

## **RESOLUTION NO. 7-19**

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, ADOPTING A REVISED BUILDING DEPARTMENT FEE SCHEDULE AS PROVIDED BY CHAPTER 14, ARTICLE VI OF THE VILLAGE CODE OF ORDINANCES; PROVIDING THAT THIS SCHEDULE OF FEES AND CHARGES SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES AT THE VILLAGE HALL DURING REGULAR BUSINESS HOURS; PROVIDING FOR PUBLICATION OF THIS SCHEDULE OF FEES AND CHARGES IN APPENDIX C. OF THE VILLAGE'S CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**WHEREAS**, the Village Council of the Village of Tequesta, Florida, desires to adopt by resolution a revised building department fee schedule for all building activities in the Village for the citizens of the Village of Tequesta and for other members of the public; and

**WHEREAS**, the Village Council desires to incorporate all such fees and charges adopted under the authority of Chapter 14, Article VI of the Code of Ordinances into one comprehensive fee schedule; and

**WHEREAS**, the Village Council desires to make certain the schedule of fees and charges is available for inspection such that any member of the public may be aware of the cost of land development activity within the Village.

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

Section 1: The Village Council of the Village of Tequesta, Florida, hereby adopts the revised Schedule of Fees and Charges attached hereto as Exhibit A and made part hereof as if fully set forth herein.

Section 2: This duly adopted Schedule of Fees and Charges shall be available at the Village Hall for inspection by the public during normal business hours, and shall further be published in Appendix C of the Village's Code of Ordinances.

Section 3: This Resolution shall take effect immediately upon adoption.

## **Exhibit A**

### **APPENDIX C – PERMIT FEES**

#### **(A) BUILDING PERMIT FEES:**

1. Application fee: ..... \$75.00

The application fee is nonrefundable and added to the permit fee.

A state surcharge of 1% shall be assessed for each permit issued; minimum \$2.00, per F.S. §553.721. In addition, a state surcharge of 1.5% shall also be assessed for each permit issued; minimum \$2.00, per F.S. §468.631; for a total minimum assessment of \$4.00.

2. Building permit applicants for new or replacement commercial buildings, new or replacement multi-family buildings and new or replacement duplexes shall pay a nonrefundable \$3,000.00 fee at the time of filing for a building permit.

Building permit applicants for new or replacement conventional single-family residence shall pay a non-refundable \$1,500.00 fee at the time of filing for a building permit.

Building permit applicants for new or replacement modular homes shall pay a non-refundable \$750.00 fee at the time of filing for a building permit.

Modular Office/Commercial—\$1,500.00 (non-refundable) minimum application fee.

3. Master permit fees shall be 2% "Valuation" shall be as determined by the Florida Building Code Section 109.3.
4. Permit fees based upon valuation shall be collected to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical, plumbing system, fire protection system, accessible, or flood resistant site element, the installation of which is regulated by the *Florida Building Code* and Florida Fire Prevention Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Work requiring such a permit includes, but is not be limited to, the following examples.

New structures	Seawalls/dune walk-overs	Air conditioners
Renovation and demolition	Docks/boat lifts/davits	Heat pumps/pool heaters
Additions and sunrooms	Land filing and grading	Fire protection systems and alarms
Accessory structures (gazebos/sheds)	Land clearing and tree removal	Refrigeration systems
Moving buildings	Signs, new or modified	Gas equipment, tanks, and piping
Flatwork and decks on grade	Repair of existing signs	Gutter or downspouts
Seal coating of parking lot	Landscaping and lighting	French drains, pipe drains
Re-striping of parking lot and ADA access	Lawn irrigation systems	Awnings or canopies, tents
Miscellaneous construction	Plumbing installations	Commercial exhaust vents and hoods
State approved modular units setup	Plumbing repairs	Solar water heaters and pool heaters
Foundations for modular units	Sewer/drainage and taps	Electrical installations and repairs
Driveways, patios, and sidewalks	Storm drainage lines	Service Panel changes
Fences and walls; flagpoles over 20	Water heaters and	Interior and exterior lighting and

feet	boilers	poles
Roofing (repairs and new roofs)	Water mains and protection	Generators and transfer switches
Hurricane protection and shutters	Swimming pools and Barriers	Transformers and vehicle protection
Flood-proofing panels and flood vents	Fountains, spa and hot tubs	Fire sprinkler and alarm system
Retaining or rip rap walls	Screen enclosures/lanais	Elevators and platform lifts
Window/door removal and replacement	Water features and fountains	Dumbwaiters, chairlifts
Waterproofing of areas	Tanks (all types)	Utility work and public right-of-way

## 5. Plan reviews.

Non-refundable plan review fee and shop drawing fee to be added with the total permit fee; \$0.00125 times the valuation.

