



RESOLUTION NO. 2019-152R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, REVISING THE SCHEDULE OF FEES PURSUANT TO ARTICLE XIII, MINIMUM BUILDING CONSTRUCTION STANDARDS, SECTION 13.3. - PERMIT AND PERMIT FEE REQUIRED OF THE LAND DEVELOPMENT CODE, REPEALING ALL RESOLUTIONS IN CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Permit and Permit Fees may be set from time to time by resolution of the City Council and were previously amended by Resolution No. 2019-071R on May 23, 2019.

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of St. Cloud that the above-stated resolution be amended as set forth herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION I

The City Council of the City of St. Cloud does further approve Article XIII, Section 13.3. - Schedule of Permit Fees/Building more particularly described and set forth in Exhibit "A" attached hereto.

SECTION II

This resolution shall take effect immediately upon adoption by the City of St. Cloud, Florida.

SECTION III

All determinations regarding definition and processing procedure shall be determined by the City of St. Cloud Land Development Code as required. Any determinations regarding definition and processing procedure not stipulated by the Land Development Code shall be by way of written policy from the City Manager's designee and may be amended from time to time as needed.

SECTION IV

The schedule of fees and charges shall be posted in the offices of the Building Official and the City Manager and copies of the schedule contained herein shall be made available to the public on demand. The City Manager or his designee shall be directed to collect such fees contemporaneously with applications for procedures.

SECTION V

All fees not herein specified shall remain as adopted unless otherwise amended by resolution.

SECTION VI

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION VII

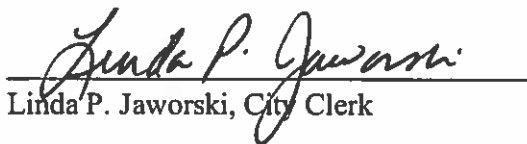
Conflict. Any resolution or part thereof in conflict this resolution is hereby repealed to the extent of such conflict.

PASSED AND ADOPTED this 25<sup>th</sup> day of July, 2019.



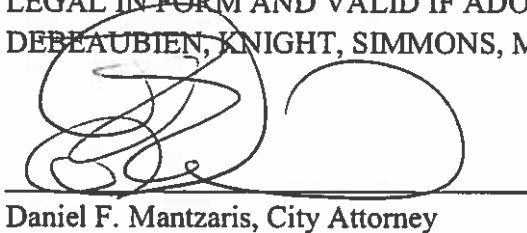
\_\_\_\_\_  
Linette Matheny, Deputy Mayor

ATTEST:



\_\_\_\_\_  
Linda P. Jaworski, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:  
DEBEAUBIEN, KNIGHT, SIMMONS, MANTZARIS & NEAL



\_\_\_\_\_  
Daniel F. Mantzaris, City Attorney

**City of St. Cloud Building Department Fee Schedule**

Valuation for the purpose of determining permit fees shall be determined by the valuation standards as established and set forth in the latest ICC Construction Square Footage Cost. Square Footage will include everything under roof.

**COMMERCIAL FEES**

**Permits By Valuation**

For new commercial structures and/or additions the fees are calculated based on valuation, as follows. In addition to the fee below the applicable mechanical, plumbing, electrical and gas sub permit fees will apply. Each subcontractor intended for use shall list their state license number on the application. The permit will be issued to the contractor/builder of record.

**Types Include:** \*New Structures, \*Repairs & Alterations, \*Storage Tanks, \*Manufactured Building, Fences, Walls, Canopies, Accessory Structures, Decks, Ramps, Concrete Pads, Awnings, Screen Enclosures, Sports Structures, Flag Poles, Radio & Cell Towers, Paving/ Parking Lots, Signs, Pools, \*\*Solar Panels, \*\*Hurricane Shutters, \*\*Siding or Soffit, \*\*Stand alone Mechanical/ Electrical/ Gas/ or Plumbing, \*\*Low Voltage Electrical, \*\*\*Windows & Doors (size for size) and \*\*\*Re-Roof.

