

RESOLUTION NO. 2022- 115

**A RESOLUTION OF THE HERNANDO COUNTY
BOARD OF COUNTY COMMISSIONERS
ADOPTING FEES FOR THE OPERATION OF THE
BUILDING DIVISION AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Hernando County has established development requirement conditions for development review and approval by the Building Division; and

WHEREAS, Hernando County is mandated by the State of Florida to enforce the Florida Building Code, and such enforcement is achieved through the Building Division; and

WHEREAS, it is the desire of the Board of County Commissioners for the Building Division to be fee based and self-supporting; and

WHEREAS, it is the desire of the Board of County Commissioners to cover these costs by a fee schedule; and

WHEREAS, the Board of County Commissioners may waive building permit fees for any person, firm, business, non-profit organization, or government entity, provided sufficient funds to cover permitting fees will be paid to the Building Division by the Board; and

WHEREAS, only the Building Division related fees previously adopted by Resolution No. 2014-153 are hereby repealed; and

WHEREAS, it is the intention of the Board of County Commissioners to allow adequate notice prior to the implementation of a new fee schedule, this schedule shall become effective October 1, 2022. Construction contracts signed prior to the implementation date shall be issued permits through the current schedule of fees for sixty (60) days from date of implementation of this resolution.

WHEREAS, the Board has reviewed comments of interested persons concerning this fee Schedule;

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS:

Section 1. That the "Hernando County Building Division Fee Schedule", attached hereto and by reference made part hereof as Exhibit "A", is hereby adopted in its entirety.

Section 2. This fee schedule will be applied to building permit applications received and services provided effective October 1, 2022.

ADOPTED at a public meeting in Brooksville, Hernando County, Florida in Regular Session on the 14th day of June, 2022 A.D.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

By: Heidi Kuepke, D.C.
for Doug A. Chorvat, Jr.
Clerk of Circuit Court

By: Steve Champion, Chairman



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

K. M. J. B.
Assistant County Attorney

HERNANDO COUNTY BUILDING DIVISION FEE SCHEDULE, "EXHIBIT A"

SECTION 1. RESIDENTIAL/NON-COMMERCIAL BUILDING PERMIT FEES

(1) All permits are subject to DPR, Radon, and Unlicensed Contracting Surcharges

(2) Fees represent Building Division fees only -- may be subject to Zoning or other agency fees

PERMIT TYPE		PROPOSED
Aluminum, Non-structural		\$126.56
Aluminum, Structural (Includes Aluminum Roof Over and Pan Roof)		\$126.56
Back Flow Preventer		\$126.56
Boat Lift		\$126.56
Building, Other		\$126.56
Carport		\$126.56
Deck		\$126.56
Demolition, Residential (Main Structure)		\$181.94
Demolition, Other (Partial or Other than Main Structure)		\$126.56
Dock		\$126.56
Door/Window		\$126.56
Driveway Slab (From House to ROW)		\$126.56
Electric, Other		\$126.56
Enclose Existing Entryway		\$126.56
Fascia/So/fit/Gutter		\$126.56
Fireplace (Any Type; Pre-Fab or Site Built)		\$126.56
Garage, Detached or Attached		\$237.30
Gas Permit, L.P. or Natural		\$126.56
Generator		\$126.56
House or Mobile Home Move		\$158.20
Lawn Sprinkler, Residential		\$126.56
Low Voltage Electric		\$126.56
Mechanical A/C Changeout		\$126.56
Mechanical, Other		\$126.56
Mobile Home Additions		\$237.30
Mobile Home Set-Up (New or Used)		\$363.86
Model Home Conversion to SFR (Does Not Include Remodel)		\$316.41
Model Home on Residential Property		
Building Fee per s.f. (\$62.50 min.)		\$0.16
Electric Fee per s.f. (\$62.50 min.)		\$0.06
Plumbing Fee per s.f. (\$62.50 min.)		\$0.06
Mechanical Fee per s.f. (\$62.50min.)		\$0.06
Plan Review Fee		\$79.10

