

CITY OF DORAL

**BUILDING DEPARTMENT FUND
& DEVELOPMENT SERVICES TECHNOLOGY FUND**

Fee Schedule

Effective October 1, 2026

Adopted pursuant to Florida Statute § 553.80(7), §166.033(9)
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1. Introduction

Pursuant to Florida Statute §553.80(7) and 2026 legislative mandates, the City of Doral Building Department is restructuring its fee methodology, shifting from a **Valuation-Based** system to a **Cost-Incurred, actual-cost** model. This change is not discretionary — it is a legal requirement to ensure fees are directly proportional to the actual work performed by City staff.

As fee codes are retired or superseded, scrivener's updates may be issued as this schedule is implemented. Work classes may also be updated to reflect current workflows and construction trends; the Work Class Allocation Matrix (Appendix A) and Default Reviews by Trade (Appendix B) are the controlling references for assessing fees.

This fee schedule is effective October 1, 2026, and applies to all current and future permit applications.

2. Annual Increases & Consumer Price Index (CPI)

Pursuant to the City of Doral's Financial and Budgetary Policies and Florida Statute §553.80(7), all fees in this schedule must reasonably relate to the actual direct and indirect costs of the Building Department. To maintain cost recovery against rising labor, operational, and municipal overhead costs, all base permit fees, hourly rates, and flat fees are subject to automatic annual adjustment **not to exceed up or down 10% without further Council action**.

Effective October 1 of each year, fees shall be adjusted by the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U) for the Miami-Fort Lauderdale-West Palm Beach, FL metropolitan area, as published by the U.S. Bureau of Labor Statistics for the preceding 12-month period. Annual CPI adjustments are calculated by the Department in collaboration with Finance and are subject to review and ratification by the City Council during the annual budget adoption process.

https://www.bls.gov/regions/southeast/news-release/consumerpriceindex_miami.htm

3. Actual Cost Rates

At the time of adoption, the following fully burdened actual cost rates apply:

Fully Burdened Actual Cost Rates (Base Rate x 2.178 Load)¹	
Team	Actual Cost Rate
Clerical Staff (Permit & Records Clerks)	\$56.34
Technical Field Staff (Inspectors) ²	\$100.73
Technical Office Staff (Plans Examiners)	\$110.44
Administrative/Supervisory (Chief Inspectors)	\$132.88
Engineering (Chief Structural & MSP) ³	\$163.93
Administrative/Supervisory (Dir, AD & DSA)	\$177.49

¹ The Internal Services Load embedded in this rate originates from the City's Full Cost Allocation Plan prepared by Sequoia Consulting Group, dated August 7, 2017, based on Fiscal Year 2016 actual expenditures. The City's Internal Services allocation is pending determination with the next Cost Allocation study, currently underway with Finance.

² Rate includes fleet-related cost recovery (vehicle maintenance and operating costs) as reflected in the Department's Internal Services and Operating Load factors.

³ Blended Desk Rate for Chief Structural Plans Examiner (Pay Grade 120) and Structural MSP

4. Intake & Permit Processing Fees

A. Processing Intake Fee

An upfront fee is assessed at time of permit submittal. The permit clerk conducts a quality-control check of the submittal package and queues it for review. This fee is the **minimum, non-refundable fee** for the anticipated work.

B. Rework Fee

Rework fees are incurred when plan changes are submitted to address comments, or scope-of-work changes, before permit issuance and **after two rounds of reviews**.

Codes	Description	Basis
BD803 · EL803 · FL803 · ME803 · PL803 · RF803 · ST803 · ZN803	Assessed for plans submitted following two successive review rounds where comments have not been addressed by the applicant.	Hourly rate table, by discipline

C. Double Fees (Work Without Permit — WWP)

Code	Description	Fee
BD200	Work requiring a permit commenced before one was obtained. Applicant pays \$100.00 ³ plus 100% of the base permit fee, in addition to the required permit fee. Payment does not relieve the applicant of any other penalties. Applies to all divisions of the Building Department.	\$100.00 + 100% of base fee

D. Early Start Permitting

Code	Description
BD590	Coordinates parties to allow work up until the first inspection prior to building permit issuance. Private Provider applications are not eligible. Refer to the Work Class Allocation Matrix ; approval is subject to Building Official review.