\* Requires Fire Plan Review calculated at 15% of the Base Permit Fee (Not Included)

\*\* Does not require a Planning & Zoning (P&Z) plan review fee

\*\*\* Does not require any plan review fee

Permit Type	Permit Fee	Plan Review		Administrative			Total
		Bldg	P&Z	Tech	DCA	DBPR	
		50%	7.5%	3%	1%	1.5%	
\$0.01-\$1,000.00	\$46.35	\$23.18	\$3.48	\$2.09	\$2.00	\$2.00	\$79.09
\$1,000.01-\$15,000.00	\$46.25 for the first \$1,000.00 plus \$3.35 for each add'l thousand or fraction thereof						
\$15,000.01-\$25,000.00	\$93.31 for the first \$15,000.00 plus \$5.41 for each add'l thousand or fraction thereof						
\$25,000.01-\$40,000.00	\$147.29 for the first \$25,000.00 plus \$5.41 for each add'l thousand or fraction thereof						
\$40,000.01-\$100,000.00	\$228.40 for the first \$40,000.00 plus \$4.63 for each add'l thousand or fraction thereof						
\$100,000.01-\$500,000.00	\$506.50 for the first \$100,000.00 plus \$3.35 for each add'l thousand or fraction thereof						
\$500,000.01 and over	\$1,845.50 plus \$3.09 for each add'l thousand or fraction thereof						
<b>Sub-Permits:</b> Electrical, Plumbing, Mechanical and Gas	\$46.35	\$23.18	N/A	\$2.09	\$2.00	\$2.00	\$75.61
<b>Modular Structure -</b> Installation of principal structure and foundation, does not include sub-permits.	\$270.38	\$135.19	\$20.28	\$12.17	\$4.06	\$6.08	\$448.15

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Exhibit "A"

Permit Type	Permit Fee	Plan Review		Administrative			Total
		Bldg.	P&Z	Tech	DCA	DBPR	
		50%	7.5%	3%	1%	1.5%	
<b>Moving a Structure IN</b> - This includes all inspection at the old site, if the site is within city limits, and any inspections at the new site to include the foundation.	\$231.75	\$115.88	\$17.38	\$10.43	\$3.48	\$5.21	\$384.13
<b>Moving a Structure OUT</b>	\$154.50	\$77.25	\$11.59	\$6.95	\$2.32	\$3.48	\$256.08
<b>Demolition</b> - When applicable there shall be a sewer inspection fee of \$25.00.	\$154.50	\$77.25	\$11.59	\$6.95	\$2.32	\$3.48	\$256.08
<b>Fire Permit Fees</b>							
Includes Plan Review and First Inspection Fee - Administrative fees are not included and will be assessed (Permit Administration Fee, Technology, DCA and DBPR)							
Commercial/ Residential Sprinkler, Standpipe, Fire Pump, Fire Alarm System, Hood Suppression/Paint Booth/ Clean Agent, Fireworks/ Pyrotechnics, Radio Enhancement System. \$82.00 Minimum or \$.013 of the Valuation							
Fire Sprinkler Minor (up to 10 heads), Fire Alarm Minor (up to 10 devices), Tar Kettle, Hot Work, Tent. \$41.00 Minimum or \$.013 of the Valuation (Tent permits also require a Zoning Plan Review fee.)							
Underground Fire Line - \$200.00 for the first 200 Linear Ft. plus \$41.00 for each additional 200 linear ft.							
<b>Residential Fees</b>							
Permit Type	Permit Fee	Plan Review		Administrative			Total
		Bldg.	P&Z	Tech	DCA	DBPR	
		25%	5%	3%	1%	1.5%	
<b>Sub-Permits:</b> Electrical, Plumbing, Mechanical and Gas	\$46.35	\$11.59	N/A	\$1.74	\$2.00	\$2.00	\$63.68
<b>Manufactured (Mobile) Home</b> - Installation of principal structure and foundation including plumbing and sanitary. Electrical and Mechanical require separate permits.	\$231.75	\$57.94	\$11.59	\$8.69	\$2.90	\$4.35	\$317.21

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Permit Type	Permit Fee	Plan Review		Administrative			Total
		Bldg.	P&Z	Tech	DCA	DBPR	
		25%	5%	3%	1%	1.5%	
<b>Modular Structure -</b> Installation of principal structure and foundation, does not include sub-permits.	\$270.38	\$67.60	\$13.52	\$10.14	\$3.38	\$5.07	\$370.08
<b>Moving a Structure IN -</b> This includes all inspection at the old site, if the site is within city limits, and inspections at the new site to include the foundation.	\$231.75	\$57.94	\$11.59	\$8.69	\$2.90	\$4.35	\$317.21
<b>Moving a Structure OUT</b>	\$154.50	\$38.63	\$7.73	\$5.79	\$2.00	\$2.90	\$211.54
<b>Demolition -</b> When applicable there shall be a sewer inspection fee of \$25.00.	\$154.50	\$38.63	\$7.73	\$5.79	\$2.00	\$2.90	\$211.54

**Single Family:**

New single family homes shall consist of one building permit issued to the contractor/builder of record which shall include the electrical, plumbing, mechanical, roofing, drywall permits if applicable. Each subcontractor intended for use shall list their state license number on the application.

