

ORDINANCE 2026-

AN ORDINANCE AMENDING THE DEFINITION OF PLAN REVIEW FEES IN SECTION 16-51, DEFINITIONS, AND AMENDING SEC. 16-53 – PLAN REVIEW FEE, OF THE CODE OF ORDINANCES, CITY OF NAPLES FOR THE PURPOSE OF PROVIDING REVIEW FEES AT APPLICATION, RESUBMITTAL FOR CORRECTIONS AND REVISIONS; AMENDING SECTION 16-52, BUILDING PERMIT FEES, SECTION 16-53, PLAN REVIEW FEE, AND ADDING PARAGRAPHS (6), (7) AND (8) TO SECTION 16-58, MISCELLANEOUS FEES, OF CHAPTER 16, CONSTRUCTION, REHABILITATION AND PROPERTY MAINTENANCE, OF APPENDIX “A” – FEES AND CHARGES SCHEDULE OF THE CODE OF ORDINANCES, CITY OF NAPLES, FLORIDA FOR THE PURPOSE OF INCREASING BUILDING PERMIT, PLAN REVIEW, PLAN REVISION, AND INSPECTION FEES; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER’S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the Building Department is self-supported by revenue generated from permit-related fees; and

WHEREAS, the supporting staff analysis concludes that the current fee schedule no longer fully recovers the City's cost of providing plan review, permit issuance, inspection, and related building code enforcement services; and

WHEREAS, staff evaluated recent permit activity and developed a targeted fee adjustment that increases selected variable-rate permit fees while leaving existing minimum fees unchanged; and

WHEREAS, it is necessary to increase building permit, plan review, plan revision, and inspection fees that have been identified as being underfunded and below operating costs for certain activities; and

WHEREAS, the last increase of the base fee for building permit, plan review, plan revision, and inspection fees was approved on September 5, 2001 by Resolution 01-9299; and

WHEREAS, staff recommends that the City Council amend the definition of Plan Review Fee and the provisions of the Plan Review Fee to provide for collecting review fees at application, resubmittal for corrections and revisions of permits rather than just at the time of application; and

WHEREAS, the City Council desires to increase the fees for building permits, plan reviews, plan revisions, inspections, miscellaneous fees, and planning

and zoning petitions; and

WHEREAS, approval of this Ordinance is in the best interests of the health, safety, and welfare of the residents of the City of Naples.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. That the above recitals (“Whereas” clauses) are hereby adopted as legislative findings, purpose and intent of the City Council.

Section 2. That the definition of Plan Review fees set forth in Section 16-51, Definitions, of Division 2, Building Fees of the Code of Ordinances, City of Naples, Florida, is hereby amended to read as follows:

DIVISION 2. - BUILDING FEES

Sec. 16-51. – Definitions

Plan review fees are fees collected at the time an application for a permit is submitted to the building and zoning division, and at each resubmittal for corrections and revisions, to cover the cost of reviewing the plans and specifications for code compliance. This fee will be charged for all construction projects involving habitable structures and accessory structures where plans have to be submitted.

Section 3. That Section 16-53, Plan Review Fee, of the Code of Ordinances, City of Naples, Florida, is hereby amended to read as follows:

Sec. 16-53. - Plan review fee.

A fee as set forth in appendix A to this Code will be charged at the time an application, and at each resubmittal for corrections and revisions, for a permit is received for processing. This fee is not refundable nor is it credited to any other fee. ~~The plan review fee will be collected at the time of application unless it is less than \$30.00. Plan review fees less than \$30.00 will be collected when the permit is issued or billed to the applicant if the application is withdrawn.~~

Section 4. That Section 16-52, Building Permit Fees, of Chapter 16, Construction, Rehabilitation and Property Maintenance of Appendix “A”, Fees and Charges Schedule, of the Code of Ordinances, City of Naples, Florida, is hereby amended to read as follows:

Words stricken through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

APPENDIX A – FEES AND CHARGES SCHEDULE
Subpart A. General Ordinances

Chapter 16. Construction, Rehabilitation and Property Maintenance

§ 16-52. Building permit fees.