Park Model Set-Up		\$363.86
Photovoltaic System		\$126.56
Plumbing, Other		\$126.56
Pool Heating System		\$126.56
Porch		\$126.56
Remodel & Repairs (SFR & MH)		
Building Fee per s.f.	(\$62.50 min.)	\$0.18
Electric Fee per s.f.	(\$62.50 min.)	\$0.06
Plumbing Fee per s.f.	(\$62.50 Min.)	\$0.06
Mechanical Fee per s.f.	(\$62.50 Min.)	\$0.06
Plan Review Fee		\$47.46
Residential Additions		
Building Fee per s.f.	(\$62.50 min.)	\$0.16
Electric Fee per s.f.	(\$62.50 min.)	\$0.06
Plumbing Fee per s.f.	(\$62.50 min.)	\$0.06
Mechanical Fee per s.f.	(\$62.50 min.)	\$0.06
Plan Review Fee		\$79.10
Retaining Wall		\$126.56
Roofing, Residential		\$181.94
Screen Enclosure		\$126.56
Screen Room, New		\$126.56
Seawall		\$126.56
Siding (Includes Replacement More Than 25% Total Wall Area)		\$126.56
Single Family Residence, New (Includes Modular):		
Building Fee per s.f.	(\$62.50 min.)	\$0.16
Electric Fee per s.f.	(\$62.50 min.)	\$0.06
Plumbing Fee per s.f.	(\$62.50 min.)	\$0.06
Mechanical Fee per s.f.	(\$62.50 min.)	\$0.06
Plan Review Fee		\$79.10
Single Family Residence, Placement		\$474.61
Slab		\$126.56
Solar		\$126.56
Spa (Portable)		\$126.56
Spa (In-ground/Permanent)		\$237.30
Stem Wall		\$126.56
Storage Building 200 s.f. or less (Non-Commercial, Site Built or 1 Piece/Pre-Fab)		
Building		\$126.56
Electric		\$79.10
Plumbing		\$79.10

Mechanical	\$79.10
Storage Building Greater than 200 s.f. (Non-Commercial, Site Built or 1 Piece/Pre-Fab)	
Building	\$237.30
Electric	\$79.10
Plumbing	\$79.10
Mechanical	\$79.10
Sunroom/Glass Room (Only acceptable trades will be charged)	
Building	\$126.56
Electric, if applicable	\$79.10
Mechanical, if applicable	\$79.10
Swimming Pool, Above Ground	\$126.56
Swimming Pool, In-Ground	\$237.30
Vinyl Room, New or Conversion	\$126.56

SECTION 2. COMMERCIAL BUILDING PERMIT FEES

(1) All permits are subject to DPR, Radon, and Unlicensed Contracting Surcharges

(2) Fees represent Building Division Fees Only -- may be subject to Zoning or other agency fees.

<u>PERMIT TYPE</u>		<u>PROPOSED</u>
Back Flow Preventer		\$126.56
Building, Other		\$126.56
Commercial Additions		
Building Fee per s.f.	(\$125 min.)	\$0.16
Electric Fee per s.f.	(\$125 min.)	\$0.06
Plumbing Fee per s.f.	(\$125 min.)	\$0.06
Mechanical Fee per s.f.	(\$125 min.)	\$0.06
Plan Review Fee	(\$62.50 min.)	\$0.05
Demolition, Interior, Partial, or Full Structure		\$276.85
Dock, Concrete or Wood Pilings		\$158.20
Door/Window Changeout (size for size)		\$126.56
Electric, Fire Alarm		\$79.10
Electric Low Voltage, Other		\$134.48
Electric, New Circuit Installation, Up to 3 Circuits		\$126.56
Charge per Circuit Over 3 Circuits		\$23.73
Electric, New Service Installation (Limit 3 Circuits)		\$118.65
Electric, Service Change		\$158.20
Electric, Signs		\$118.65
Fascia/Soffit		\$118.65
Foundation Permit (Not credited to Full Bldg Permit)		20% of Building Permit Fee
Gas Permit, LP or Natural		\$126.56

