of Determination		$ 500.00	
	Zoning Code Letter of Interpretation		$ 500.00	
	Alternative Parking Agreement		$ 1,000.00	
	Design Standards Review		$ 1,000.00	
	Special Exception/Rezone Modification Review		$ 500.00	
	Administrative Adjustments		$ 500.00	
	Zoning Review (Certificate of Occupancy)		$ 50.00	
	Land Development Review		$ 600.00	
	Zoning Ordinance Amendment (Privately Initiated)		$1,000.00 plus advertising costs	

Exhibit "A"

			FEES AND FINES
Section 5. Natural Resources			
A.	**WNCA Work Permits and Amendments**		
	Non-Refundable Review Fee		$ 200.00
	WNCA Major Work Permit - Single Family Residential dock projects resulting in no more than two slips		$ 1,800.00
	All other WNCA Major Work Permits		$ 3,000.00
	WNCA Major Work Permit Amendments - Single Family Residential dock projects resulting in no more than two slips		$ 1,475.00
	All other WNCA Major Work Permit Amendments		$ 2,450.00
	WNCA Minor Work Permit		$ 700.00
	WNCA Minor Work Permit with less than or equal to 4 new pilings		$ 550.00
	WNCA Minor Work Permit Amendment		$ 475.00
	WNCA General Work Permit		
	without a boatlift		
	with a boatlift		
	Repair/Replacement		
	Single-Family site		$ 200.00
	Single- Family site, replacement of less than or equal to 4 existing pilings		$ 100.00
	Multi-Family/Commercial site with less than or equal to 10 existing slips		$ 300.00
	Multi-Family/Commercial site with greater than 10 existing slips		$ 400.00
	Multi-Family/Commercial site replacement of less than or equal to 4 existing pilings		$ 200.00
	Existing shoreline hardening structures on Gulf of Mexico and Big Pass		$ 300.00
	Existing shoreline hardening structures on other waterways		$ 200.00
	Installation of artificial reefs associated with an existing permitted structure		$ 200.00
	Projects with New Boat-lifts, PWC Lifts, Davits, etc.		
	Single-Family site		$ 300.00
	Multi-Family Commercial site with less than or equal to 10 existing slips		$ 350.00
	Multi-Family Commercial site with greater than 10 existing slips		$ 450.00
	Floating PWC Lifts (new or repair)		$100.00
	WNCA General Work Permit Amendment		$ 150.00
	WNCA Permit Extension		$ 100.00
B.	**Coastal Setback Variances and Extensions**		

Exhibit "A"

			FEES AND FINES
Section 5. Natural Resources			
	Coastal Setback Variance Application		$ 3,000.00
	Coastal Setback Variance Extension		$ 400.00
	Administrative Coastal Setback Variance Extension		$ 150.00
	Class I Emergency Variance		$ 450.00
	Written Conditioned Exception (WCE)		$ 350.00
C.	**Earth Moving Permits, Annual Reports and Variances**		
	Conceptual Earthmoving Permit		$2500.00*
	Level III Permit		$4000.00*
	Level III Permit Amendment		$ 2,900.00
	Level III Permit with Prior Conceptual Permit Approval		$1900.00*
	Level III Earthmoving Annual Report		$ 1,000.00
	Level II Permit		$1400.00*
	Level II Permit Application		$ 700.00
	Level II Permit with Prior Conceptual Permit Approval		$1250.00*
	Earth Moving Permits, Annual Reports and Variances - continued -		
	Level I Permit		$1250.00*
	Level I Permit Amendment		$ 650.00
	General Permit		$800.00*
	General Permit Amendment		$ 450.00
	Variance (Processed concurrently with another Public Hearing)		$ 300.00
	Variance (Not processed concurrently with another Public Hearing)		$ 1,000.00
	**History Center Review Fee (per Resolution No. 2003-173) is not included*		
D.	**Tree Protection Permits**		
	Tree Protection / Removal		
	< 1 acre		$ 200.00
	> 1 acre (per acre)		
	Single-family > 1 acre (per acre)		$ 100.00
	Multi-family and Commercial > 1acre (per acre)		$ 150.00
	Tree Permit Amendments		$ 100.00
E.	**Natural Resource Reviews of Building Permits**		
	Natural Resource Review		$ 60.00
	Tree Permit Review		$ 60.00
	Natural Resource Inspection		$ 75.00
	1st Reinspection		$ 85.00
	2nd Reinspection for same item		$ 120.00
	3rd Reinspection for same item		$ 160.00