E. Expedited Processing and Overtime / Option Plan Review

As of 2025, the department no longer offers expedited or overtime plan review, in favor of strict internal turnaround goals under state statutes and the department's IAS Accreditation — ensuring fair, consistent, timely plan review. As the Florida Legislature continues to mandate turnaround times, the department will meet statutory requirements without charging applicants additional fees.

5. Base Permit Fees and Standalone Permit Fees

For 2027, master permit fees in this schedule no longer include plan reviews and inspections for building, accessibility, structural, plumbing, electrical, mechanical, roofing, or floodplain disciplines and their associated sub-permits and shop drawings submitted at initial application. Refer to the Work Class Allocation Matrix. All submittals will be assessed fees according to their scope as outlined in the matrix.

Planning & Zoning and Public Works fees are addressed in their own respective schedules.

A. Value of Construction

Where Florida Statutes prohibit Value of Construction (VOC) as a permitting cost basis, VOC may still be used to evaluate Exemption Requests, Substantial Damage / Substantial Improvement calculations, and other areas not otherwise governed.

VOC is the good faith estimate and value of work (materials and labor) provided by the applicant for the proposed scope, excluding Furniture, Fixtures & Equipment not part of permanent construction. The Building Official may use industry-standard resources (e.g., RS Means, ICC, Property Appraiser data) to fairly assess a job's value.

B. Minimum Permit Fee

Item		Fee
This minimum applies to all base building permit fees established under this Section. It does not apply to: (a) fees fixed by state law, including the low-voltage alarm system permit under Tier 0 (Mandate); (b) Records Request fees under Section 16; (c) pass-through surcharges and fees assessed under other authority; or (d) fees reduced under Section 13 (Private Provider), which are calculated from the base fee before reduction.		\$200.00
Codes	Description	Basis
T0, T1, T2, T3, T4, T5 (Sub-tiers may be labeled as T0-1, T0-2...)	Assessed for base minimum intake, plans review and inspections by Tier and Sub-Tier	As per current Work Class Allocation Matrix

C. Shop Drawings

Code	Description	Fee
BDSHOP	Deferred submittals are permitted under the Florida Building Code. Applicants are encouraged to submit shop drawings with the initial permit application. Submittals made afterward may include more than one category per submittal.	Per submittal — see Matrix

D. Temporary Toilets

UPDATE: Due to the State of Florida's preemption of local licensing, permits are no longer required for portable toilets, effective July 1, 2025.

6. Revision Fee(s) — Revising Scope of Work After Permit Issuance

Codes	Description
BD501 · EL501 · FL501 · ME501 · PL501 · RF500 · ST501 · ZN501	Plan revisions after permit issuance are subject to a fee established in the hourly rate table for the discipline conducting the review, plus the associated intake processing fee — but no less than the minimum permit processing fee.
BD500 · EL500 · FL500 · ME500 · PL500 · RF500 · ST500	Major Revisions — where scope of work alters the Tier/Sub Tier level of the work originally contemplated, reviewer shall adjust base minimum review and inspection fees to accommodate the additional scope.

7. Inspections, Re-inspections, Callbacks and Phased Work

Inspection fees are included in the Base Permit Fee per the Work Class Allocation Matrix, which anticipates a tier and typical number of inspections for the work. If inspections exceed the standard allocation, the permit holder is assessed as the additional inspection fees as needed. See “Phased and Partial Inspections” below.

A. Reinspection Fee

Code	Description
BD230	A permit holder is entitled to an initial inspection (included in the base permit fee), provided the inspector can conduct it. All work is inspected and any deficiencies noted. If only partially complete, the inspection covers those portions where Florida Building Code compliance can be determined.

- A re-inspection fee applies beyond the first inspection, at the current trip rate (adjusted for CPI), if the inspector determines the applicant has not significantly progressed since the previous inspection.
- Each subsequent re-inspection for the same work and inspection category is charged per FS §553.80(2)(c) — four (4) times the reinspection trip rate.

B. Return Inspection (formerly "Callback Inspection")

Code	Description
BD235	If a contractor has an expedited schedule and needs more than one of the same inspection type on the same workday, the re-inspection is classified as a Return Inspection. Must be requested in a timely manner; subject to Building Official discretion/availability. Completed before end of business day, or as posted on the website.