(Impact Fees are not included and will be assessed separately)

Permit Type	Permit Fee	Plan Review		Administrative			Total
		Bldg.	P&Z	Tech	DCA	DBPR	
		25%	5%	3%	1%	1.5%	
<b>0001 -1,599 sq ft</b>	\$1,414.48	\$353.62	\$70.72	\$53.04	\$17.68	\$26.52	\$1,936.07
<b>1,600 -1,999 sq ft</b>	\$1,414.48 for the first 1,599 sq. ft. plus \$8.42 for each additional 100 sq. ft. or fraction thereof						
<b>1,600-1,699</b>	\$1,422.90	\$355.73	\$71.15	\$53.36	\$17.79	\$26.68	\$1,947.59
<b>1,700-1,799</b>	\$1,431.32	\$357.83	\$71.57	\$53.67	\$17.89	\$26.84	\$1,959.12
<b>1,800-1,899</b>	\$1,439.74	\$359.94	\$71.99	\$53.99	\$18.00	\$27.00	\$1,970.64
<b>1,900-1,999</b>	\$1,448.16	\$362.04	\$72.41	\$54.31	\$18.10	\$27.15	\$1,982.17
<b>2,000 - 2,999 sq ft</b>	\$1,448.16 for the first 1,999 sq. ft. plus \$10.10 for each additional 100 sq. ft. or fraction thereof						
<b>2,000-2,099</b>	\$1,458.26	\$364.57	\$72.91	\$54.68	\$18.23	\$27.34	\$1,995.99
<b>2,100-2,199</b>	\$1,468.36	\$367.09	\$73.42	\$55.06	\$18.35	\$27.53	\$2,009.82
<b>2,200-2,299</b>	\$1,478.46	\$369.62	\$73.92	\$55.44	\$18.48	\$27.72	\$2,023.64
<b>2,300-2,399</b>	\$1,488.56	\$372.14	\$74.43	\$55.82	\$18.61	\$27.91	\$2,037.47
<b>2,400-2,499</b>	\$1,498.66	\$374.67	\$74.93	\$56.20	\$18.73	\$28.10	\$2,051.29
<b>2,500-2,599</b>	\$1,508.76	\$377.19	\$75.44	\$56.58	\$18.86	\$28.29	\$2,065.12
<b>2,600-2,699</b>	\$1,518.86	\$379.72	\$75.94	\$56.96	\$18.99	\$28.48	\$2,078.94
<b>2,700-2,799</b>	\$1,528.96	\$382.24	\$76.45	\$57.34	\$19.11	\$28.67	\$2,092.76
<b>2,800-2,899</b>	\$1,539.06	\$384.77	\$76.95	\$57.71	\$19.24	\$28.86	\$2,106.59
<b>2,900-2,999</b>	\$1,549.16	\$387.29	\$77.46	\$58.09	\$19.36	\$29.05	\$2,120.41