Exhibit "A"

			FEES AND FINES
Section 5. Natural Resources			
	4th and each subsequent inspection thereafeter for the same item		4 times the intial inspection amount
F.	**Air Quality, Burn and Storage Tanks**		
	Asbestos Review		$60.00
	Asbestos Inspection		$75.00
	Open Burn Permits		$180.00
	Storage Tank Review		$60.00
G.	**Compliance**		
	Case processing costs for Special Master Hearings		$550.00 (includes 6 hours of ESIII) additional $89/hr and $75 per inspection
	Stop Work Order Release		$ 100.00
	After the fact fess for all permits, amendments, variances, written conditioned exceptions, etc.		Three times the standard fee amount plus original permit fee
H.	**Other Natural Resource Fees**		
	Permit/WCE Extension		$ 50.00
	Exemption Determination		$ 150.00
	Letters of Determination without Inspection		$ 150.00
	Letters of Determination with Inspection		$ 225.00
	Third Resubmittal and each subsequent Resubmittal (Re-review)		$ 300.00
I.	**LDR Environmental Monitoring Reports** *Only if applicable to LDR site, charged up front to cover first two years of monitoring		
	Littoral Zones Monitoring		$ 500.00
	Mitigation Area Monitoring		$ 500.00
	Preserve Area Monitoring		$ 500.00
J.	**Mangrove Trimming and Alteration**		
	Permit Application Processing		$ 200.00
	Trimming Permit		$ 50.00
	Alteration Permit 0-19 mangroves		$ 220.00
	Alteration Permit 19+ mangroves		$ 630.00
	Permit Extension		$ 50.00
	Permit Transfer		$ 100.00

Exhibit "A"

			FEES AND FINES
Section 5. Natural Resources			
	Written Exemption Determination		$ 150.00
	Variance		$ 1,000.00
	Professional Mangrove Trimmer Certification Program		$ 25.00
	Professional Mangrove Trimmer Registration		$ 25.00
	Professional Mangrove Trimmer Registration Renewal		$ 15.00
	Property Owner per mangrove illegally trimmed		$ 100.00
	Property Owner per mangrove illegally altered		$ 250.00
	Professional Mangrove Trimmer per mangrove		$ 250.00
	After the fact fees for all permits, amendments, variance, etc.		Two times the standard fee

Exhibit "A"

			FEES AND FINES
Section 6. General Fees			
A.	**Project Meetings**		
	Pre-application, Pre-construction and other major project meetings		$350.00/hour or any part thereof
B.	**Inspection Fees (Per Inspection)**		
	Environmental		$ 75.00
	Code Enforcement		$ 75.00
	Engineering		$ 100.00
	Any Other Type of Inspection Not Listed		$ 75.00
	Major Special Request Inspection - Pre Inspection Walk-Through, Temporary Commercial Certificate of Occupancy, etc		$ 300.00
	Minor Special Request Inspection - Any Type		$ 75.00
C.	**Reinspection Fees - All Types**		
	1st Reinspection		$ 61.00
	2nd Reinspection for same item		$ 90.00
	3rd Reinspection for same item		$ 120.00
	4th and each subsequent inspection thereafter for the same item		4 times the initial inspection amount
D.	**Letters & Designations**		
	Standard Letter of Verification		$ 100.00
	Brownsfield Designation		$ 2,000.00
	Letter of Flood Zone Information (LOMC)		$100.00/ Parcel
E.	**Other Fees and Charges**		
	Notarization of Documents		$ 5.25
	Permit Extension (Issued Permit)		$ 41.00
	Permit Application Extension (Not Issued)		$ 41.00
	Permit Reinstatement (Issued Permit/Expired)		$ 51.00
	Post Permit Plan Revisions - Residential		$50.00 plus $10.00 per page
	Post Permit Plan Revisions - Multi-Family / Commercial		$115.00 plus $15.00 per page
	Certificate of Completion (non-residential)		$ 31.00
	Certificate of Occupancy		$ 42.00
	Temporary Certificate of Occupancy (TCO) - Residential 1 & 2 Family / Mobile Home (30 day increments)		$ 104.00
	Temporary Certificate of Occupancy (TCO) - Multi-Family & Commercial		
	TCO 1 - 30 days		$ 150.00
	TCO 31 - 60 days		$ 300.00
	TCO 61 - 90 days		$ 600.00
	TCO 91 days and after (30 day increments)		$ 600.00
	Additional Job Site Plan Copies:		
	Prior to Permit Issuance - Per Set		$ 27.00

