

RESOLUTION NO. 09-1238

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LONGWOOD, SEMINOLE COUNTY, FLORIDA ESTABLISHING REVISED BUILDING PERMIT AND BUILDING PERMIT RELATED FEES; AND ESTABLISHING METHOD FOR DETERMINING VALUATION OF BUILDINGS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 553.80 Florida Statutes Enforcement authorizes the governing body of a municipality to provide a schedule of fees for the enforcement of the provisions of the Florida Building Code; and

WHEREAS, Article I of Chapter 18 of the Code of Ordinances, City of Longwood, Florida provides for the establishment of building and related permit fees by resolution of the City Commission; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LONGWOOD, SEMINOLE COUNTY, FLORIDA:

Section I: That the following schedule of fees be established for Building Permits and related services.

SCHEDULE OF FEES FOR CITY OF LONGWOOD BUILDING DEPARTMENT

Method for Determining Value of Buildings.

Construction Cost / Valuation will be calculated using the “Building Valuation Data” chart as published in the most current, October edition of the *Building Safety Journal*, a publication of the International Code Council, or the contracted price, whichever is greater.

In those instances in which valuation is based on the contractor’s estimate, the contractor shall provide such verification as the Building Official may require, such as the written contract between contractor and owner. If the contractor fails to provide such verification, the Building Official may, in his or her sole discretion, determine the valuation based on the value of construction of proposed work.

Fifty percent of the permit fee will be paid in advance for plan review and shall not be eligible for refund.

**Group I: Single Family detached residential and two family attached residential:
new construction**

Square feet	Fees
Up to 2,500	\$2,000.00
2,501 to 3,250	\$2,500.00
3,251 to 4000	\$3,000.00
4001 to 5,000	\$3,750.00
5001 to 6,000	\$4,500.00
6,001 and larger	\$6,000.00

Square footage includes main structure, garage, porch, and lanai. Fee includes up to two plan reviews, routine inspections, and all subcontractor permit fees.

Additional fees:	Per occurrence:
Additional plan review/revisions	\$25
Reinspections	\$35/\$50 same reason
Re-stamp plans	\$25
Change any or all subs	\$25
Pre power	\$75
After hour inspections	\$50hr/\$100 minimum
Reissue of permit to new contractor	\$25
Renewal of expired permit	30% of original fee/\$75 minimum
Duplicate of permit (lost, stolen, etc)	\$10
Radon gas surcharge	As dictated by state statute
Master file engineering	\$50

Penalties:

Any person commencing work without a permit shall be subject to a fee double the permit fee.

Refunds:

For projects that are cancelled after fees are paid, a 75% refund shall apply. Projects that have begun construction shall not be eligible for a refund.

Plans:

Two sets of drawings shall be submitted with all applications. Additional sets may be submitted at the time of application to be stamped at no additional charge.

Other fees and charges:

The applicant is responsible for other related fees and charges not enumerated in this Chapter prior to receiving building permits as required by law. These include, but are not limited to, City utility impact fees and Seminole County impact fees.

If a permit is not renewed prior to the expiration date, the applicant will be required to resubmit plans and specifications for the appropriate category and pay the appropriate fees.

Group II: Addition and structural alteration to single family detached residential and two family attached residential, detached structures, and swimming pools.

Valuation	Fees
Up to \$2,500.00	\$50.00
\$2,500.01 to \$10,000.00	\$100.00
\$10,000.01 to \$50,000.00	\$300.00
\$50,000.01 to \$100,000.00	\$500.00
100,000.01 and up	\$750.00

Additional fees:	Per occurrence:
Additional plan review/revisions	\$25
Reinspections	\$35/\$50 same Reason
Re-stamp plans	\$25
Change any or all subs	\$25
Pre power	\$75
After hour inspections	\$50hr/\$100 minimum
Reissue of permit to new contractor	\$25
Renewal of expired permit	30% of original fee/\$75 minimum
Duplicate of permit (lost, stolen, etc)	\$10
Radon gas surcharge	As dictated by state statute
Master file engineering	\$50

Penalties:

Contractors commencing work without a permit shall be subject to double the permit fee.

Refunds:

For projects that are cancelled after fees are paid, a 75% refund shall apply. Projects that have begun construction shall not be eligible for a refund.

Plans:

Two sets of drawings shall be submitted with all applications. Additional sets may be submitted at the time of application to be stamped at no additional charge.

Other fees and charges:

The applicant is responsible for other related fees and charges not enumerated in this Chapter prior to receiving building permits as required by law. These include, but are not limited to, City utility impact fees and Seminole County impact fees.

If a permit is not renewed prior to the expiration date, the applicant will be required to resubmit plans and specifications for the appropriate category and pay the appropriate fees.

