

ORDINANCE NO. 26O-06-122

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING CHAPTER 6 "BUILDINGS AND BUILDING REGULATIONS," ARTICLE I "IN GENERAL," SECTION 6-10 "ENUMERATION OF PERMIT FEES, REGULATION AND INSPECTION FEES" BY REVISING THE FEE SCHEDULES TO COMPLY WITH HOUSE BILL 803; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Code of Ordinances provides for the enumeration of fees for obtaining structural, plumbing, electrical, mechanical, zoning and various other permits, regulation and inspections; and

WHEREAS, the Florida Legislature passed House Bill 803, which established, among other things, the elimination of assessments of a building fee based on the total job cost, new regulations for imposing administrative fees, and separating building inspection and plan review fees in light of private providers being able to perform building inspection and plan review tasks; and

WHEREAS, the new legislation goes into effect on July 1, 2026, and City staff has determined that amendments to the City's regulations are necessary to be in compliance with many sections of HB 803; and

WHEREAS, the Development Services Department has made recommendations for amending the Code to the City Commission that will comply with Florida Statutes as it relates to building permit fees, regulations and inspections; and

WHEREAS, the City Commission, having reviewed the proposed amendments, hereby finds that modifying the regulations as set forth herein to be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. That Chapter 6 entitled "Buildings and Building Regulations," Article I, entitled "In General," section 6.10, entitled "Enumeration of permit fees, regulation and inspection fees" of the Code of Ordinances is hereby amended as follows (underline is added; ~~strike through~~ is deleted):

CHAPTER 6 - BUILDINGS AND BUILDING REGULATIONS

Article I. – IN GENERAL

Sec.6.10. – Enumeration of permit fees, regulation and inspection fees.

The fees established for the obtaining of structural, plumbing, electrical, mechanical, zoning and various other permits, regulation and inspections shall be as follows. The city manager shall have the authority to waive any such fees for city initiated projects or in cases of emergency or demonstrated hardship, or to promote economic development in an amount not exceeding thirty thousand dollars (\$30,000.00).

Emergency or demonstrated hardship as used in this section shall refer to circumstances which may require immediate action for the protection of the safety, health and welfare of the community, or any segment thereof. This would include circumstances caused by natural disasters, acts of God or acts of insurrection.

BUILDING

I. General permit provisions, regulations and inspections.

(a) ~~Plan~~ Administrative review prior to issuance of a permit (nonrefundable) ~~credited toward permit fee:~~ Minimum fee\$250.00
~~per discipline~~

~~(Structural, electrical, plumbing, mechanical) OR~~

~~(1) Residential new construction per discipline:~~

~~a. Per unit25.00~~

~~b. Maximum fee960.00~~

~~(2) Nonresidential new construction, per discipline:~~

~~a. Per square foot0.075~~

~~b. Maximum fee960.00~~

~~Whichever is greater.~~

(b) Related ~~service~~ plan review and inspection charges:

~~(1) Preapplication, preinspection or field time, based on actual time at inspectors salary plus fifty (50) percent (minimum fee)30.00~~ Single-Family Permits:

(i) Initial cost recovery deposit to cover Plans Examiner fees for meetings, reviews, and comments. (Final cost of plan review to be determined at time of permit issuance): \$100.00

(ii) Initial cost recovery deposit to cover Inspector fees for meetings, reviews, and comments. (Estimated cost based on the number of required inspections to be assessed at time of permit issuance; re-inspections required due to failed inspections may incur additional fees based on staff time): \$100.00

(2) Annual permit (for residential occupancy only with a density higher than five (5) units per acre) established by department review (minimum review)75.00 Multi-Family Permits:

(i) Initial cost recovery deposit to cover Plans Examiner fees for meetings, reviews, and comments. (Final cost of plan review to be determined at time of permit issuance): \$200.00

(ii) Initial cost recovery deposit to cover Inspector fees for meetings, reviews, and comments. (Estimated cost based on the number of required inspections to be assessed at time of permit issuance; re-inspections required due to failed inspections may incur additional fees based on staff time): \$200.00

(3) Reinspection35.00 Non-Residential Permits:

(i) Initial cost recovery deposit to cover Plans Examiner fees for meetings, reviews, and comments. (Final cost of plan review to be determined at time of permit issuance): \$500.00

(ii) Initial cost recovery deposit to cover Inspector fees for meetings, reviews, and comments. (Estimated cost based on the number of required inspections to be assessed at time of permit issuance; re-inspections required due to failed inspections may incur additional fees based on staff time): \$500.00

(4) Permit placement card30.00 "Dry Run" Permit (a preliminary plan review submitted for a building or renovation project to undergo review before officially finalizing a permit application or hiring a contractor), non-refundable & does not apply towards the cost of the permit . . . \$960.00

(5) Expired permit.

a. If applicant applies for renewal within ninety (90) days after expiration of a permit, the administrative fee shall be \$250.00 for the issuance of an extension permit may be renewed at one half (1/2) of the original fee with a maximum charge of one thousand dollars (\$1,000.00) after review by this division.

b. If applicant applies after ninety (90) days beyond the permit expiration date, a new permit must be applied for with full fee.