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Permit Type	Permit Fee	Plan Review		Administrative			Total
		Bldg.	P&Z	Tech	DCA	DBPR	
		25%	5%	3%	1%	1.5%	
<b>3,000 - 3,999 sq ft</b>	<b>\$1,549.19 for the first 2,999 sq. ft. plus \$5.05 for each additional 100 sq. ft. or fraction thereof</b>						
3,000-3,099	\$1,554.24	\$388.56	\$77.71	\$58.28	\$19.43	\$29.14	\$2,127.37
3,100-3,199	\$1,559.29	\$389.82	\$77.96	\$58.47	\$19.49	\$29.24	\$2,134.28
3,200-3,299	\$1,564.34	\$391.09	\$78.22	\$58.66	\$19.55	\$29.33	\$2,141.19
3,300-3,299	\$1,569.39	\$392.35	\$78.47	\$58.85	\$19.62	\$29.43	\$2,148.10
3,400-3,499	\$1,574.44	\$393.61	\$78.72	\$59.04	\$19.68	\$29.52	\$2,155.01
3,500-3,599	\$1,579.49	\$394.87	\$78.97	\$59.23	\$19.74	\$29.62	\$2,161.93
3,600-3,699	\$1,584.54	\$396.14	\$79.23	\$59.42	\$19.81	\$29.71	\$2,168.84
3,700-3,799	\$1,589.59	\$397.40	\$79.48	\$59.61	\$19.87	\$29.80	\$2,175.75
3,800-3,899	\$1,594.64	\$398.66	\$79.73	\$59.80	\$19.93	\$29.90	\$2,182.66
3,900-3,999	\$1,599.69	\$399.92	\$79.98	\$59.99	\$20.00	\$29.99	\$2,189.58
<b>4,000 - 4,999 sq ft</b>	<b>\$1,603.07 for the first 3,999 sq. ft. plus \$3.37 for each additional 100 sq. ft. or fraction thereof</b>						
4,000-4,099	\$1,606.44	\$401.61	\$80.32	\$60.24	\$20.08	\$30.12	\$2,198.81
4,100-4,199	\$1,609.81	\$402.45	\$80.49	\$60.37	\$20.12	\$30.18	\$2,203.43
4,200-4,299	\$1,613.18	\$403.30	\$80.66	\$60.49	\$20.16	\$30.25	\$2,208.04
4,300-4,399	\$1,616.55	\$404.14	\$80.83	\$60.62	\$20.21	\$30.31	\$2,212.65
4,400-4,499	\$1,619.92	\$404.98	\$81.00	\$60.75	\$20.25	\$30.37	\$2,217.27
4,500-4,599	\$1,623.29	\$405.82	\$81.16	\$60.87	\$20.29	\$30.44	\$2,221.88
4,600-4,699	\$1,626.66	\$406.67	\$81.33	\$61.00	\$20.33	\$30.50	\$2,226.49
4,700-4,799	\$1,630.03	\$407.51	\$81.50	\$61.13	\$20.38	\$30.56	\$2,231.10
4,800-4,899	\$1,633.40	\$408.35	\$81.67	\$61.25	\$20.42	\$30.63	\$2,235.72
4,900-4,999	\$1,636.77	\$409.19	\$81.84	\$61.38	\$20.46	\$30.69	\$2,240.33
<b>5,000 sq ft and over</b>	<b>\$1,636.77 for the first 4,999 sq. ft. plus \$3.37 for each additional 100 sq. ft. or fraction thereof</b>						

**Permits by Valuation:**

Repairs & Alterations, Fences, Walls, Accessory Structures, Decks, Ramps, Concrete Pads, Awnings, Canopies, Screen Enclosures, Flag Poles, Signs, Swimming Pools/ Spa, \*Solar Panels, \*Hurricane Shutters, \*Stand alone Mechanical/ Electrical/ Gas/ or Plumbing, \*Low Voltage Electrical, \*Siding or Soffit, \*\*Windows & Doors (size for size) and \*\*Re-Roof.

\* Does not require a Planning & Zoning (P&Z) plan review fee

\*\* Does not require any plan review fees

Permit Type	Permit Fee	Plan Review		Administrative			Total
		Bldg.	P&Z	Tech	DCA	DBPR	
		25%	5%	3%	1%	1.5%	
<b>\$0.01-\$1,000.00</b>	\$46.35	\$11.59	\$2.32	\$1.74	\$2.00	\$2.00	\$65.99
<b>\$1,000.01 - \$15,000.00</b>	<b>\$46.25 for the first \$1,000.00 plus \$3.35 for each add'l thousand or fraction thereof</b>						
<b>\$15,000.01 - \$25,000.00</b>	<b>\$93.31 for the first \$15,000.00 plus \$5.41 for each add'l thousand or fraction thereof</b>						
<b>\$25,000.01 - \$40,000.00</b>	<b>\$147.29 for the first \$25,000.00 plus \$5.41 for each add'l thousand or fraction thereof</b>						
<b>\$40,000.01 - \$100,000.00</b>	<b>\$228.40 for the first \$40,000.00 plus \$4.63 for each add'l thousand or fraction thereof</b>						
<b>\$100,000.01 - \$500,000.00</b>	<b>\$506.50 for the first \$100,000.00 plus \$3.35 for each add'l thousand or fraction thereof</b>						
<b>\$500,000.01 and over</b>	<b>\$1,845.50 plus \$3.09 for each add'l thousand or fraction thereof</b>						