Exhibit "A"

			FEES AND FINES
Section 6. General Fees			
	After Permit Issuance - Per Set		$ 49.00
	Private Provider - Administrative Fee (Building Codes Inspections only)		30% of Inspection Fees per permit
	Private Provider - Administrative Fee (Building Codes Plans Reviews only)		30% of Plans Review Fees per permit
	Non-Posted Permit Penalty		$ 85.00
	Stop Work Order (SWO) Release		$ 150.00
	SWO Release - Single Family Residential & Duplex		$ 150.00
	SWO Release - Multi-Family Residential, Subdivision & Commercial		$ 300.00
	Violate Stop Work Order		$ 500.00
	Violation of Stipulation		$ 500.00
	Builder Changing Sub-Contractor After Construction in that Trade has been Started		$ 33.75
	Change of Main Contractor on Issued Permit (Includes Owner/Builder to Contractor)		$ 84.38
	Change of Qualifier on Issued Permit		$ 84.38
	Records Management Fee (other than Building permit fees)		$15.00 per permit
	Failure to obtain required inspections, Section 489.129 (1)(o)		$ 100.00
	Improperly interfering with an investigation or disciplinary action		$ 500.00
	Appeal to Addressing Coordinator for street name change initiated by County		$75.00 plus advertising costs
	Appeal to Addressing Review Board		$250.00 plus advertising costs
	Appeal to Board of County Commissioners		$500.00 plus advertising costs
F.	**Adjustments**		
	The Executive Director, or designee, may adjust fees on a case by case basis due to unique and mitigating circumstances.		
G.	**Citations Chapter 2, Article VIII of the Sarasota County Code**		
	First Offense Citation		Notice of Violation/Warning
	Second Offense Citation		$ 250.00
	Third & Subsequent Offense Citations		$ 500.00
H.	**Maximum Citations Section 22-126 of the Sarasota County Code**		
	Citation for Unlicensed Activity		$ 2,000.00

Exhibit "A"

			FEES AND FINES
Section 6. General Fees			
	First Offence Citation for Unpermitted Work		$ 100.00
	Second Offence Citation for Unpermitted Work		$ 250.00
	Third & Subsequent Offense Citations		$ 500.00
I.	**After the Fact Fees**		
	All Permits, Amendments, Variances or Written Conditioned Exceptions issued subsequent to the commencement, or completion of work		Three times the normal amount plus original permit fee
J.	**Transaction Fee for Collection of Fees Not Otherwise Provided by Statute, Ordinance or Resolution**		
	Service Fee per Collection		$ 3.75
	Service Fee per Refund		$ 50.00
K.	**Refund Policy**		
	No Refund on any fee, or portion thereof, collection equal to or less than $150.00		
	All refunds will be at 50% or less of the amount greater than $150.00 or as determined by the Executive Director or designee		
	The following fees are non-refundable:		
	Administrative Costs Associated with Appeals		
	Intake & Review Fees		
	Zoning Fees		
	Addressing Fees		
	Development Review Fees		
	Administrative Portion of Impact Fee		
	All refunds must be requested in writing and submitted within one year of permit issuance date.		
	No refund shall be granted if work has commenced or if permit has become inactive or expired.		
	No Refund on any State Department of Business Regulation (DBPR) surcharge		
	No Refund on any State Department of Community Affairs (DCA) surcharge		