C. Inspections Requiring Overtime (formerly "After-Hours Inspections")

Code	Rate
BD240, BD240A	Minimum first hour: 2.5× Inspection Trip Rate (unlimited inspections per trade in that hour). Each additional hour or partial hour thereafter: 1.0× Inspection Trip Rate.

All outstanding fees for after hours requests must be paid in full prior to scheduling the next inspection.

D. Phased and Partial Inspections

Code	Description
BD231	The Base Permit Fee allowance assumes standard, consolidated inspections. When a permit holder requests partial, phased, or floor-by-floor inspections (e.g., a plumbing rough-in for half a floor), each requested site visit by each trade inspector is a separate inspection trip, deducted from the permit's Tier allowance. Once exhausted, every additional partial/phased trip triggers the standard Additional Inspection Fee, at the Technical Field Staff (Inspectors) rate set forth in Section 3, prior to scheduling.

E. Periodic Inspections (e.g. Pressure vessels, boilers, etc.)

Code	Description
BO08, BO11	Each piece of equipment shall be inspected annually as required by law at the current inspection trip rate.

8. Floodplain Development Reviews⁴

Code	Description
FL100	Flood Insurance Rate Map Determination Letter or other floodplain research.
FL04	Floodplain review of any kind involving LOMR, CLOMR, LOMA, and LOMC applications. Minimum 1 hour at the published hourly rate. Rework fees may apply.

⁴ Floodplain reviews are billed at the Technical Office Staff rate set forth in Section 3. See Executive Report, Table 2-2, note

9. Annual Facility Permits

Reserved. Under the Florida Building Code and Chapter 10 of the Code of Miami-Dade County, a firm or organization performing its own maintenance work with certified maintenance personnel in Factory-Industrial (Group F) facilities may pay an annual Facility Permit (Premise Permit) Fee to the City of Doral in lieu of other maintenance-work fees. The permit is renewed annually at a fee calculated under this section.

Each applicant must include the total number of maintenance personnel (including helpers and trainees) assigned to each trade; the fee is computed by multiplying that count, per trade, by the fee below. *Annual Facility Permits were removed from permitting portal July 2026. Reserved for future use cases, if needed.*

Codes	Description	Fee
EL99 · ME99 · PL99	Facility Permit Fee — multiply number of employees by fee	\$50.00 / employee
—	Minimum Facility Permit Fee	\$1,000.00

10. General Information on Additional Fees & Surcharges

The City of Doral Building Department must collect the following surcharges on behalf of the entities listed.

A. State of Florida Board of Code Administrators & Inspectors Surcharge

BD400C — DISCONTINUED APRIL 2025. Formerly the combined DCA/DBPR surcharge (FS §§553.721, 468.631).

In April 2025, fee codes and charge accounts were restructured to accurately reflect DBPR/Building Code Administrators & Inspectors (BCAI) Board and Florida Building Commission (FBC) requirements. The total remains 2.5% of the base permit fee (minimum \$4.00), now split between two accounts:

Code	Description	Rate
BD400B	Surcharge to Building Code Administrators & Inspectors (BCAI) Board	1% of base fee (min. \$2.00)
BD400F	Surcharge to Florida Building Commission (FBC)	1.5% of base fee (min. \$2.00)

B. Concurrency Fee

Code	Description	Fee
BD700	Added to original fees where a concurrency impact review was performed or may be required on any new construction project. See also Schedule B — Planning & Zoning fees.	6% of total permit fee

Road, School, and Fire Impact Fees are assessed on certain building permits and may include re-application on expired permits — contact the Miami-Dade County Impact Fee Section for details. Refer to Section "M."

C. Miami-Dade County Code Compliance Surcharge

Code	Description	Fee
BD300	Miami-Dade County Code Compliance Fee, effective 6/26/2026, as published in the Miami-Dade County Code of Ordinances and as updated.	5% of base permit fee (at time of publication)

D. City of Doral Parks & Recreation Impact Fee

Code	Description	Fee
BD600PK	Parks and Recreation Impact Fee for new residential construction. Applied at permit issuance date.	\$4,230.77

Ordinance #2018-19 (approved 2/13/2019) — phased implementation: Year 1 at 45%, Year 2 at 55%, Year 3 at 75%, Year 4 at 100%.