(6) Change of plans after issuance of permit and re-inspection fees, refer to 1 – 3 (above) as appropriate. If necessary fees will be re-calculated at time of permit issuance, or prior to closing the permit (or prior to the issuance of a certificate of completion or certificate of occupancy, as appropriate). (exception will be by administrative approval only): Per discipline25.00

(7) Notarizing documents\$10.00

(8) Certificate of ~~completion occupancy~~~~\$100.00~~~~30.00~~

(9) Temporary certificate of occupancy~~\$500.00~~~~30.00~~

(10) Work started without a permit subject to penalty of one hundred (100) percent of permit fee in addition to regular permit fee.

(11) Forty-year building safety inspection—

First building~~\$~~350.00

Buildings 2—10, submitted at same time~~\$~~250.00

Buildings 11—24, submitted at same time~~\$~~150.00

Buildings 25+ submitted at same time ~~\$~~100.00

In compliance with section 109.14 of the Broward Florida Building Code.

(12) Inspections for tents, amusement events, business uses, miscellaneous, per discipline~~\$~~50.00

(13) Requested extra inspections, subject to approval by building official:

a. During regular working hours, per hour or part thereof~~\$~~90.00

b. Outside of regular working hours, per hour or part thereof~~\$~~150.00

(14) Clerical research, report generation, per hour or part thereof~~\$~~40.00

~~(15) Contractor registration fee25.00~~

~~(46~~15) Administrative fee for archiving or scanning documents (letter sized pages) fee:

\$2.50 per permit (up to 20 pages)

\$5.00 per permit (21 to 50 pages)

\$10.00 per permit (51 or more pages)

Permits with plan pages larger than ledger sized paper shall be based on staff time's hourly rate.

~~(47~~16) Minimum housing inspections and rental housing regulation and inspections:

a. Initial inspection during regular working hours:

(i) 1—10 units, per unit per parcel~~\$~~205.43

(ii) 11—99 units, per unit per parcel\$140.76

(iii) 100 or more units, per unit per parcel\$106.03

b. Reinspections:

(i) First reinspection\$57.88

(ii) Second reinspection\$115.76

(iii) Third or subsequent reinspection\$173.64

c. Weekend inspections: \$57.88 in addition to the initial inspection fee or reinspection fee, as applicable.

In each case prosecuted before the code enforcement board and/or special master, in addition to all other fines, fees and costs imposed, the city shall be entitled to assess a minimum fee of eighty-five dollars (\$85.00) as the city's costs incurred in prosecuting the case, or such higher fee as is deemed reasonable in those cases which are unusual or special in nature.

~~II. Building permits.~~

~~(a) Minimum fee (except for specific permits delineated in [subsection] (c) below)75.00~~

~~OR~~

~~(b) New construction, includes ALL disciplines: two (2) percent of cost of construction additions or alterations, includes ALL disciplines: four (4) percent of cost of construction~~

~~OR~~

~~(c) Specific permits:~~

~~(1) Backflow preventer recertification50.00~~

~~(2) Burglar alarm, residential50.00~~

~~(3) Demolition permit200.00~~

~~(4) Meter release50.00~~

~~(d17) Special fees:~~

a. Outside Agency surcharges will be applied to City permit fees and other building fees as applicable, may be amended from time to time by the governing agency, and will be updated accordingly on this fee schedule.

(1) Board of ~~r~~Rules and ~~a~~Appeals (BORA): fees pursuant to Broward County Administrative Code §43.1 ~~a fee to the greater of \$2.00 or \$ 0.65 per \$1,000.00 value~~

(2) Florida Building Commission (FBC): fees pursuant to Florida Statutes §553.721 ~~State Department of Business and Professional Regulation0.005 per square foot~~

(3) Broward Code Administrators & Inspectors Fund (BCAIB): fees pursuant to Florida Statutes §468.631

(3)~~b.~~ Radon fee0.005
per square foot

(4)~~c.~~ Public art fee on certain construction activities per section 6-351%
of construction value

~~The cost of construction shall be as attested to by the applicant on the submitted permit application unless the building official, in his or her sole discretion, determines that the cost of construction attested does not accurately reflect the scope of work covered by the permit. In such cases, the building official shall use either of the following to calculate the fee:~~

~~(a) Copy of signed contract for work to be completed under the permit;~~

~~(b) Apply the values in the most current edition of the RS Means Construction Valuation system.~~

SECTION 3. Conflicts. That all Ordinances or parts of Ordinances, Resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 4. Severability. Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 5. Codification. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lauderhill, Florida, and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "section", "article" or such other word or phrase in order to accomplish such intentions.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this _____ day of _____ 2026.

PASSED and ADOPTED on second reading this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

Approved as to Form

Hans Ottinot, City Attorney

MOTION
SECOND

First Reading

Second Reading

R. CAMPBELL
M. DUNN
D. GRANT
J. HODGSON
S. MARTIN