Exhibit "A"

			FEES AND FINES
Section 7. History Center			
A.	**Growth Management**		
	Developments of Regional Impact		$ 600.00
	Third Resubmittal and each subsequent resubmittal		$ 100.00
	Rezoning/Special Exceptions		$ 175.00
	Third Resubmittal and each subsequent resubmittal		$ 100.00
B.	**Land Development**		
	Site and Development Plans and Preliminary Subdivision Plans		$ 150.00
	Third Resubmittal and each subsequent resubmittal		$ 70.00
	Earthmoving Permits		$ 150.00
	Third Resubmittal and each subsequent resubmittal		$ 70.00
C.	**After the Fact Fees**		
	All Categories		Three times the normal fee amount plus the original permit fee
D.	**Refunds**		
	No Refunds will be issued once the review process has commenced.		

Exhibit "A"

			FEES AND FINES
Section 8. Contractors Operating Certificates			
A.	**License Type**		
	General Class "A"		$ 193.25
	Building Class "B"		$ 193.25
	Residential Class "C"		$ 193.25
	Electrical Contractor		$ 193.25
	Plumbing Contractor		$ 193.25
	Mechanical Contractor - Class "A" and "B"		$ 193.25
	Roofing Contractor		$ 193.25
	Class "A" Commercial Pool Contractor		$ 193.25
	Class "B" Residential Pool Contractor		$ 193.25
	Class "C" Service Pool Contractor		$ 193.25
	Specialty Contractor		$ 129.95
	Journeyman Electrician or Plumber		$ 129.95
	Inactive Contractor (Five year limit)		$ 31.65
	Late Renewal Penalty		50% of Renewal Fee (This is in addition to regular renewal fee)
	Disabled U.S. War Veteran - Fee Waiver (Proof of 10% disability or more)		$50.00 Waived from Total Fee
	Contractor - 65 Years of Age or Older		Total Fee Waived
	Sarasota County or Municipal Employee		Total Fee Waived
	Letter of Reciprocity Requests		$ 21.00
	Change of Status of Business Name		$ 63.00
	Duplicate for Lost Certificate		$ 16.00
	Failure to Properly Mark Vehicle Utilized for Construction Related Purposes		$ 250.00
	Failure to include license number when submitting an advertisement for publication, broadcast, or printing		$ 250.00
	Acting in other name other than that appearing on license		$ 250.00
	Failure to maintain proof of current workers compensation or public liability insurance		$100.00 for each
	Failure to inform Sarasota County of change of name style, address, or that licensee has ceased qualifying a business		$ 100.00
	Contracting on an inactive or delinquent license, where the license is renewed or reactivated within thirty (30) day of an event		$250.00 fine, in addition to all applicable fees
	Assisting unlicensed person or entity		$ 500.00
	Contracting outside authorized scope of work		$500.00, in addition to all applicable fees
	Failure to keep business and financial records as required		$ 500.00

Exhibit "A"

			FEES AND FINES
Section 8. Contractors Operating Certificates			
	Obtaining a certificate or registration by fraud or misrepresentation which includes renewal thereof		$ 500.00
	Application for Exterior Examination, Application Review		$ 63.00
	Special Examination Fee		$100.00 + Testing Firm Costs
	Competency Exam Fee for Permit Applicant		$100.00 + Testing Firm Costs
	Contractor Licensing Reports (by category)		$25.00 per category report

Exhibit "A"