Generator		\$126.56
Hood System		\$126.56
Irrigation, Commercial		\$126.56
Lift Stations/Sump Pump, New Facility		Refer to Commercial Construction Fees
Lift Stations/Sump Pump, Electric Only		\$118.65
Mechanical, Condenser/AH Changeout up to 5 Tons		\$118.65
Mechanical, Condenser/AH Changeout Over 5 Tons		\$197.75
Mechanical, Ductwork (Add or Replace) Up to 5 Drops		\$118.65
Mechanical, Ductwork (Add or Replace) Over 5 Drops		\$197.75
Mechanical, Other		\$126.56
Model Home Conversion (Does Not Include Remodel)		\$316.41
Model Home on Commercial Property		
Building Fee per s.f. (\$62.50 min.)		\$0.16
Electric Fee per s.f. (\$62.50 min.)		\$0.06
Plumbing Fee per s.f. (\$62.50 min.)		\$0.06
Mechanical Fee per s.f. (\$62.50 min.)		\$0.06
Plan Review Fee (\$62.50 min.)		\$0.05
New Commercial Construction (Includes All Building Occupancy Classifications)		
Building Fee per s.f. (\$125 min.)		\$0.18
Electric Fee per s.f. (\$125 min.)		\$0.06
Plumbing Fee per s.f. (\$125 min.)		\$0.06
Mechanical Fee per s.f. (\$125 min.)		\$0.06
Plan Review Fee (\$62.50 min.)		\$0.05
Occupancy Permit (Replaces Business Use Permit)		\$205.66
Parking Lot Lighting		\$237.30
Plumbing, Other		\$126.56
Refrigeration Under 10 Tons		\$197.75
Refrigeration 10 Tons or Over		\$316.41
Remodel & Repairs (Includes Build-Out) (Only applicable trades will be charged)		
Building Fee per s.f. (\$125 min.)		\$0.18
Electric Fee per s.f. (\$125 min.)		\$0.06
Plumbing Fee per s.f. (\$125 min.)		\$0.06
Mechanical Fee per s.f. (\$125 min.)		\$0.06
Plan Review Fee		\$0.05
Re-Roof Up to 5,000 S.F.		\$355.96
Re-Roof Over 5,000 S.F.		\$793.26
Retaining Wall		\$126.56
Seawall		\$126.56

Sewer	\$118.65
Sign, Onsite or Offsite, Up to 150 S.F. (Per Sign)	\$197.75
Sign, Onsite or Offsite, Over 150 S.F. (Per Sign)	\$276.85
Sign, Wall - 1st Sign Per Location	\$158.20
Sign, Wall - Each Additional Sign at Same Location	\$39.55
Solar System / Photovoltaic	\$197.75
Spa, Under 200 Gallons (Includes Plbg & Elec)	\$197.75
Suppression System	\$126.56
Swimming Pool (Includes Plbg & Elec)	\$355.96
Tent (Elec Fee Additional if Applicable)	\$158.20
Tower, Communication	\$316.41
Tower, Communication Co-Location	\$158.20

SECTION 3. FIRE PLAN REVIEW FEES

- (1) All permits are subject to DPR, Radon, and Unlicensed Contracting Surcharges
- (2) Fees represent Fire Plan Review Fees Only - may be subject to other agency fees
- (3) These fees are applicable if Fire Department does not have separate fee schedule in place

<u>PERMIT TYPE</u>	<u>PROPOSED</u>
Commercial Additions	\$0.06
Fire Alarm, New or Alteration Up to 3 Devices	\$142.39
Fire Alarm, New or Alteration Over 3 Devices	\$205.66
Fire Hood System	\$237.30
Fire Sprinkler System Alterations (Per Test)	\$237.30
Fire Sprinkler System, New Up to 48 Heads/Test (2 Test Min.)	\$237.30
Fire Sprinkler System, 49 Heads & Over (per s.f./\$360 Min)	\$0.06
Fire Suppression System	\$237.30
Gas Permit, L.P. or Natural	\$79.10
Generator	\$79.10
New Commercial Construction	\$0.06
Remodel & Repairs (Includes Build-Out)	\$0.06
Special Event Permit	\$79.10
Subdivision Review	\$79.10
Tent/ Per S.F. (\$60 Minimum)	\$0.06
Underground Fire Line	\$237.30