- Pre-submittal plan review—\$150.00 (non-refundable) minimum fee plus \$50.00 per hour or portion thereof.
- Stamp extra "job copy"—\$25.00 (non-refundable).

A \$50.00 minimum application fee shall be due upon submittal. Each subsequent plan review after the third plan review rejected for a previously noted violation shall be charged at four times the normal fee per F.S. §553.80 (2)(b). Plans drawn by a licensed subcontractor, when

not required to be drawn by a licensed architect or engineer, shall include the contractor's name, company name, business address, and license number per F.S. §553.70.

6. Fixed fees.

Valuation system shall not be used if a fixed fee is set below.

Certificate of occupancy—Certificate of completion (included in permit price)

Temporary CO Residential\ \$50.00

Temporary CO or COC commercial and multi-family\ \$150.00

Stocking Permit (no employee hiring or training activities allowed without temporary CO)\ \$200.00

Temporary electrical service or power pole\ \$125.00

Temporary construction trailer\ \$200.00

Temporary sales trailer removal required before certificate of occupancy will be issued, annual fee\ \$200.00

Change of contractor\ \$75.00

Tents/canopies/membrane structures (temporary only—Three-day maximum)\ \$50.00

FEMA trailers (during a declared disaster only), each\ \$150.00

Plans revision fee (for substantially revised plans): Flat fee\ \$75.00

Plans revision fee (for minor revisions to plans): Flat fee\ \$45.00

Lost permit card or lost plans fee\ \$40.00

Additional sign fees—First electrical connection\ \$60.00

Each additional connection (Sec. 78-736)\ \$30.00

7. Private Providers.

The Village shall calculate a reduced fee for permits when the owner or contractor uses a private provider to perform plan review and inspections. Use of a private provider, and calculations for fee reduction shall comply and shall be in accordance with all requirements of §553.791, F.S.

8. Work without permit.

After the fact permit fees for work done without benefit of a permit. Price for after the fact permits will be assessed to each category, building, plumbing, electrical, mechanical, gas, and roofing at triple the regular permit fee.

9. Permit extensions (active permits only).

Extension of a permit if no new codes are in effect\\$75.00

Extension of a permit if new codes are in effect\One percent of valuation.

- Permit extensions shall not exceed 90 days each maximum.
- Demolition permits may be extended only once, and for a period not to exceed 30 days.
- Extensions shall be requested in writing by the permit applicant and demonstrate justifiable cause.

Archived plan retrieval fee \$25.00 per request, copies priced per F.S. §119.07(1)(a).

If a permit expires, renewal of the expired permit shall require the payment of the full permit fee in effect at the time of renewal. Subject to the approval of the building official, one or more, not to exceed four, requests for permit extensions can be made prior to the expiration of a permit. However, in no event shall extensions be granted by the building official on projects which have received variances, special exceptions, and site plan reviews which have otherwise lapsed pursuant to Chapter 78.

## 10. Inspections.

Re-inspection fees for rejection of work due to faulty construction, work not ready, failure to call for inspection, work covered up, work not per plans, and/or no access (lifts/ladders) to jobsite:

- Flat fee\ \$100.00
- Required inspections are included within regular building permit fees.
- Partial inspections, each; must be paid prior to any further inspections being scheduled\ \$50.00
- Special (courtesy) inspections where no permit fee has been generated\ \$50.00
- After hour inspections, per hour; two-hour minimum\ \$75.00
- After an initial inspection and one subsequent re-inspection for the same code violation specifically and continuously noted in each rejection, each subsequent re-inspection shall be \$400.00 each per F.S. § 553.80(2)(c).

