

RESOLUTION NO. 2026 - 038

A RESOLUTION OF THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AN UPDATED FEE SCHEDULE FOR PLANNING & ZONING SERVICES DIVISIONS; PROVIDING FOR REPEAL OF THE PREVIOUSLY ADOPTED FEE SCHEDULE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING POSITIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PROSPECTIVE APPLICATION ONLY.

WHEREAS, Hernando County ("County") has established development requirements that must be met as conditions for development review and approval; and

WHEREAS, the County incurs costs in the administration, processing and enforcing compliance of these requirements; and

WHEREAS, Planning and Zoning fees have not been updated since 2023; and

WHEREAS, the County requires adequate resources with which to perform the above stated inspections and reviews; and

WHEREAS, it is the desire and intent of the Board of County Commissioners to offset these costs of administration by adopting an updated fee schedule, pursuant to Appendix A, Article V, Section 7, Hernando County Code of Ordinances.

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

SECTION 1. INCORPORATION OF RECITALS. The foregoing recitals are incorporated herein by reference as the Board's findings of fact.

SECTION 2 ADOPTION OF FEE SCHEDULE. The fee schedule for inspection, permitting, development review, and rezoning review services performed by the Planning & Zoning Services Divisions, attached hereto as Exhibit "A," is hereby approved and adopted as the "Hernando County Planning & Zoning Division Fee Schedule."

SECTION 3. SUNSET OF PRIOR RESOLUTION. Upon the effective date of the fee schedule that is attached hereto as Exhibit "A," Resolution No. 2016-40 shall have no further force or effect.

SECTION 4. SEVERABILITY. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this resolution is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this resolution.

SECTION 5. CONFLICTING PROVISIONS REPEALED. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately. The Hernando County Planning & Zoning Division Fee Schedule, attached hereto as Exhibit "A," will become effective on February 24, 2026, and will apply prospectively to inspection, permitting, development review, and rezoning review services performed by the Planning & Zoning Services Divisions on or after February 24, 2026

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
HERNANDO COUNTY in Regular Session this 24th day of February 2026



BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest:

Made Prase, Deputy Clerk
Doug Chorvat, Jr.
Clerk

By:

Jerry Campbell
Jerry Campbell
Chairman

Approved for Form and Legal Sufficiency

Jon Jouben
County Attorney's Office

EXHIBIT "A"

Type of Fee	Proposed Fee
Pre-Application Meeting	\$750.00 /per meeting w/full county panel
<i>* No refunds for Pre-application Meetings cancelled by the applicant within ten (10) business days of the Pre-application Meeting date.</i>	
Comprehensive Plan (CP)	
CP Amendment	\$5,000 + \$20/acre (not to exceed \$25K) + add ons
Small Scale CP Amendment	\$2,500 + add ons
CP Amendment (Text & Map, if applicable)	\$4,000
CP Amendment (Text Only)	\$4,000
CP Determination (Review of elements)	\$750.00 + add ons
DRI Threshold amendment	\$6,000 + up to \$350 advertising fee
Development of Regional Impact (DRI)	
DRI Application for Development Approval	\$20,000
DRI Substantial Deviations	\$4,000
DRI Preapplication Conference	\$1,000
DRI Notice of Proposed Change	\$2,000
DRI Annual Report Review	\$250
<i>*Fee is waived if letter certifying no activity has occurred since year prior to report.</i>	
DRI Time Extension	\$500
DRI Past Approval Plan Review	\$2,000
DRI Abandonment	\$10,000
DRI Threshold Rezoning	\$6,000 + up to \$350 advertising fee
DRI Land Use Equivalency Request	\$2,000
Development Agreement (Excluding DRIs)	\$2,000
Subsequent submittal after third round of resubmittal	25% of original application submittal fee
Development Agreement/Mobility Fee Agreement/Similar Agreement	\$10,000 + Add ons
Development Agreement Amendment	\$4,000 + Add ons
Euclidian Development Agreement (advertising included)	\$1,000 + Add ons
Euclidian Development Agreement Amendment (advertising included)	\$800.00 + Add ons
Rezoning (Zone District Change)	
Rezoning (Euclidian)	1750 + up to \$350 advertising fee
Rezoning to PDP (except DRI or DRI Threshold)	5250 + up to \$350 advertising fee
Master Plan Revisions-Minor (Administrative of ACTIVE MP)	\$300
Re-Posting of Signage	*Original Advertising Fee
Re-Notification for Postponed Hearings (by applicant or no show)	*Original Advertising Fee
Community Development Districts (CDD)	
CDD Petition Review (Applicant Advertises)	\$15,000 + Add ons
CDD Abandonment/Dissolution (Applicant Advertises)	\$7,475 + Add ons
CDD Ordinance Amendment (Applicant Advertises)	\$7,475 + Add ons
Special Exception Permit	
Special Exception	\$1000 + \$20.00 per acre for impacted area + Add ons
Conditional Use Permit	
Conditional Use (Art V, No Excavation)	\$300 + \$20 per acre or partial acre + Add ons
<i>*non-excavation-hardships/RV/SECURITY RESIDENCE-</i>	
Appeals to BOCC (Variance, Class D, Admin Decision)	
Variance	\$500
Class D	\$500
Administrative Decision	\$300