SECTION 4. PERMITTING/PLAN REVIEW FEES

(1) All permits are subject to DPR, Radon, and Unlicensed Contracting Surcharges

(2) Fees represent Building Division Fees Only - may be subject to Zoning or other agency fees

<u>DEVELOPMENT REVIEW:</u>	<u>PROPOSED</u>
Conceptual Review	\$395.51
New Development Sign/Per Sign (Commercial Process)	\$39.55
Pre-Application Meeting	\$237.30
Preliminary Plan Review	\$316.41
<u>PERMITTING:</u>	
Builder Changing Sub-Contractor After Construction in that trade has been started	\$79.10
Change of Main Contractor on Issued Permit (Includes owner/builder to contractor)	197.75
Change of Qualifier on Issued Permit	\$197.75
Completion Permit, Base Fee	\$118.65
Completion Permit, Per Required Inspection	\$47.46
Duplicate Permit Card	\$23.73
Early Start Authorization	\$237.30
Extension Letter (Application or Permit)	\$79.10
Partial C.O. or C.C.	\$435.06
Plan Change Processing Fee (Staff Changes Plans)	\$35.16
Priority Permit Review	\$316.41
Reactivate a Permit	\$79.10
Renew Expired Permit, Base Fee	\$118.65
Renew Expired Permit, Per Remaining/ Req. Inspection	\$47.46
Temporary C.O. or C.C	\$435.06
Technology Fee (Applied to all building permits)	\$15.00
<u>PLAN REVIEW:</u>	
Commercial Revision (Only applicable trades will be charged)	
Building Fee per s.f. (\$125 min.)	\$0.16
Electric Fee per s.f. (\$125 min.)	\$0.06
Plumbing Fee per s.f. (\$125 min.)	\$0.06
Mechanical Fee per s.f. (\$125 min.)	\$0.06
Fire Fee per s.f. (\$125 min.)	\$0.06
Plan Review Fee (\$62.50 min.)	\$0.06
Residential Revision	
Building Fee per s.f. (\$62.50 min.)	\$0.16
Electric Fee per s.f. (\$62.50 min.)	\$0.06
Plumbing Fee per s.f. (\$62.50 min.)	\$0.06
Mechanical Fee per s.f. (\$62.50 min.)	\$0.06
Plan Review Fee	\$79.10
Revised A/C plans, Manual J, MIS, and Energy Form	\$79.10

Stamp Additional Plans, Per Set	\$39.55
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SECTION 5. INSPECTION FEES

(1) All permits are subject to DPR, Radon, and Unlicensed Contracting Surcharges

(2) Fees represent Building Division Fees Only - may be subject to Zoning or other agency fees

<u>INSPECTIONS/ RE-INSPECTIONS</u>	<u>PROPOSED</u>
Additional/Partial Inspections (Per Inspection)	\$47.46
After Hours Inspection/Insp/Trip/Up to 2 Hrs.	\$316.41
After Hours Inspection/Insp/Trip Per Hr Over 2 Hrs.	\$118.65
Damage Assessment Inspection, Pre-Construction	\$79.10
Early Power Release	\$31.64
Electrical Reconnection/ Multi Unit (Same Bid & Trip)	
Individual, First Unit	\$197.75
Individual, Each Additional Unit	\$118.65
Contractor / Unit	\$79.10
Electrical Reconnection/ Single Unit	
Individual	\$197.65
Contractor	\$79.10
Emergency Non-Scheduled Inspection (Same Day)	\$158.20
Inspection Fee	\$44.46
Notice of Commencement Not Posted	\$79.10
Pre-Inspection of Existing Commercial Building	\$316.41
Reinspection Fees:	
First Reinspection	\$0.00
Second Reinspection	\$79.10
Third Reinspection	\$158.20
Specific Time Schedule Inspection (Next Day)	\$118.65

SECTION 6. LICENSING FEES, FINES & PENALTIES:

(1) All permits are subject to DPR, Radon, and Unlicensed Contracting Surcharges

(2) Fees represent Building Division Fees Only - may be subject to Zoning or other agency fees

