

ORDINANCE NO. C-26-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING CHAPTER 9-48. - GENERAL PERMIT FEES, OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, TO REVISE PRIVATE PROVIDER PERMIT FEES AND FEE REDUCTIONS IN COMPLIANCE WITH FLORIDA STATE LEGISLATION; REPEAL OF CONFLICTING ORDINANCE PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, during the 2026 Legislative Session, the Florida Legislature adopted House Bill 803 ("HB 803"), Building Permits and Inspections, which became effective July 1, 2026; and

WHEREAS, HB 803 amended Florida Statutes governing the use of private providers for building permit plan review and inspection services; and

WHEREAS, under the amended law, local government may only charge for the work it continues to perform on a private provider permit application, and the fee must be based on the direct and indirect costs incurred to receive, review, process, and maintain the application, including applicable personnel, clerical, and supervisory support; and

WHEREAS, for commercial construction projects, HB 803 also requires a minimum twenty-five percent (25%) reduction to the portion of the permit fee attributable to inspection services when performed by a private provider, and a minimum fifty percent (50%) reduction when the private provider performs both services;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Chapter 9-48. - General Permit Fees, of the Code of Ordinances of the City of Fort Lauderdale, Florida, is hereby amended as follows:

Sec. 9-48. - General Permit Fees.

- (a) Beginning October 1, 2024, and on each October 1st thereafter, general permit fees covered in this Section (9-48) shall be adjusted to reflect the cost of doing business, measured by fluctuation in the Consumer Price Index (CPI) (All urban consumers, Miami, Fort Lauderdale, Florida) as published by the U.S. Department of Labor, Bureau of Labor, Statistics or its successor agency based on their percentage change in the

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CPI from the previous June to June of the year in which the adjustment is affected. The rate schedule shall be adjusted annually unless otherwise amended by an action of the City Commission. It shall not be necessary to amend this article or any part thereof by ordinance or resolution, nor to cause publication or conduct a public hearing prior to the annual adjustment of the rate schedule pursuant to this subscription. The annual adjustment for general permit fees as authorized above shall be kept on the file in the City Clerk's office.

- (b) General permit fees shall be in accordance with the following schedule of rates. Other fees, as referenced throughout this division are also applicable before, during and after permit issuance. If the Building Official questions the cost of construction attested to and believes it does not accurately reflect the cost of construction for the scope of work covered by the permit, he or she may request and utilize a copy of the signed and executed contract for work to be completed under requested permit; apply the values in the most current edition of the RS Means Construction Valuation system; Building Construction Cost Data or other relevant information, at the Building Official's discretion.
- (c) Definitions. Unless otherwise expressly stated in the Florida Building Code, the following words and terms shall have the following meanings.
 - (1) Master permit means a permit that has associated trade permit(s) in order to complete the scope of work. A master permit's total estimated construction cost (including labor and materials) shall include the construction costs of any associated trade permits.
 - (2) Private provider means a person who can provide alternate plan review and inspection services under Section 553.791, Florida Statutes, and is licensed as an engineer under Chapter 471, Florida Statute or as an architect under Chapter 481, Florida Statutes, as amended.
 - (3) Single trade inspection means any inspection focused on a single construction trade, such as plumbing, mechanical, or electrical.
 - ~~(34)~~ Stand-alone permit means a permit where a master permit is not required.
 - ~~(45)~~ Trade permit means a subsidiary electrical, mechanical, plumbing or structural permit that is associated with a master permit.

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(d) Permit and Fee Schedule.

(1) Inspections of vacant, boarded-up structures or buildings.

Residential or commercial buildings (fee may be charged no more than once every thirty (30) days)\$79.00

(2) Presale inspection, after-hours inspection, expedited plan review service, forty-year building safety inspection program, business tax inspections and Go Solar - Rooftop Photovoltaic Solar System, permit by affidavit inspection only, permit by affidavit plan review and inspection, and premium fee (engineering, landscape, and zoning).