E. City of Doral Police Impact Fee

Code	Description	Fee
BD600PL	Per Ordinance 2014-07 (eff. 3/12/2014) — assessed to each residential unit of new single-family, duplex, and multifamily construction.	\$464.62 / unit
BD601PL	Applied to new non-residential development, including commercial, industrial, and storage.	\$0.174 / sq. ft.
BD800	Scanning Fee on documents presented for permitting (revisions, shop drawings, archive documents, including fire sprinklers and well permits) exceeding 11×17 (ledger/tabloid) size.	\$3.00 / page or at cost, whichever is greater

F. City of Doral Roadway Impact Fees

Code	Description
PW900	Roadway Impact Fee assessed by the Public Works Department. Refer to the most recently published Public Works fee schedule.

G. Bank Charges & Credit Cards

Reserved. At such time that the city moves forward with credit card processing pass-through fees, fees will be assessed at the adopted rates as published by the Finance Department, the card processor or other authority having jurisdiction over processing fees.

11. Development Services Technology Fund Fee

Code	Description	Fee
BD595	To support electronic, concurrent-workflow plan processing, the Building Department requires applicants to submit plans electronically (PDF) via the permitting system.	See table below

Department	Transaction	Fee
Building Department	BD595 Permits	\$75.00
	BD596 Inspections	\$3.00
	BD597 Other Services (Records Request, Permit exemptions, etc.)	\$15.00
Code Compliance	CC595 Extension Requests	\$15.00
	CC596 Lien Search	\$15.00
	CC597 Default Registration	\$15.00
	CC598 Special Magistrate Case	\$50.00
Planning & Zoning and Business Licensing	PZ595 Permits	\$75.00
	PZ594 Plans	\$75.00
	PZ596 Inspections	\$3.00
	BTR595 Business Tax Receipts (BTRs)	\$15.00
Public Works	PW595 Permits	\$75.00
	PW596 Inspections	\$3.00

If the applicant submits paper plans, the Director (or designee) may invoice for reimbursement, at cost, of converting construction documents to electronic format. See also Records Requests and BD800.

12. Refunds, Changes and Cancellations

A. Refunds

BD505 — Fees charged under this schedule, for permits required by the applicable Building Code and Chapter 8 of the Code of Miami-Dade County, may be refunded by the Building Official, except in the following cases:

- Permit fees of \$250.00 or less;
- Permits revoked by the Building Official, cancelled by court order, or issued conditionally;
- Issued permits that have been allowed to expire;
- Permits under which work commenced, as evidenced by any recorded inspection; or
- The original permit holder, where there has been a change of contractor.

B. Cancellations

Permit Cancellation — A full refund, less the upfront processing fee, is granted to a permit holder who requests one, provided:

- The Building Department receives a written request before the permit's expiration date;
- The request includes the applicant's validated copy of the plans and permit; and
- No work has commenced, as evidenced by any recorded inspection or field verification.

The City is not responsible for sub-permits pulled in error for optional features on Master Models Not for Permit — applicants are responsible for managing all features and sub-permits.

Item	Fee
BD525 Permit Cancellation Inspection — each review and/or verification inspection	Published Inspection Trip Rate

Cancellations are permitted only where no prior violation exists and no inspections have been completed (approved, partially approved) or performed and denied. Fee is assessed at time of request; see Refunds above for the applicant's refund rights.

C. Change of Contractor

Code	Description	Fee
BD540	Where there is a change of contractor or qualifier on a permit, the new contractor/qualifier pays a fee of:	Min. 1 hour clerical intake rate

D. Permit Extension (Valid Current Permits)

Code	Description	Fee
BD510	Paid by a permit holder submitting a written request for a Permit Extension under the applicable section of the Florida Building Code.	Original base processing fee, not less than 1 hour minimum clerical intake rate

