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St Lucie County Building Permit Fee Schedule

BASE PERMIT FEES

Construction Permit Fees shall be based on a valuation per square foot basis. New construction projects may include the normal trade permits in one encompassing permit fee according to the following schedule:

GENERAL BUILDING PERMIT VALUATION

Where work for which a permit is required is started prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from either fully complying with the requirements in the execution of the work or from any other penalties prescribed herein.

The Building Permit Fee is calculated by multiplying the value of the building, or addition, by the MULTIPLIER, set by resolution of the Board of County Commissioners. Such value shall be determined by using the higher of either the most recent Building Valuation Data [as compiled by the International Code Council (ICC) using the Marshall Valuation Service, published by the Marshall and Swift Publication Company, Los Angeles, CA] or the contract price given by the applicant for the project. (The data is only intended to be used to determine permit fees and is not intended to be used as an estimating guide). No further fees, for an applicable Certificate of Completion or Certificate of Occupancy are required.

St Lucie County Building Permit Fee Schedule

All Construction, except as noted below	Fee = Value of the work authorized by the permit x 0.0065* The value is determined by the Building Code Administrator. The minimum fee is \$75.	
Over the Counter Permits One & Two Family Residential related work Over the counter permits assume that there will be one inspection only. Each additional inspection will require a \$50.00 inspection fee		
Electrical Permit	\$75	Flat fee
Plumbing Permit	\$75	Flat fee
Roof Permit	\$75	Flat fee
Gas Permit	\$75	Flat fee
Fence Permit	\$75	Flat fee
HVAC Permit (new system/includes electric)	\$125	Flat fee
Storm Shutter	\$75	Flat fee
Siding	\$75	Flat fee
Locational shed permit (less than 144 square feet)	\$75	Flat fee
Residential Pools/above ground	\$100	Flat fee
Demolition of any building or structure	\$125	Flat fee

*** Multiplier may be changed, prior to each fiscal year, pursuant to Board of County Commission determination**

Flat Fee Permits

Wall signs	\$75	Flat fee
With electric	\$125	Flat fee
Additional wall signs (with or without electric) under same permit application	\$50	Each
Canopy Sign	\$75	Flat fee
Additional canopy signs under same application	\$50	Each
Sign Refacing (When no engineering is required)	\$75	Flat fee
Shed (wood) with or without electric (locational permit)	\$125	Flat fee
Concrete / Slab	\$75	Flat fee
Residential Pools / In-ground	\$400	Flat fee
Pool Enclosure	\$ 75	Flat fee
Carport on existing slab	\$75	Flat fee
Carport with new concrete	\$125	Flat fee
Converted Screen Room to Glass (provides for two inspections, additional inspections \$50.00 each)	\$125	Flat fee
Glass Glass/Florida Room (built on existing concrete slab (provides for two inspections, additional inspections \$50.00 each)	\$125	Flat fee
1. Raised floor within Glass/Florida Room requires a \$50.00 additional inspection fee. 2. Use of stem wall foundation requires a \$50.00 additional inspection fee.		
Screen room on raised patio	\$150	Flat fee
Raised patio	\$125	Flat fee
Docks with or without electric (1 & 2 family residential)	\$125	Flat fee
Locational permits (Ag exempt and construction trailers)	\$125	Flat fee
Pole Buildings (non-Ag exempt including 4 inspections)	\$250	Flat fee
Mobile Homes, Park Models, Modular Units and Recreational Vehicles:		
Single wide Mobile Home, Park Model or Modular Unit, the fee shall be:	\$200	Flat fee
For each additional manufactured module add	\$75	Flat fee
Modular Unit Foundation add	\$100	Flat fee
For the installation of recreational vehicles	\$125	Flat fee
Note: The above fees include the set up, water and sewer hook-up, electrical, gas and HVAC permits when done by qualified contractors.		