	Minimum/Base Fee	Value charge
a. Presale, inspection, after-hours inspection and business tax inspections	\$105.00 per hour	
b. Expedited plan review service	\$105.00 per hour	
c. Building safety inspection program (BSIP)	\$375.00 flat fee	
d. Go SOLAR Rooftop Photovoltaic Solar System	\$552.00 Permit Fee \$52.00 Re-inspection Fee including Credit Card Convenience Fee Flat fee	
<u>Permit by affidavit (Provider Completes) Inspection – Single Trade Only</u>	<u>Minimum Permit Fee \$131.00</u>	<u>25% reduction from the permit by affidavit fee</u>
Permit by affidavit (Provider Completes) Inspection	\$105.00 <u>\$273.00</u>	5% <u>25%</u> reduction from the master permit <u>permit by affidavit fee</u> .
Permit by affidavit (Provider Completes) Plan Review and Inspection	\$105.00 <u>\$446.00</u>	10% <u>50%</u> reduction from the master permit <u>permit by affidavit fee</u> .
Premium Fee (Engineering, Landscaping, Zoning Plan Review and Inspection)	\$93.00	0.12% of construction value.

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- (3) Minimum permit fee. Any permit regardless of construction cost shall be assessed a minimum fee of one hundred and thirty-one dollars (\$131.00), unless otherwise specified in this section.
- (4) Master permit. Any master permit shall be assessed the greater of one hundred and thirty-one dollars (\$131.00), or 1.75 percent (1.75%) of a project's total estimated construction cost (including labor and materials), plus any other applicable fees in accordance with this section.
- (5) Stand-alone permit. Any stand-alone permit shall be assessed the greater of one hundred and thirty-one dollars (\$131.00), or 1.75 percent (1.75%) of the estimated construction cost (including labor and materials), plus any other applicable fees in accordance with this section.
- (6) Any permit for Outdoor Dining, Sidewalk Café; Temporary Construction Barrier and thirty (30) day Temporary for Test shall be assessed the minimum permit fee of one hundred five dollars (\$105.00), plus any other applicable fees in accordance with this section.
- (7) Trade permit. Any trade permit shall be assessed the greater of one hundred and thirty-one dollars (\$131.00) or 1.75 percent (1.75%) of the estimated construction cost (including labor and materials), plus any other applicable fees in accordance with this section, if such construction costs are not already included in a master permit associated with the trade permit.
- (8) A Premium Fee shall be assessed on all permits that include more than one trade. The fee shall be the greater of ninety-three dollars (\$93.00) or .12 percent (0.12%) of a project's total estimated construction cost (including labor and materials).
- (9) At time of application submittal, up to fifty percent (50%) of the fee assessed shall be required. Any remaining fees shall be required at time of permit issuance. All fees assessed for a permit by affidavit utilizing a private provider for inspection services, or for both plan review and inspection services, shall be paid in full at the time of application submittal.
- (10) Under special circumstances as approved by the City Commission or City Manager, the collection of permit fees excluding impact fees and fees associated with other agencies, may be waived until issuance of certificate of occupancy.

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- (11) Reexamination. Any reexamination of initial plans or review of replacement plans shall be assessed a fee of one hundred and five dollars (\$105.00) per hour or twenty-six dollars and twenty-five cents (\$26.25) per 15-minute increment thereof.
- (12) Plan revision. Any review of revised plans shall be assessed a fee of one hundred and five dollars (\$105.00) per hour or twenty-six dollars and twenty-five cents (\$26.25) per 15-minute increment thereof.
- (13) Shop drawings. Any review of shop drawings shall be assessed a fee of one hundred and five dollars (\$105.00) per discipline.
- (14) Expedited plan review service shall be assessed a fee above the normal assessed fees of one hundred and five dollars (\$105.00) per hour or twenty-six dollars and twenty-five cents (\$26.25) per 15-minute increments thereof per discipline.
- (15) Permit renewal. Any permit may be extended by the Building Official if requested prior to the permit expiration date. When an active permit is renewed prior to expiration with no change in plans, the fee shall be fifty percent (50%) of the fee assessed at time of application submittal. Once the permit has expired, the fee shall be one hundred percent (100%) of the fee assessed at time of application submittal. Permit life is automatically extended with each approved inspection for the permit or any related master or sub permits, as per Chapter 1 of the Broward County edition of the Florida Building Code.
- (16) Surcharges. For all permits issued, the following surcharges will be collected.
 - a. State of Florida Department of Business and Professional Regulation (DBPR). A building permit surcharge fee for the Department of Business and Professional Regulation to administer the Florida Building Code shall be assessed pursuant to Section 553.721, Florida Statutes, as may be amended. The minimum amount collected on any permit issued shall be two dollars (\$2.00).
 - b. State of Florida Building Code Administrators and Inspectors Fund (BCAI). A building permit surcharge fee for the enforcement of the Florida Building Code shall be assessed pursuant to Section 468.631, Florida Statutes, as may be amended. The minimum amount collected on any permit issued shall be two dollars (\$2.00).