Type of Fee	Proposed Fee
Advertising fees	Cost of Advertising
Conditional Plat - Class A Subdivisions	
Planning Fee	\$1,835 + \$50 per lot and tract + \$125/ Residential Lots & Tracts; \$150/Commercial Lots & Tracts
Engineering Fee	\$2,000 + \$10 per lot
Resubmittal fee (3 or more)	25% of overall submittal fee
Landscape review fee	\$300
Final Plat --Class A Subdivisions	
Planning Fee	\$1,835 + \$50 per lot and tract + \$125/ Residential Lots & Tracts; \$150/Commercial Lots & Tracts
Survey Review	\$840 + \$140 x number of sheets (3 or more resubmittals additional charge)
Final Plat Resubmittal Fee (> 2 reviews)	\$840 + \$140 x number of sheets (3 or more resubmittals additional charge)
Engineering Fee	\$4,000 + \$15/lot
Construction Drawing	
Planning Fee	\$2,950 + \$50 per lot and tracts + \$125/ Residential Lots & Tracts; \$150/Commercial Lots & Tracts
Engineering Fee	\$4,000 + \$15/lot
Resubmittal (3 or more)	25% of original submittal fee
Replat	
Planning Fee	\$1,500 + \$5.00/lot
Survey Review Fee	\$840 + \$140 x number of sheets (3 or more resubmittals additional charge)
Resubmittal Fee	\$840 + \$140 x number of sheets (3 or more resubmittals additional charge)
Engineering Fee	\$4,000 + \$15/lot
Lot Reconfiguration (Property Line Move Only)	
Lot Reconfiguration (Property Line Move Only)	\$250
Concurrency	
Concurrency	\$300
Class D Subdivison (Divide into two)	
Filing fee and review	\$250
BOCC Appeal Fee if administratively denied	\$500
Class C Subdivision (2.5 acre lot size; 3 to 10 lots)	
Planning Filing/Review Fee (Initial)	\$750
Class C Construction Drawing Review (optional)	
Planning Fee	\$1,835 + \$50 per lot and tract + \$125/ Residential Lots & Tracts; \$150/Commercial Lots & Tracts
Engineering Fee	\$4,000 + \$15/lot
Resubmittal Fee (add to application; for >2 reviews)	25% of original submittal fee
Class B (min. 2.5 acres; lots 11-50)	
Planning Filing/Review Fee (Initial)	\$1,000
Planning Fee	\$1,835 + \$50 per lot and tract + \$125/ Residential Lots & Tracts; \$150/Commercial Lots & Tracts
Engineering Fee	\$4,000 + \$15/lot