- (1) New residential structure permit: ~~\$0.50~~ \$0.79 per square foot of the gross square footage of the structure. Minimum fee: \$150.00.
 - (2) New commercial structure permit: ~~\$0.50~~ \$0.79 per square foot for the first 50,000 square feet, ~~\$0.40~~ \$0.69 per square foot for the second 50,000 square feet, and ~~\$0.30~~ \$0.59 for the balance of the gross square footage of the structure. Minimum fee: \$150.00.
 - (3) Additions and alterations permit: ~~\$0.50~~ \$0.79 per square foot of the gross square footage of the additional structure and/or the area being altered. Minimum fee: \$150.00.
 - (4) Demolition/moving permit: ~~\$0.30~~ \$0.47 per square foot.
 - (5) Electrical permit: ~~\$0.40~~ \$0.15 per square foot. Minimum fee: \$125.00.
 - a. Low voltage permit fee: \$70.00.
 - (6) Plumbing permit: ~~\$0.40~~ \$0.15 per square foot. Minimum fee: \$125.00.
 - (7) Mechanical permit: ~~\$0.40~~ \$0.15 per square foot. Minimum fee: \$125.00.
- ***
- (9) Site work permit: ~~\$0.02~~ \$0.031 per square foot of site outside of the building area permitted in one of the permits above; minimum fee \$100.00.
- ***
- (13) Accessory structures (Type I) permit: ~~\$0.30~~ \$0.47 per gross square footage of the structure. Minimum fee: \$100.00.
- ***
- (17) Re-roof permit fee: ~~\$8.00~~ \$12.70 per square (square equals 100 square feet). Minimum fee: \$100.00.

Section 5. That Section 16-53, Plan Review Fee, of Chapter 16, Construction, Rehabilitation and Property Maintenance of Appendix “A”, Fees and Charges Schedule, of the Code of Ordinances, City of Naples, Florida, is hereby amended to read as follows:

Words stricken through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

**APPENDIX A – FEES AND CHARGES SCHEDULE
Subpart A. General Ordinances**

Chapter 16. Construction, Rehabilitation and Property Maintenance

§ 16-53. Plan review fee: 35 percent of permit fee \$75 per each trade review residential (1&2 family, 3 family and town house, single condominium unit in multi-family building), \$150 per each trade review (non-residential, multi-family and mixed use). Reviews on resubmittal shall be charged \$35. No review fee shall be charged for a resubmittal where the prior review for a department was approved unless the resubmittal provides new information and generates new corrections.

Section 6. That Section 16-58, Miscellaneous Fees, of Chapter 16, Construction, Rehabilitation and Property Maintenance of Appendix “A”, Fees and Charges Schedule, of the Code of Ordinances, City of Naples, Florida, is hereby amended to add paragraphs (6), (7) and (8) to read as follows:

**APPENDIX A – FEES AND CHARGES SCHEDULE
Subpart A. General Ordinances**

Chapter 16. Construction, Rehabilitation and Property Maintenance

§ 16-58. Miscellaneous fees.

(6) Early work authorization \$ 500.

(7) After hours authorization \$ 500.

(8) Phased permit fee \$500.

Section 7. This Ordinance shall be codified in the Code of Ordinance of the City of Naples, Florida.

Section 8. All Ordinances/Resolutions and parts of Ordinances/Resolutions, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

Section 9. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Words stricken through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

Section 10. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

Section 11. This Ordinance is to be liberally construed to accomplish its objectives.

Section 12. This Ordinance shall be published in accordance with the requirements of law.

Section 13. This Ordinance shall take effect on October 1, 2026.

APPROVED AT FIRST READING AND PUBLIC HEARING THE 3RD DAY OF JUNE 2026.

Attest:

Patricia L. Rambosk, City Clerk

Teresa Lee Heitmann, Mayor

Approved as to form and legal sufficiency:

Matthew McConnell, City Attorney

Date filed with City Clerk: _____

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