

ST. LUCIE COUNTY  
PLANNING & DEVELOPMENT SERVICES  
BUILDING & CODE REGULATION DIVISION

**Effective October 1, 2020  
Resolution 20-211**

**BUILDING PERMIT FEES**

GENERAL BUILDING PERMIT VALUATION: Construction Permit Fees shall be on valuation per square foot basis. New construction projects may include the normal trade permits in one encompassing permit fee according to the following schedule: 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 fully complying with the requirements in the execution of the work nor from any other penalties prescribed herein.

1. Unless otherwise stated, a Building Permit Fee is based on the multiplying the value of the building or addition by the multiplier set by resolution by the Board of County Commissioners. Such value shall be determined by using the most recent Building Valuation Data as compiled by the International Code Council (ICC). Fee is based on multiplying the value of the work authorized by the permit by .0070\*. The value is determined by the Building Code Administrator. The multiplier may be evaluated at the beginning of each fiscal year to determine any modifications for approval by the Board of County Commission. Fee includes a certificate of completion or occupancy as applicable.

AUTOMATED BUILDING PERMIT FEE: All building permits, zoning compliance certificates or other permits issued or authorized by the Planning & Development Services, Building & Code Regulation Division 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 (BIMS). All funds collected shall be deposited into a separate trust account and may not be used to fund or support any other 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 authorization.

<b>Residential Fast Track Permits</b>	<b>Notes</b>	<b>Fee</b>
Demolition	Residential	106.25
Doors& Windows and overhead garage doors		85.00
Electrical		85.00
Fence		85.00
Gas		85.00
Generator, Residential		106.25
Hot water heater chg-out/ gas or electric		63.75
House Moving		63.75
HVAC New System w/electrical	First time install	85.00
HVAC equipment change out		63.75
Locational Permit	AG exempt	106.25
Plumbing		85.00
Residential pool /spa	above-ground w/electric sub	63.75
Re-Roof	shingle over shingle	85.00
Roofs - All other types of roof systems		Min 106.25 + insp
Shed	Less than 144 sf.	63.75
Siding		85.00
Solar Hot Water Heater System	Home or pool	63.75
Solar Photovoltaic (PV) System		63.75
Storm Shutters		85.00

<b><u>Commercial Permit Types</u></b> <b><u>Plan Review Required</u></b>	<b><u>Notes</u></b>	<b><u>Fee</u></b>
Commercial permits are value based for determination of fee unless noted.		If fee not listed then value based
Aluminum Carport	on existing slab	106.25
	on new slab	148.75
Aluminum Site-Built Shed		Min. 85.00 + insp.
Aluminum Screen Room	On existing slab	106.25
	On new slab	148.75
Concrete Slab / Driveway	addn. inspections may apply	106.25
Residential Pools/Spa	In-Ground	<u>403.75</u>
Commercial Pool/Spa		Value Based
Siding		Value Based
Pool/Spa Enclosure (commercial or res)		148.75
Generator, Commercial		Value Based
DCA Shed with & without electrical sub - over 144 square feet		127.50
Carport, on an existing slab		106.25
Carport w/ new slab		170.00
Storm Shutters, Commercial		Value Based
Solar Hot Water Heater System	home or pool	Value Based
Solar Photovoltaic (PV) system		Value Based
Boat Lift with electrical sub		127.50
Sea Wall		Value Based
Fence, Commercial		Value Based
Dock (without electric)		<u>127.50</u>

<b><u>Commercial Permit Types</u></b> <b><u>Plan Review Required</u></b>	<b><u>Notes</u></b>	<b><u>Fee</u></b>
HVAC/Mechanical Permit	New system w/electrical	Value Based
Screen Room	change to glass	148.75
	on an existing concrete slab	106.25
Glass Room / Sunroom	on an existing slab	127.50
	on a new slab	148.75
Deck (wood) Raised Patio wood		106.25
Pole Barn (non-AG Exempt)		212.50
Demolition, Commercial	Min. \$125	Value Based
Low Voltage Alarms		63.75
Mobile Home	Single-wide, Modular/Installation unit, Park Model	212.50
	each addn. manufactured module	85.00
	Foundation	106.75
<b><u>SIGNS</u></b>		
Canopy Sign		106.25
	Addn. canopy signs under same permit	63.75
Plastic face change (no increase in size)	Non electric / no engineering	No Permit Required
Wall sign	Non electric	85.00
	With electric (electric permit separate)	127.50
	Addn. signs under same permit w/ electric or w/o electric	63.75
All Commercial and Miscellaneous Trade permits including but not limited to plumbing, mechanical, electrical, gas, remodeling, etc., not addressed in fee schedule shall be value based as follows: \$127.50.00 for the first \$ 2500.00 plus .85% of the amount in excess of \$ 2500.00.		

<b>Plans Examination Valuations</b>	<b>Notes</b>	<b>Fee</b>
Plan Review fees for commercial and misc. permits are value based as follows:		
up to \$ 2,500.00 valuation		63.75
\$ 2,501.00 up to \$ 50,000.00 valuation		85.00
\$ 50,001.00 up to \$ 100,000.00 valuation and		127.50
per every \$ 50,000.00 of value		63.75
<u>Plan Examination Fee</u>		
<p>A Plan Review Fee shall be paid concurrently with the submittal of the permit application in accordance with Florida Building Code. All plans examination fees are NON-REFUNDABLE unless there was no review performed by staff. Minimum Plan Review Fee is \$63.75.</p>		

<b>Permit Type</b>		<b>Fee</b>
Residential Plan Review & Permit Fees are based upon one & two family dwellings. All permits include 1 inspection trip. If required, each additional inspection/trip is \$63.75 each		
Single Family Residence	Contractor	212.50
	Owner/Builder	297.50
Two Family Residence		425.00
Residential Pools/Spas		382.50
Residential or Commercial Pool/Spa Enclosure		148.75
Plan Revisions	Each revision	63.75
	addn. fee per page	21.25
	Each review up to 3 times for same item	63.75
	unaddressed	
	>4 for same item unaddressed	4xoriginal rev. fee
Mobile Home		170.00
Modular Homes & Modular Offices		170.00

<b>RE-INSPECTION FEES</b>		
During an inspection of a structure, if it is determined the work does not meet code, a reinspection fee may be charged.		
<b>The Fee for the re-inspection shall be as follows:</b>		<b>Fee</b>
1st re-inspection		63.75
2nd re-inspection		85.00
3rd re-inspection		127.50
Any re-inspection over the 3rd		127.50
Stop Work Order		85.00

<b>ZONING FEES</b>		
<b>Application Type</b>	<b>Notes</b>	<b>Fee</b>
Nonconforming Lot of Rec		170.00
Flood Zone Verification Letter		21.25
Finished Floor Elevation Waiver		42.50
Zoning Verification		21.25
Administrative Variance		63.75
Lien or Violation Search	Per hour	Min. ½ hour charge 17.00
Buildable Lot		42.50
Special Event Permit (Banners, pennants, and flags)		25.50
Special Event Permit with Temporary Tent		42.50
Lot Split – Residential or Commercial		212.50
Home Occupation		25.50
Zoning Compliance		59.50