Group III: Commercial, Industrial, Multifamily: new construction and additions or structural alterations

Valuation	Fees
Up to \$2,500.00	\$100.00
\$2,500.01 to \$10,000.00	\$300.00
\$10,000.01 to \$50,000.00	\$500.00
\$50,000.01 to \$100,000.00	\$1000.00
\$100,000.01 to \$250,000.00	\$2,000.00
\$250,000.01 to \$500,000.00	\$4,000.00
\$500,000.01 to \$1,000,000.00	\$7,000.00
over \$1 million to \$5 million	\$7,000.00 for the first 1 million valuation plus \$.008 times the remaining valuation.
over \$5 million to \$12 million	\$38,000.00 for the first 5 million valuation plus \$.007 times the remaining valuation.
over \$12 million to \$25 million	\$80,000.00 for the first 12 million valuation plus \$.006 times the remaining valuation.
over \$25 million and larger	\$145,000.00 for the first 25 million valuation plus \$.005 times the remaining valuation.

Digital copies of all as-builts shall be submitted prior to issuance of a certificate of occupancy.

Additional fees:	Per occurrence:
Additional plan review/revisions	\$25
Reinspections	\$25/\$50 same reason
Re-stamp plans	\$25
Change any or all subs	\$25
Pre power	\$100
After hour inspections	\$50 hr/ \$100 minimum

Reissue of permit to new contractor	\$25
Renewal of expired permit	30% of original fee/\$75 minimum
Duplicate of permit (lost, stolen, etc)	\$10
Radon gas surcharge	As dictated by state statute
Temporary CO	\$100
Master file engineering	\$50

Penalties:

Contractors commencing work without a permit shall be subject to double the permit fee.

Refunds:

For projects that are cancelled after fees are paid, a 75% refund shall apply. Projects that have begun construction shall not be eligible for a refund.

Plans:

Two sets of drawings shall be submitted with all applications. Additional sets may be submitted at the time of application to be stamped at no additional charge.

Other fees and charges:

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Group IV: Single family and two family residential miscellaneous

Any one or two family residential work that does not meet the criteria of Group I or Group II shall be charged a fee of \$50.

Additional fees:	Per occurrence:
Additional plan review/revisions	\$25
Reinspections	\$35/\$50 same reason
Re-stamp plans	\$25
Change any or all subs	\$25
Pre power	\$75
After hour inspections	\$50hr/\$100 minimum
Reissue of permit to new contractor	\$25
Renewal of expired permit	\$25

Duplicate of permit (lost, stolen, etc)	\$10
Radon gas surcharge	As dictated by state statute
Master file engineering	\$50

Penalties:

Contractors commencing work without a permit shall be subject to double the permit fee.

Refunds:

For projects that are cancelled after fees are paid, a 75% refund shall apply. Projects that have begun construction shall not be eligible for a refund.

Plans:

Two sets of drawings shall be submitted with all applications. Additional sets may be submitted at the time of application to be stamped at no additional charge.

Other fees and charges:

If a permit is not renewed prior to the expiration date, the applicant will be required to resubmit plans and specifications for the appropriate category and pay the appropriate fees.

Group V: Commercial, Industrial and Multifamily Miscellaneous

Any commercial, industrial, or multifamily work that does not meet the criteria of Group III shall be charged a fee as follows:

Up to \$2,500.00	\$100.00
\$2,500.01 to \$10,000.00	\$250.00
\$10,000.01 to \$50,000.00	\$500.00
\$50,000.01 to \$100,000.00	\$750.00
\$100,000.01 to \$250,000.00	\$1500.00
\$250,000.01 and up	\$3500.00

Digital copies of all as-builts shall be submitted prior to issuance of a certificate of occupancy.

Additional fees:

Fee per occurrence:

Additional plan review/revisions	\$25
Reinspections	\$35/\$50 same reason
Re-stamp plans	\$25
Change any or all subs	\$25
Pre power	\$100

After hour inspections	\$50hr/\$100 minimum
Reissue of permit to new contractor	\$25
Renewal of expired permit	30% of original fee/\$75 minimum
Duplicate of permit (lost, stolen, etc)	\$10
Radon gas surcharge	As dictated by state statute
Temporary CO	\$100
Master file engineering	\$50

Penalties:

Contractors commencing work without a permit shall be subject to double the permit fee.

Refunds:

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Plans:

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Other fees and charges:

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If a permit is not renewed prior to the expiration date, the applicant will be required to resubmit plans and specifications for the appropriate category and pay the appropriate fees.

Section II: Conflicts. Any resolutions or policies in conflict herewith are hereby repealed.

Section III: This resolution shall become effective immediately upon adoption.

**PASSED BY THE CITY COMMISSION OF LONGWOOD, FLORIDA, IN
REGULAR SESSION THIS _____ DAY OF DECEMBER 2009.**

John C. Maingot, Mayor

ATTEST:

Sarah M. Mirus, MMC, MBA, City Clerk

Approved as to form and legality for the use and reliance of the City of Longwood,
Florida only.

Teresa S. Roper, City Attorney