E. Permit Renewals (Expired Permits, Current Code Cycle)

Code	Description	Fee
BD520	Where a permit has become null and void, a 50% credit of the permit fee applies to a re-application (renewal) covering the same project/plans, if the complete re-application is made within six (6) months of expiration, no refund was previously made, and no newer code/ordinance has been adopted. Otherwise, the renewal is assessed 100% of the original Building Permit Fee, plus any applicable revision fees. This is a courtesy — the applicant is not required to re-apply, but the permit has been allowed to expire.	50% credit, or 100% otherwise

Renewals of Miami-Dade County permits expired pre-2004 are assessed at 100% of the current City of Doral fee for the equivalent scope of work. Other agencies (DERM, Building Code Compliance Office, DCA, DBPR, Florida DOH, etc.) assess their own fees on building permits, including re-application on expired permits — contact the applicable agency directly.

F. Process (Application) Extension

Code	Description	Fee
BD515	Paid by the applicant for each extension of time requested on a permit application, at the discretion of the Building Official or designee, where no Building Code cycle change has occurred.	50% of Minimum 1 hour Intake Processing Rate (Clerical Staff, Section 3)

13. Private Provider

The use of Private Providers is authorized by Florida Statute 553.791; Alternative Plans Review and Inspection. See the City of Doral Notice to Building Official package in the Forms section of the department's website.

An Owner may elect to use a Private Provider at any time; the Private Provider is recognized only after the City reviews and accepts the Notice to Building Official. Private Provider services may cover inspections only, or plans review and inspections — the City does not allow plans-review-only arrangements. The Private Provider's role may be modified at any time by submitting a revised Notice to Building Official, subject to the Policies and Procedures Manual.

Private Provider Plans Review

Private Providers may review only: Building/Accessibility, Roofing, Structural, Electrical, Mechanical, and Plumbing. All other disciplines (Zoning, Floodplain, Public Works, etc.) are reviewed by the City or outside agencies (Fire, DERM, DOH, etc.).

Fee Adjustments for Building Permits

Base permit fees are reduced according to the scope of services the Owner has contracted the Private Provider to perform, as indicated to the City:

Permit Type	Contracted Scope	Reduction
Commercial (Retail, Industrial, Multi-family, etc.)	Plans review and inspections	50%
	Inspections only (or City began reviewing before the Private Provider election was finalized)	25%
Residential (Single-family, duplex, townhouse, etc.)	Plans review and inspections	30%
	Inspections only (or City began reviewing before the Private Provider election was finalized)	15%

The reduction applies to the base permit fee only. It does not extend to local, administrative, impact, or other fees outside the base permit fee, or to reviews/inspections actually conducted by the City (e.g., Floodplain, Zoning, Public Works).

For more information, see [cityofdoral.com — Private Provider Program](https://www.cityofdoral.com/private-provider-program).

14. Certificates of Occupancy or Certificates of Completion

TCO — Temporary Certificate of Occupancy fees are assessed **per inspection, per open trade**, and are valid for 30 days at the discretion of the Building Official, provided no violation persists and all life-safety and accessibility elements have been satisfied.

15. Special Projects, Information Requests or Work Not Outlined Elsewhere

Code	Description
BD560	A fee equal to actual staff time and related costs is assessed for information requests requiring staff research to answer.
BD561	A fee equal to actual staff time and related costs is assessed for additional services, reviews, analysis, etc. conducted by administration (including supervisors), plans examiners or chiefs, or inspectors including but not limited to Noise Ordinance Waivers, Permit History Analysis, Inspection Record Review, Custom Report Generation, etc. according to the hourly rate table contained herein.
BD562	Notary Services. Where a notary seal is required and requested by an applicant and provided by staff, a \$15 fee will be assessed to the record (permit, plan, project) not exceeding five (5) documents.
BD563	Permit Exemption Requests will be processed at the minimum clerical intake rate and includes intake and Building Official review and approval.
BD684	Reserved. Building Department Meetings.

16. Records Requests

Fee codes for record-request activities are listed below; refer to the Work Class Allocation Matrix for additional detail. Base minimum rate applies.