- c. Construction lien law. A fee will be collected in accordance with Section 713.135(4), Florida Statutes for each permit issued to process a construction lien law statement to each property owner, as may be amended.
- d. Board of Rules and Appeals fee. All permits shall be accompanied by a fee assessed on construction value as per the most current Broward County Commission Resolution, as amended.
- e. Debris fee. Per City Code of Ordinances, Section 24-100 and Section 24-101, as may be amended.
- f. Any other fees legally mandated by state or county law.

(17) Miscellaneous inspection fees.

- a. Inspections of vacant, boarded-up structures or buildings shall be assessed a fee of one hundred and five dollars (\$105.00) per inspection. Inspection fees may be charged no more than once every thirty (30) days.
- b. Presale inspection, after-hours inspection and business tax inspections: one hundred and five dollars (\$105.00) per hour. Weekday inspections shall be assessed a minimum fee of two (2) hours. Weekend inspections shall be assessed a minimum fee of three (3) hours.
- c. Forty-year building safety inspection program shall be assessed a flat fee of three hundred dollars (\$300.00).
- d. Reinspection (all disciplines): one hundred and sixty-four dollars (\$164.00). All permit fees shall include initial required inspections. If an inspector, upon a requested inspection, finds the work does not conform to, or comply with the approved plans, or comply with the provisions of Florida law, the Florida Building Code, or the city code of ordinances, the inspector shall provide a written notice indicating the corrections required. If corrections to a failed inspection are not corrected on the first reinspection, then a reinspection fee will be assessed.

(18) Change of contractor: one hundred and five dollars (\$105.00).

- (19) Certificates of occupancy (including certificate of occupancy, partial certificate of occupancy, expansion of partial certificate of occupancy, and temporary certificate of occupancy and extension of temporary certificate of occupancy): four hundred and five dollars (\$405.00). An additional four hundred and five dollars (\$405.00) will be charged for each expansion of a partial certificate of occupancy. A fee of one hundred and five dollars (\$105.00) will be charged for an extension of partial certificate of occupancy, or extension of a temporary certificate of occupancy.
- (20) Certificate of Completion: one hundred and five dollars (\$105.00).
- (21) Property records request per Section 119.07, Florida Statutes. Records research, including from a digital source, shall be assessed a fee of twenty dollars (\$20.00) per hour or five dollars (\$5.00) per 15-minute increment thereof and does not include reproduction of records. Reproduction of records shall be charged by page as follows:
- a. 8.5 x 11: \$0.15
 - b. 8 x 14: \$0.50
 - c. 11 x 17: \$1.00
 - d. 24 x 36: \$3.00
 - e. 36 x 48: \$4.00
 - f. Microfiche copy: \$2.00
 - g. True copy: \$1
 - h. USB flash drive to scan files without printing: \$3.00
 - i. Digital copy - shall be charged based on hourly and incremental rates.
- (22) Scanning Fees for Services Related to Land Development and Permitting.
- a. Twenty dollars (\$20.00) per hour for each permit type, and the fees below will be assessed per page based on the page size.

- i. 8.5 x 11:\$0.15
- ii. 8 x 14:\$0.50
- iii. 11 x 17:\$1.00
- iv. 24 x 36:\$3.00

SECTION 2. At the direction of the City Attorney, the publisher of the Code of Ordinances of the City of Fort Lauderdale, Florida, is authorized to conform chapter, article, section, subsection, and clause numbers and letters, and capitalization, set forth in the Code of Ordinances of the City of Fort Lauderdale, Florida, and to correct any non-substantive scrivener's errors in the codification of this Ordinance without the need for a public hearing.

SECTION 3. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect upon passage.

PASSED FIRST READING this _____ day of _____, 2026.

PASSED SECOND READING this _____ day of _____, 2026.

Mayor
DEAN TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

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