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Exhibit "A"**

MISCELLANEOUS	FEE
<b>Permit Research Request</b>	<b>\$25.75</b>
This fee is due at time of request and is not refundable.	
<b>Re-Inspection Fees</b>	
A charge will be assessed beginning with the second failed Building or Fire inspection, for work rejected due to failure to meet applicable code requirements and/or for work not being ready on the date or the time the inspection was requested.	<b>\$51.50</b>
Any inspection after the third failed inspection for any project or activity for the same violation specifically or continuously noted in each rejection shall be charged a fee of:	<b>\$206.00</b>
All re-inspection fees shall be paid in full prior to scheduling the final inspection, prior to permanent power release, and prior to the issuance of the Certificate of Occupancy.	
<b>Weekend/Holiday &amp; After Hour Inspections</b>	<b>\$154.50</b>
This fee is assessed per permit per day. Holidays are established by the City calendar and after hours are between 5:00 pm & 7:00 am	
<b>Failure to obtain a permit prior to commencement of work</b>	<b>Double the Permit Fee</b>
<b>Permit / Application Extensions</b>	<b>\$51.50 or 1/2 the cost of original permit fee whichever is greater</b>
Requests must be received in writing on the the applicable form and MUST be made prior to the expiration of the permit or permit application showing justifiable cause, which is 180 days from the date of the last approved inspection or 180 days from the application submittal date, and shall be limited to two (2) 90 day extensions.	
<b>Permit Renewal</b>	<b>100% of the permit fee or \$75.00 whichever is greater</b>
Permit Renewals, are requests that are made in writing indicating justifiable cause, after the permit has already expired. These will be considered only if the request falls within the same code cycle of permit issuance.	
<b>Abandoned Application</b>	
Application/ permits will be considered abandoned or closed if not picked up or not approved within 180 days from application date and any fees collected will be non-refundable. Applications that are deemed Abandoned or revoked that have already been reviewed will require payment of all plan review fees.	
<b>Copies</b>	
Duplicate Permit Card	\$20.60
Copy of Plans or Surveys 8 1/2 x 11	\$.15 Per Page
Copy of Plans or Surveys 8 1/2 x 14 or Ledger Size	\$1.00 Per Page
Copy of Large Plans	\$5.00 Per Page
Additional set of Stamped Plans	\$2.06 Per Page
The first two stamped plans are included in the permit fee each additional plan provided for review, approval and stamp will be assessed the charge above.	

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<b>Plan Review</b>	
Residential Master Plan - Valid for 1 year from date of submittal	<b>\$50.00</b>
Preliminary Plan Review / Early Start Permit	<b>\$205.00 for up to 20 pages each additional \$10.50 per page</b>
<b>Plan Revisions</b>	
Plan Revision 8 1/2 x 11	\$5.00 Per Page
Plan Revision 8 1/2 x 14 or Ledger Size	\$10.00 Per Page
Plan Revision of Large Plans	\$20.00 Per Page
The initial review fee includes one set of revisions to address initial plan review comments. All subsequent revisions and all those submitted after permit issuance will be charged the rate above.	
<b>Contractor (Sub) Change Out</b>	
	<b>\$51.50</b>
Requests must be received in writing by the Building Department on the applicable form. The fee is assessed per permit and per Contractor/Subcontractor.	
<b>Private Provider Reduced Fees (DCA, DBPR and Technology Fees also apply and are additional)</b>	
Residential Private Provider Plan Review and Inspection Services	\$255.00 Base Permit Fee
Residential Private Provider Inspection ONLY Services	\$255.00 Base Permit Fee plus 25% of the otherwise applicable permit base fee
Commercial Private provider Plan Review and Inspection Services	20% of the otherwise applicable permit base fee
Commercial Private Provider Inspection ONLY Services	45% of the otherwise applicable permit base fee
<b>Breakdown of Administrative Fees</b>	
Technology Fee	3% of the Permit & Building Dept. Plan Review fee
DCA - Department of Community Affairs	1% of the Permit & Building Dept. Plan Review fee with a \$2.00 minimum
DBPR - Department of Business & Professional Regulation	1.5% of the Permit & Building Dept. Plan Review fee with a \$2.00 minimum
Fire Permit Administration Fee	50% of the Fire Permit Fee
<b>Plan Review Fee</b>	
<b>Building Department</b>	
Commercial	50% of the permit fee
Residential	25% of the permit fee
<b>Planning &amp; Zoning Department</b>	
Commercial	7.5% of the permit fee
Residential	5% of the permit fee
<b>Fire Department</b>	
Commercial	15% of the permit fee



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**Exhibit "A"**

**Refund Policy**

A written request is required in order to obtain a refund within 30 days of permit issuance. Refunds will be granted for 75% of the original permit fee and will not be granted for permit fees under \$100.00. Plan review fees are non refundable. No refund will be made on any permit on which construction was begun.