Code	Description
H0	Specialty research not otherwise contemplated. (Hourly rate, min. 1 hour)
H1	Reproduced records (paper or electronic), up to 8½" × 14", per page. Market rate.
H2	Double-sided copies (paper or electronic), up to 8½" × 14", per page. Market rate.
H3	Plan reproduction (paper or electronic), excluding 8½" × 14", per sheet. Market rate.
H4	All other duplicated copies. Market rate.
H5	Certified copies, per page. (Hourly rate, min. 1 hour)
H6	Notary Public service (See BD562.)
H7	Research and ordering plans, per address or permit number. (Hourly rate, min. 1 hour)
H8	Research on open permits, per address or folio. (Hourly rate, min. 1 hour)
H9	Lost plans (residential). (Hourly rate, min. 1 hour)
H9B	Lost plans (commercial). (Hourly rate, min. 1 hour)
H10	Cost of CD media, thumb drive, etc. for electronic information (in addition to reproduction cost). Market rate.

17. Building & Structural Glazing Recertification Submittals

A. Building Recertifications and Renewals

For every application for a Building Recertification under Chapter 8 of the Miami-Dade County Code, a fee is paid to the Building Department to process each application; the same applies to subsequent recertifications at code-required intervals.

Code	Description
BD30	Recertification Fee, each structure.
BD30R	Recertification Fee for each subsequent renewal, each structure. (Currently, every 10 years).
BD30X	Extension requests for Building Recertification (or subsequent 10-year interval recertification) under Chapter 8 of the Miami-Dade County Code.
	Recording Fees, as established by the Clerk of the Court (Recorder).

B. Structural Glazing Recertification

For the initial application and each subsequent application under Chapter 8 of the Miami-Dade County Code, a fee is paid to the Building Department for processing.

Code	Description
BD30, BD30R	Recertification Fee for each structure with Structural Glazing (e.g. Curtain Wall Exterior Envelope) and Recertification Fee for each subsequent renewal, each structure. (Currently, every 10 years).
FY10J	Recording Fees, as established by the Clerk of the Court (Recorder).

18. Unsafe Structures Enforcement

When enforcement action is brought against a property or structure, the following fees apply and are collected to recover costs incurred while processing the case.

Code	Description	Fee / Basis
US100	Case Processing Fee, each	\$500.00
US05	Pictures, each	Records Request rate
US230	Inspection Fee	Inspection trip rate
US230B	Re-inspection Fee	Inspection trip rate
US10	Posting of Notices, each	Inspection trip rate
US125	Unsafe Structures Board Processing Fee	—
US20	Title Search	Actual cost
US30	Court Reporting / Transcription	Actual cost
US40	Legal Advertising	Actual cost
US50	Permit Fees	Actual cost
US60	Lien / Recordation / Cancellation of Notices, each	Actual cost
US150	Bid Processing Fee	—
US70	Demolition / Secure Services	Actual cost
US80	Asbestos Sampling and Abatement	Actual cost
US90	Corporate Information	\$25.00

19. Miami-Dade County Fire Rescue

Processing and permit fees are established by the Miami-Dade Fire Prevention Division:

Miami-Dade Fire Rescue 11805 SW 26th Street, Suite 150 Miami, FL 33175 Telephone: 786-315-2768 · Fax: 786-315-2922

miamidade.gov/building/plan-review.asp

20. Building Department Information

8401 NW 53rd Terrace, 2nd Floor · Doral, Florida 33166

Main (305) 593-6700 · Fax (305) 593-6614

cityofdoral.com/building

See Hours of Operation, Forms, Guides, Checklists, Inspector Info, and more on the department's home page.

Appendices

The following exhibits are the controlling references for tiers, default reviews, and fee allocations cited throughout this schedule. They are adopted and maintained as companion documents, updated independently as workflows and construction trends change, and are attached separately from this schedule.

Exhibit B FY25 Permit Fee Utilization Report

Exhibit C Executive Report

Exhibit D Resolution

Exhibit E Default Reviews by Trade and by Work Class

Default Reviews by Trade and by Work Class — identifies the disciplines and review rounds anticipated for each work class, used to determine base permit fee inclusions under Section 5. (Attached separately.)

Exhibit F Work Class Allocation Matrix

Assigns each work class to a fee tier and standard inspection allocation; includes the Hourly Rate Schedule and Revenue Estimate referenced in Section 3 of the Executive Report. (Attached separately.)

Exhibit G Comparison Analysis

Exhibit H Simplified Fee Matrix

Global table for fees based on Tier (Sub-tier).