<u>CERTIFICATE OF COMPETENCY FEES</u>	<u>PROPOSED</u>
Application Fee (Non-Refundable)	\$79.10
Background Check (Does Not Include Investigative Firm Costs)	\$31.64
Certificate of Authority	\$118.65
Exam Sponsorship Fee (Does Not Include Testing Firm Costs)	\$237.30
Inactive Certificate of Competency	50% of Issuance/Renewal Fee
Issuance and Renewal Fee, Annual	\$158.20
Late Renewal Penalty (In addition to Regular Renewal Fee)	50% of Renewal Fee
Letter of Reciprocity	\$118.65
Reactivation Fee (Inactive to Active)	Renewal Fee

Replacement / Duplicate Card	\$118.65
Special Examination (Does Not Include Testing Firm Costs)	\$237.30

OTHER CONTRACTOR LICENSING FEES

Change of Status (Other than from Inactive to Active)	\$118.65
Unlicensed Contractor Surcharge (Applied to all building permits)	\$13.84

FINES & PENALTIES

Failure to Possess or Have Readily Accessible Proof of Being Duly Licensed

First Offense	Warning
Second Offense	\$500.00
Third & Repeat Offense	\$750.00

Failure to Obtain Required Permit Prior to Commencement of Work

First Offense	\$500.00
Second Offense	\$750.00
Third & Repeat Offense (And/Or Disciplinary Action and Sanctions Pursuant to Construction Licensing Ordinance, to include but Not Be Limited to Stipulation and/or Board Action and Applicable Penalties.)	\$1,000.00

Failure to Obtain Inspections

First Offense	\$500.00
Second Offense	\$750.00
Third & Repeat Offense (And/Or Disciplinary Action and Sanctions Pursuant to Construction Licensing Ordinance, to include but Not Be Limited to Stipulation and/or Board Action and Applicable Penalties.)	\$1,000.00

Violate Stop Work Order

First Offense	\$500.00
Second Offense	\$750.00
Third & Repeat Offense (Disciplinary Action and Sanctions Pursuant to Construction Licensing Ordinance, to Include but Not Be Limited to Stipulation And/or Board Action and Applicable Penalties.)	\$1,000.00

Violation of Adopted Board Rules (As adopted in established Board Rules)

\$500.00

Violation of Stipulation

\$1,000.00

Failure to Contain Trash (Outside Property Lines)

First Offense	Warning
Second Offense	\$500.00
Third and Repeat Offense	\$750.00

Burial of Debris	\$750.00
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Material Code Violation*	
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First Offense	\$1,000.00
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Second Offense	\$2,000.00
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Third & Repeat Offense	\$3,000.00
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*Upon a determination of the building official or his/her designee that a licensee, certificate holder, or registrant licensed under chapter 455, chapter 471, chapter 481, chapter 489 or Hernando County Construction Code, has committed a material violation of the Florida Building Code and failed to correct the violation within a reasonable time, a fine shall be imposed of no less than \$500 and no more than \$5,000 per material violation. The established fine schedule is a guideline and the Building Official or his/her designee may consider aggravating or mitigating circumstances relative to the particular violation for the purpose of imposing a fine other than the above schedule but no less than \$500 and no more than \$5000. (Specific Authority s 553.781)

Failure to Properly Mark Vehicle Utilized for Construction Related Purposes	
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First Offense	Warning
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Second Offense	\$500.00
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*Third & Repeat Offense (And/or Disciplinary Action and Sanctions Pursuant to Construction Licensing Ordinance, to Include but Not Be Limited to Stipulation And/or Board Action and Applicable Penalties.)	\$750.00
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Investigative Cost, Per Man Hour	\$113.90
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Legal Costs / Special Master	No. of billed legal hours or estimate of legal time x \$225.00/hr. maximum
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Unlicensed Contractor Citation	
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First Offense	\$1,000.00
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Second Offense	\$1,500.00
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Third & Repeat Offense	\$2,000.00
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Tenant vs. Landlord Unsafe Building Service Request (Includes Multi-Trade Scheduled Inspection and Report)	\$175.00
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SECTION 7. ADMINISTRATIVE FEES

(1) All permits are subject to DPR, Radon, and Unlicensed Contracting Surcharges

(2) Fees represent Building Division Fees Only -- may be subject to Zoning or other ag