Type of Fee	Proposed Fee
Resubmittal Fee (add to application; for >2 reviews)	25% of original total submittal fee
Performance Bond (100% of Construction fee)	
Zoning Inspection x 4 (for fugitive dust mitigation controls, etc)	\$1,300
At 6, 12, 15 & 18 months	extra \$300 fee/per inspections >4
Maintenance Bond (25% of Construction fee); 18 months	
Zoning Inspection x 4 (for survivability of landscape & buffers)	\$1,300
At 6, 12, 15 & 18 months	extra \$300 fee/per inspections >4
Written Letters of Determination	
Written Planning Determinations	\$100
Riverine Protection Ordinance (RPO) Variance--(Waterways)	\$100
Non-Residential Determinations	\$100
Flood Zone Determination	\$100
Zoning Inspections	
RPO Inspection (Erosion Control; Pre-Inspection & Final)	\$145 for Two (2) Inspections (Pre & Final)
RPO Re-Inspection (Erosion Control in Riverine Protection Zone)	\$75 RPO Reinspection Fee (> Two (2) Inspections)
Pre-Construction Site Inspection (Subdivision-Existing Conditions & Portfolio)	\$1500 (Existing Conditions & Silt Fence Placement)
Commercial Site Inspection (x 1)--Minor Commercial Permits (<35,000 s.f)	\$750 Commercial Final Site Inspection (< 35,000 sq. ft.)
Commercial Site Inspection (x 1)--Major Commercial Permits (>35,000 s.f)	\$1500 Commercial Final Site Inspection (> 35,000 sq. ft.)
Commercial Site Reinspection Fee	\$300 Final Zoning Reinspection Fee (> 2 prior to permit issuance)
Landscape Bond Inspection (x 4 over 18 months)	\$800 (\$200 per visit x 4 over 18 months)
Landscape Bond Re-Inspection (> 4 Inspections in 18 months)	\$300 Landscape Bond Reinspection Fee (> 4)
Performance Bond Inspection (x 4 over 18 months)	\$875 (Fugitive Dust, Buffer/Tree Protection during Construction)
Performance Bond Inspection (x 4 over 18 months)	\$1,750 (Fugitive Dust, Buffer/Tree Protection during Construction)
Performance Bond Re-Inspection (> 4 Inspections in 18 months)	\$300 Performance Bond Reinspection Fee (> 4)
Maintenance Bond (Site inspections x 4; Buffer & Landscape); < 10 acres	\$875 (Fugitive Dust, Buffer, Landscape Survivability) (< 10 acres)
Maintenance Bond (Site inspections x 4; Buffer & Landscape); > 10 acres	\$1,750 (Fugitive Dust, Buffer, Landscape Survivability) (> 10 acres)
Maintenance Bond Re-Inspection (> 4 Inspections in 18 months)	\$300 Maintenance Bond Reinspection Fee (>4)
Multi-Family Project Additional Buffer/Landscape Inspections (>4)	\$300 per additional Multi Family Site inspection (>4)
Multi-Family Site Inspection (x 2)--Small Site (<35,000 s.f)	\$750 Multi-Family Final Site Inspection (< 35,000 sq. ft.)
Multi_Family Site Inspection (x 2)--Large Site (>35,000 s.f)	\$1500 Multi-Family Final Site Inspection (> 35,000 sq. ft.)
Community Appearance Fines	
Fugitive Dust Escapement - Air Pollution	\$15,000 a day per violation
Majestic Tree Removal	\$500 per Inch of trunk diameter
Illegal Tree Removal Within Buffer	\$250 per inch of trunk diameter
Unapproved Natural Vegetative Buffer Removal	\$500 per Linear Foot
Miscellaneous Fees	
Technology Fee	\$421
Resubmittals and Revisions (>2 reviews)	25% of original total submittal fee
After the Fact Applications (for all permits, variances, sites, etc)	
After the Fact Applications (for all permits, variances, sites, etc)	Double the Normal Fee

Type of Fee	Proposed Fee
Residential Zoning Review Fees	
Zoning Review Fee	\$150
Zoning Single Family Review Fee	\$200
Landscape Review Fee Single Family	\$200
Additional Review Fees (over 2 reviews)	\$100
Floodplain Review	\$150
Conditional Use Permit	
Conditional Use (After the fact)	\$600
Residential Zoning General Permits	
Fences (7' - 8')	\$50
Chickee Huts/Tiki Hut (Native American Federal)	\$100
Protected Tree Permits (18" dbh or greater)	\$100
Chicken Permit	\$100
Early Site Clear Residential Lot only	\$100
RV/Travel Trailer - 6 months	\$100
Storm Damage Inspections	
Storm Damage RV/Travel Trailer Inspections	\$100
Storm Damage Mobile Home Inspections	\$100
Storm Damage Single Family Inspections	\$100
Residential Zoning Admin Fees	
Variance	
Variance (not requiring board action not refundable)	\$500
Variance (requiring board action not refundable)	\$500
Variance Sign	\$25 per sign
Variance After The Fact	\$1000 (2X NORMAL FEE)
Appeal to BOCC (Variance Admin Decision Appeal)	\$500
Vacation of Easement, Right of Way, Plat, Use of Easement	
Vacation of Easement	\$600
Use of Easement	\$300
Written Letters of Determination (including flood)	
Written Zoning Determinations	\$100
Floodplain Letter of Confirmation (BFE/Existing Grade, SBs includes verbiage of breakaway walls, etc)	\$150
Administrative Use	
Special Event (up to 45 days)	\$200
Firework Display	\$400
Pain Management	
Pain Management Clinic - Initial Registration	\$1,500 submittal + \$1,500 approval per ord.
Pain Management Clinic - Renewal	\$1,750
Pain Management Clinic -Change of designated physican	\$500.00
Pain Management Clinic - employee/volunteer	\$100.00 per employee or volunteer
After the Fact Applications (for all permits, variances, sites, etc)	
After the Fact Applications (for all permits, variances, sites, etc)	Double the normal fee