## 11. Refund policy.

Requests for refunds of permit fees paid must be submitted within 30 days of the date of issuance of the permit. There shall be no refunds of the plan submittal and review fee paid at the time of application for permit. There shall be no refunds once work has commenced. Eligible amounts will be refunded at 50%.

## 12. Emergency work.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official, without triple fee.

## 13. Village Work

Permits for Village of Tequesta work shall be no-fee permits.

## (B) FLOODPLAIN DEVELOPMENT FEES:

A floodplain development permit (FDP) is required for all development projects proposed within the limits of the floodplain. Development activities determined not to be in a floodplain are not assessed a fee. A completed floodplain application form should be submitted, along with all applicable supporting documentation, to the building department at village hall. Please check with the floodplain manager for a determination if a proposed development is within the community flood fringe. In order for a permit application to be initially accepted for review the appropriate fees must first be submitted. Checks are to be made payable to Village of Tequesta. Once the permit submittal is determined to be in compliance with the provisions of the flood damage prevention ordinance of the Village of Tequesta, the application is approved for permitting. Phased projects shall be charged separate fees for each phase requiring separate reviews. Fees collected are non-refundable.

### 1. Determination fees:

- Initial flood zone determination\ (no fee).
- Letter of floodplain map determination for insurance purposes\ \$50.00.
- Floodplain determination requiring site visit\ \$125.00.
- Flood elevation certificate and review\ \$100.00.

### 2. Residential permits:

- New habitable structures—single family detached dwellings, room additions, pools, flat fee\ \$250.00.
- Accessory structures permit—Non-habitable sheds, garages, decks, pool houses, outdoor kitchens, fences, flat fee\ \$75.00.
- Substantial improvement, or substantial repair, flat fee\ \$250.00.

The floodplain manager will use the market value of the building, less land, as determined by the tax office. Should the applicant disagree with this value, a certified appraisal that uses the cost approach method to determine the building's current value may be submitted.



If the value of improvement is greater than 50 percent of market value the project is a substantial improvement by definition; requiring the structure be elevated to the design flood elevation.

3. Non-residential (commercial) permits:

- New Commercial structures\ \$350.00;
- plus \$75.00 per hour or portion thereof.
- Substantial improvement, or substantial repair\ \$350.00;
- plus \$75.00 per hour or portion thereof.

The floodplain manager will use the market value of the building, less land, as determined by the tax office. Should the applicant disagree with this value, a certified appraisal that uses the cost approach method to determine the building's current value may be submitted. If the value of improvement is greater than 50 percent of market value the project is a substantial improvement by definition; requiring the structure be elevated to the design flood elevation.

4. Small-scale development permits—residential single parcel landscaping, small ponds, minor fill/grading, retaining walls, utility crossings, culverts, sewer, debris removal, flat fee..... \$125.00.

Large-scale development permits—Floodplain studies; floodway encroachments; new or expanded subdivisions; watercourse alterations; bridges; flood control structures; multi-unit dwellings, other projects as determined by the floodplain manager\ \$650.00.

5. Inspections:

- Floodplain site inspections (3):
- initial inspection\ \$125.00.
- each additional\ \$75.00.
- Flood-proofed structure inspection/certification (commercial only)\ \$175.00.

## 6. Revisions:

- Minor revision—Previously reviewed or approved floodplain permit/application\ \$150.00.
- Major revision—Previously reviewed or approved floodplain permit/application requires applicant to reapply and pay new fees.
- Floodplain map revision (LOMR) application\ \$1,200.00.
- Variance application (plus required advertising at cost)\ \$1,500.00.

## 7. Extensions: (90 days max.)..... \$150.00

- Must be requested in writing prior to expiration and demonstrating justifiable cause. Expired applications and permits shall require a new application and new fees shall apply.
- Applications submitted after development activities have commenced shall be assessed a \$250.00 fine and permit fees shall be tripled ~~doubled~~. Violations may be fined up to \$250.00 each day the violation remains.
- The floodplain manager may assess additional fees or require third party review, at cost, by a qualified professional of the village's choosing at the applicant's expense. Projects specifically owned and funded by the Village of Tequesta are exempt from fee charges.