Miscellaneous trade and construction permits including, but not limited to plumbing, mechanical, electrical, gas, remodeling, etc., not otherwise addressed in A or B above shall be on a valuation basis according to the following schedule:

\$100 and less	No fee unless inspection is required, in which case \$50.00 shall be charged for each inspection
\$101 to \$2,500	Fee of \$75.00 plus \$50.00 for each additional inspection
\$2,501 plus	\$150.00 for the first \$2,500 plus 1% of the amount in excess of \$2,500.00

Re-Inspection Fees

If an inspection of any building, for which a permit has been issued, determines that the work does not meet code, a Re-inspection fee shall be charged. The fee for a re-inspection shall be as follows:

1 st Re-inspection	\$50.00
2 nd Re-inspection	\$75.00
3 rd Re-inspection	\$100.00
4 th Re-inspection	\$150.00
>4 Re-inspections	\$150.00 each additional inspection

The Re-inspection fee shall only be applicable to that work for which the first inspection was failed or rejected. Re-inspection charges shall not be cumulative to other inspections required as part of the building permit process.

Automated Building Permit Fee:

All building permits, zoning compliance certificates or other permits issued or authorized by the Department of Community Development shall be subject to a five dollar (\$5) administrative charge for the purpose of providing funding for future updates, improvement if necessary, replacement of the County's Automated Building Permit Software and Related Computer Programs and Information Management System. All funds collected shall be deposited into a separate trust account and may not be used to fund or support any computer software or hardware acquisitions that are not related to the review, processing or issuance of building permits, zoning compliance certificates or similarly issued permits or authorizations.

Plan Examination Fees shall be according to the following schedule.

(All such fees are NON-REFUNDABLE):

Plan Review Fee: When the valuation of the proposed construction exceeds \$1,000.00 and a plan is required by § 105 (Florida Building Code), a plan review fee, in addition to the building permit fee, shall be paid to the building code administrator at the time of submitting the permit application. Said plan review fee shall be figured as shown below unless specified in table. Fee is based on valuation

Fee Minimum	\$50
\$2,501 or more	\$75 per \$50,000 value of work permitted or fraction thereof
Single Family residence	\$ 250
Single Family residence (owner builder)	\$ 350
Two Family Residence	\$ 500
Accessory use review:	
Over the counter/fast track permits that require plans review:	\$50
pools/spas – residential (includes all enclosures)	\$100
pools/spas enclosure	\$50
pools/spas – commercial	\$200
Mobile Homes / Modular Home or Modular Office	\$150
Revisions to plans (each page submitted)	\$50
Re-Review (charged for each time the same item is re-reviewed by the plans examiner.)	\$50

Storm Water Permit Fee Schedule
(Includes plan review and all inspections)

Application Type	Activity	Fee
Residential Development ¹	<10.0 acres	\$2,000.00
Non-Residential Development ¹	<10.00 acres	\$2,000.00
Residential Development ²	10.0-49.9 acres	\$3,500.00
Non-Residential Development ²	10.0-49.9 acres	\$3,500.00
Residential Development ³	50.0 acres+	\$3,500.00 base fee, plus \$20.00 per acre over 50 acres ⁴
Non-Residential Development ³	50.0 acres+	

1. Storm water permits include both Category I and Category II permits as defined in Section 7.07.00 or the St. Lucie County Land Development Code. Storm water permits include all construction plan reviews, inspections and final record drawing reviews.
2. “Development” acreage includes the entire site.
3. “Development” acreage includes only the area to be physically built or impacted by construction activities. Undeveloped portions of the property will not be counted in determining the affected acreage. Refer to Section 2.00.00 of the St. Lucie County Land Development Code for definition of the term “development”.
4. Example: 100 acres = \$3,500.00 + (50 acres x \$20.00) = \$4,500.00.

(Exhibit B) Miscellaneous Non- Building Permit Fees

Lot Splits	\$250.00
Nonconforming Lot of Record	\$200.00
Flood Letters (includes research of property)	\$25.00
Any detailed reports requiring research and compiling of data for outside agency, companies, or individuals. Copies cost charged at rate set by State Statute 119.07(4) cost is per hour per search	\$20.00
Zoning Verifications Written Letter (includes research of property)	\$25.00
Zoning Compliance Business Location (1 Inspection)	\$70.00
Each additional Inspection	\$25.00
Zoning Compliance Home Location	\$45.00
Administrative Variances	\$50.00
Code Enforcement Fees	
Lien Search per hour (min. ½ hour charge)	\$20.00
Search for violations on property	\$20.00
Contractor Licensing	
New Application	\$150.00
Renewals Division I Contractor	\$75.00
Renewals Division II Contractor Specialty Contractor	\$75.00
Reciprocity letter	\$25.00