<u>ADMINISTRATIVE REVIEW FEES (Application Fees)</u>	<u>PROPOSED</u>
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*Administrative Review Fees are payable at the time of application. The fee is credited toward the total permit cost and is non-refundable.	
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Commercial Additions	\$400.00
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Commercial Permits (Not Listed in this Section)	\$100.00
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Commercial Remodel/Alterations	\$100.00
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Model Home	\$100.00
New Commercial Construction	\$600.00
Remodel & Repairs (SFR & MH)	\$100.00
Residential Additions	\$100.00
Residential Permits (Not Listed in this Section)	\$100.00
Single Family Residence, New (Includes Modular Homes)	\$100.00

ADMINISTRATIVE APPEALS

Administrative Costs are costs associated with, but not limited to, the preparation of the following administrative functions: certified mailing, notice of public hearing, notice of intent, and are calculated at a rate of \$75/hour (1 hour minimum).

Administrative Costs Per Hour (1 Hour Minimum)	\$113.90
Appeal to Construction Board of Adjustments & Appeals	\$759.37
Appeal to Consumer Review Panel / Probable Cause Panel	\$227.81
Request Appearance Before Board of Construction Regulation	\$227.81

OTHER ADMINISTRATIVE FEES

Certified Copy (<i>In addition to applicable copy charges</i>)	\$1.00
Copies, Standard - Refer to BCC Policy	
Copies, 11 x 17 (Ledger) Per Page	\$0.76
Aperture Cards Per Page	\$1.14
Non-Residential Farm Waiver/Exemption	No Fee
Notice of Commencement/ Addressing Processing Fee	\$12.00
Permit / Contractor Reports	\$30.37
Permit Report, Activity by Area	\$113.90
Public Records Labor Intensive Requests <i>*This fee is in addition to applicable copy charges.</i>	Refer to BCC Policy

REFUND POLICY

A. The following fees are non-refundable:

- Administrative Costs Associated with Appeals
- Administrative Review Fees
- Development Review Fees
- Administrative Portion of Impact Fee

B. All refunds of issued permits will be assessed an administrative fee of 1/3 of the plan review fee.

C. All refunds must be requested in writing and submitted within one year of the permit issuance date.

D. No refund shall be granted if work has commenced or if permit has become inactive or expired unless approved by Building Official or designee.

SECTION 9. GENERAL NOTES

1. If it is substantiated that a contractor renewing his license was not notified via computer generated renewal notice or other electronic notification of a pending renewal period. The applicable late fee will be waived.
2. Fees calculated per square foot shall be assessed using the gross floor area, unless otherwise specified.
3. Final interpretation of method of calculation of any fee shall be resolved by the Building Official or his designee.
4. Any fees not listed above as to the cost may be determined based on equivalent or similar permit types and are subject to approval of the Building Official or his/her designee.
5. The Building Official or his designee may adjust the permit fees listed herein when it is determined that a new or additional inspection becomes necessary due to implementation of code requirements, revisions, etc. The inspection fee shall be \$47.46 per inspection.
6. The method of measurement for commercial renovation projects shall be the square footage for the entire area of the room or space upon which work is to occur. Should this calculation prove to be less than the minimum fee, the minimum shall be charged.
7. The valuation of the job may be used to calculate the fees to be assessed when determined necessary by the Building Official or his designee. The fees shall be determined as follows:

VALUATION	FEE
\$1,000 and less	No fee, unless inspection required, in which case a \$47.46 fee for each inspection shall be charged.
\$1,001 - \$50,000	\$18.75 for the first \$1,000 plus \$6.25 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,001 - \$100,000	\$450.00 for the first \$50,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,001 - \$500,000	\$575.00 for the first \$100,000.00 plus \$3.75 for each additional thousand or fraction thereof, to and including \$500,000.00

\$500,001 - and Up	\$2075.00 for the first \$500,000.00 plus \$2.50 for each additional thousand for fraction thereof.
Plan checking fee shall be equal to one-half of the building permit fee as set forth above. Such plan- checking fee is in addition to the building permit fee.	