



A SIMPLER, FAIRER, AND LEGALLY REQUIRED BUILDING FEE SCHEDULE

Moving from construction value to actual cost of service.

NEW MODEL EFFECTIVE OCTOBER 1, 2026

1. WHY ARE WE CHANGING?



FLORIDA LAW CHANGED

HB 399 requires permit fees to be based on the actual cost of service, not construction value.



HB 803 CHANGED PRIVATE PROVIDER FEES

Commercial projects using Private Providers receive mandatory 25%–50% reductions where the City no longer performs plan review and/or inspections.



COSTS CONTINUE TO RISE

Building Department labor, benefits, technology and operating costs increase every year.

2. OLD SYSTEM vs. NEW SYSTEM

OLD SYSTEM

BASED ON CONSTRUCTION VALUE

- ✗ Based on construction value
- ✗ Expensive buildings paid more
- ✗ Fee often had little relationship to staff effort

\$8 MILLION WAREHOUSE



Few reviews
Few inspections

LARGE FEE

\$800,000 MEDICAL OFFICE

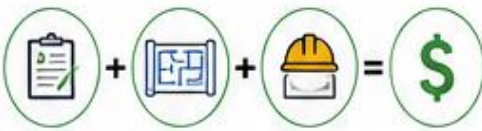


Many reviews
Many inspections

SMALLER FEE

NEW SYSTEM

BASED ON ACTUAL WORK



ADMINISTRATIVE REVIEW + PLAN REVIEW + INSPECTIONS = PERMIT FEE

- ✓ Fees directly reflect the actual City work performed.
- ✓ Every permit is priced the same way—fair and transparent.

3. HOW THE NEW MODEL WORKS

1



APPLICATION SUBMITTED

Applicant submits complete application and pays intake fee.

2



ADMINISTRATIVE INTAKE

Application is reviewed for completeness and assigned to reviewers.

3



TECHNICAL REVIEW

Plans are reviewed by qualified staff for code compliance.

4



FIELD INSPECTIONS

Inspections are scheduled and performed to verify work in progress.

5



PERMIT CLOSED

Once final inspection passes, the permit is closed.

Every permit follows the same cost-recovery methodology.

4. BUILT FOR FAIRNESS



SIMPLE PROJECTS STAY SIMPLE

Most residential and trade permits remain straightforward with predictable flat fees.



COMPLEX PROJECTS PAY FOR COMPLEXITY

Projects requiring additional reviews or inspections pay only for the additional City work performed.



EFFICIENT BUILDERS BENEFIT

Included inspections and review rounds cover the average project. Applicants exceeding those averages simply pay for additional City time.



PRIVATE PROVIDERS SAVE MONEY

Commercial applicants using Private Providers automatically receive statutory fee reductions.

50% REDUCTION

Plans review + inspections

25% REDUCTION

Inspection only

5. WHERE THE MONEY GOES



Inspectors – Field verification of safety and compliance



Plans Examiners – Technical reviews for code compliance



Permit Processing – Intake, records, customer service



Technology – Systems, software, security, digital workflows



Internal Services – Finance, HR, IT support, legal & other functions

NOT PROFIT. COST RECOVERY.

6. WHAT ISN'T CHANGING



SAFETY

Our commitment to public safety remains unchanged.



BUILDING CODE ENFORCEMENT

Same codes, same standards, same inspections.



NEXT-DAY INSPECTIONS

We continue to prioritize fast inspections.



FAST PLAN REVIEWS

Meeting statutory deadlines remains a priority.



CUSTOMER SERVICE

We remain focused on helping our community.



ANNUAL CPI ADJUSTMENTS

Instead of infrequent major fee studies, fees will adjust annually using the Miami-Fort Lauderdale CPI-U to help maintain alignment with actual operating costs, subject to Council review during the budget process.