			FEES AND FINES
Section 9. Planning Services			
A.	**Pre-Application Meeting**		$ 350.00
B.	**Comprehensive Plan Amendments**		$ 5,000.00
C.	**Developments of Critical Concern**		$ 10,000.00
D.	**Critical Area Plans and Amendments**		$ 7,500.00
E.	**Rezone Petitions**		$ 7,500.00
F.	**Special Exceptions**		$ 7,500.00
	Note: These fees are due at time of application submittal. Additional fees may be required from time to time and shall be paid upon notification so the application or petition may continue to be processed.		
	Upon conclusion of any staff review of any application and other action required for presentation to the Board of County Commissioners for final action, all fees calculated by the Planning and Development Services Business Center to be due shall be paid in full by the applicant prior to submission to the Board of County Commissioners for final legislative action.		
	All refunds of excess fees after all charges are paid shall be refunded after the final action by the Board of County Commissioners, together with any interest earned on such excess from the time of deposit thereof, at the lowest interest rate earned thereon for such period.		
G.	**Affordable Housing Overlay Income Verification**		$ 275.00

Exhibit "B"

Hourly Rate Schedule

Job Title		Hourly Rate
Building Plans Examiner	$	107.52
Building Inspector	$	111.89
Zoning Plans Examiner	$	76.93
Senior Engineer	$	86.89
Professional Engineer	$	96.34
Engineering Section Supervisor	$	121.54
Senior Engineering Inspector	$	75.50
Environmental Specialist III	$	89.18
Principal Planner	$	86.48
Planner	$	97.98
Senior Planner	$	123.16
Fire Inspector	$	68.58
Code Enforcement Officer	$	83.10
Building - Permit Coordinator	$	63.30
Building - Administrative Specialist	$	66.80
Building - Manager II	$	132.65
Building - Manager III (Building Official)	$	172.47

Square Foot Construction Costs [a, b, c]

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	244.21	236.18	230.55	221.01	207.82	201.82	214.02	189.83	182.71
A-1 Assembly, theaters, without stage	223.45	215.42	209.80	200.25	187.31	181.32	193.26	169.33	162.21
A-2 Assembly, nightclubs	190.08	184.73	180.34	172.99	163.33	158.82	166.99	147.83	142.92
A-2 Assembly, restaurants, bars, banquet halls	189.08	183.73	178.34	171.99	161.33	157.82	165.99	145.83	141.92
A-3 Assembly, churches	224.47	216.44	210.82	201.27	189.73	183.73	194.28	171.74	164.62
A-3 Assembly, general, community halls, libraries, museums	188.77	180.74	174.11	165.57	151.59	146.63	158.58	133.64	127.52
A-4 Assembly, arenas	222.45	214.42	207.80	199.25	185.31	180.32	192.26	167.33	161.21
B Business	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
E Educational	207.44	200.32	195.11	186.22	173.62	164.85	179.83	151.63	147.30
F-1 Factory and industrial, moderate hazard	115.30	109.99	103.87	99.84	89.72	85.56	95.69	73.79	69.57
F-2 Factory and industrial, low hazard	114.30	108.99	103.87	98.84	89.72	84.56	94.69	73.79	68.57
H-1 High Hazard, explosives	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	N.P.
H234 High Hazard	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	62.34
H-5 HPM	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
I-1 Institutional, supervised environment	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
I-2 Institutional, hospitals	327.69	320.57	314.72	305.80	289.87	N.P.	299.12	270.56	N.P.
I-2 Institutional, nursing homes	227.45	220.33	214.47	205.56	191.65	N.P.	198.88	172.34	N.P.
I-3 Institutional, restrained	222.66	215.54	209.69	200.77	187.11	180.16	194.09	167.80	159.71
I-4 Institutional, day care facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
M Mercantile	141.54	136.19	130.80	124.45	114.24	110.73	118.45	98.74	94.83
R-1 Residential, hotels	196.81	190.20	184.74	177.03	162.97	158.58	177.13	146.15	141.65
R-2 Residential, multiple family	165.05	158.44	152.98	145.27	132.00	127.61	145.37	115.18	110.68
R-3 Residential, one- and two-family [d]	154.04	149.85	145.98	142.32	137.11	133.50	139.93	128.29	120.75
R-4 Residential, care/assisted living facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
S-1 Storage, moderate hazard	106.85	101.54	95.43	91.40	81.50	77.33	87.25	65.57	61.34
S-2 Storage, low hazard	105.85	100.54	95.43	90.40	81.50	76.33	86.25	65.57	60.34
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = $22.45 per sq. ft.