Type of Fee	Proposed Fee
Commercial Zoning Review	
Pre-Application Meeting	\$750
Zoning Review Fee(Remodels /Business Use/Fire)	\$750
Zoning Review - New Construction	\$600
Non Residential & Multi-Family Landscape Review	300 + \$20 per acre over 2 acres
Sign Review	
Unified Sign Plan	\$5,000 + Add Ons
Substantial Modification	\$3,000 + Add Ons
Non-Substantial Modification	\$1,500 + Add Ons
Simple Modification or Addition of Sign Types Consistent with Adopted Unified Sign Plan	\$300 per request + Add Ons
Sign Permit Subject to Unified Sign Plan	\$200
Signs (Commercial Zoning Review)	\$200
Billboards (Replacement Only-Hernando County)	\$120
Non-Residential Development Permit (Site)	
Simultaneous (Plan/Const/Landscape/Stormwater/HCUd review)	\$6,000 +\$50/1,000 SF for Office/Retail/Industrial) + Add ons
Non-Residential Landscape Review	\$1,000
Resubmittal	25% of original submittal fee for 3 or more submittals
Mass Grade	\$5,000
Early Land Clearing/Site Alteration	\$5,000
Mass Grade Resubmittal	\$2,500
Multi-Family Projects (design Standards Review)	\$500 per building
Resubmittal Review (more than 2 on new construction)	\$125 per building or 25% of original submittal fee
Small Retail (Enhanced Standards Ord, Review)	\$200
Large Retail (Design Standards Review)	\$1,750
Multi-family/Lg Commercial Project Site Clear	See Mass Grade
Commercial Fence	\$100
Tent (Firework Sales, Flowers, Xmas Trees)	\$150
Tree Removal	\$120
Mining	
Conditional Use--Excavation Permit (Mining)	1500 + Add ons
Minor Land Excavation (<= 30,000 cubic yards)	\$2,000
Major Excavation (>30,000 cubic yards-requires Cond. Use)	\$5,000
Additional Fee for Blasting (in addition to excavation)	\$1,000
Master Mining Approval (MAMPA)	\$2,000
Mining Operations Plan Approval (MOPA)	\$3,000
Mining Annual Inspections	\$2,000
Tree Removal	
Non Residential Tree Removal	\$120
After-the-Fact Non Residential Tree Removal	\$240
Mulch Processing (Needs Conditional Use)	\$5,000
Administrative	
Appeal of Administrative Decision	\$500
Floodplain Letter	\$150
Zoning Confirmation Letter	\$100
Permanent Alcohol Beverage License	\$250
**Additional Fee if Inspection is Required	\$150
Temporary Alcohol Beverage License (3-Day or less)	\$100
After the Fact Applications (for all permits, variances, sites, etc)	
After the Fact Applications (for all permits, variances, sites, etc)	Double the normal fee

Type of Fee	Proposed Fee
Add-Ons	
Technology Fee (New Projects, Land Use, Subdivisions (A, B/C)	\$491
Technology Fee (Residential & Commercial Zoning Specific, Subdivision--Class D)	\$93
Unlicensed Contractor (Commercial & Residential Zoning)	\$15
Land Use Public Notification Fee (Signs, Advertising, APO Mailings)	\$120-\$350
Land Use Additional Public Notification Fee Due to Applicant Request for Continuance	\$120-\$350
Model Center Typical (On Construction Drawing When Submitted with PDP)	\$300
Large Signs	\$44 per sign
Small Signs	\$25 per sign