

## **2.1 - CONCURRENCY MANAGEMENT – Revenue Streams**

### **A. Introduction & Background**

Collier County employs “Generally Accepted Accounting Principles” in all of its account tracking activities. The County’s Impact Fee Program is designed to pay for County facilities and services required by approved development. However, the Board of County Commissioners must approve the impact fee charges and the methodologies used in assessing such fees. In recent years, the impact fees assessed on new developments were insufficient to pay for the cost of providing facilities and services to such development. Thus, the balance of the cost had to be mitigated from other funding sources. The Board of County Commissions has traditionally rejected increases to ad valorem taxation to pay for funding shortfalls. In 2002 and 2003, the Board of County Commissioners dramatically increased the impact fee amounts. Collier County now has the highest impact fees within the State of Florida.

Fees charged for permits do not directly reflect County growth management objectives. These fees are designed to recompense staff time and County resources spent processing permit applications. Permitting fees are not set higher or lower based upon a particular geographic area.

### **B. Identification of Specific Goals, Objectives & Policies**

Concurrency management is essential to the overall operation of the County. As a result, references to concurrency and finance are sprinkled throughout the Growth Management Plan.

## **CAPITAL IMPROVEMENT ELEMENT – Financial Feasibility**

### **OBJECTIVE 1.2:**

Provide public facilities in order to maintain adopted level of service standards that are within the ability of the County to fund, or within the County's authority to require others to provide. Existing facility deficiencies measured against the adopted level of service standards will be eliminated with revenues generated by ad valorem taxes and intergovernmental revenues received based on economic activity. Future development will bear a proportionate cost of facility improvements necessitated by growth. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes.

### **Policy 1.2.1:**

The estimated capital expenditures for all needed public facilities shall not exceed conservative estimates of revenues from sources that are available to the County pursuant to current law, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue.

**Policy 1.2.2:**

Existing and future development shall both pay for the costs of needed public facilities. Existing development shall pay for some or all facilities that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of facilities needed by future development. Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

**Policy 1.2.3:**

Public facilities financed by County enterprise funds (i.e., potable water, sanitary sewer and solid waste) may be financed by debt to be repaid by user fees and charges for enterprise services, or the facilities may be financed from current assets (i.e., reserves, surpluses and current revenue).

**Policy 1.2.4:**

Public facilities financed by non-enterprise funds (i.e., roads, surface water management, parks, library, emergency medical service, and jail shall be financed from current revenues and assets (pay-as-you-go financing) and Revenue Bonds approved by the Board of County Commissioners. Debt financing shall not be used to provide excess capacity in non-enterprise public facilities unless the excess capacity is an unavoidable result of a capital improvement that is needed to achieve or maintain standards for levels of service. Notwithstanding other provisions of this policy, general obligation bonds approved by referendum may be used for any public facilities to acquire capacity needed within the Schedule of Capital improvements or for excess capacity.

**Policy 1.2.5:**

The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County is unable to pay for the subsequent annual operating and maintenance costs of the facility.

**Policy 1.2.6:**

The County shall continue to collect Road Impact Fees for road facilities requiring the same level of service standard as adopted in Policy 1.1.5 of this element in order to assess new development a pro rata share of the costs required to finance transportation improvements necessitated by such development.

**Policy 1.2.7:**

The County shall continue to collect impact fees for Parks and Recreation, EMS and Library facilities requiring the same level of service standard as adopted in Policy 1.1.5 of this element in order to assess new development a pro rata share of the costs required to finance Parks and Recreation, EMS and Library improvements necessitated by such development.

**Policy 1.2.8:**

If, for any reason, the County cannot provide revenue sources identified as needed funding for specific projects within the adopted Schedule of Capital Improvements, the Growth Management Plan shall be amended based on one or more of the following actions:

- A. Remove through a plan amendment facility improvements or new facilities from the adopted Schedule of Capital Improvements that exceed the adopted levels of service for the growth during the next five (5) fiscal years;
- B. Remove from the adopted Schedule of Capital Improvements through a plan amendment, facility improvement or new facilities that reduce the operating cost of providing a service or facility but do not provide additional facility capacity;
- C. Where feasible, transfer funds from a funded Non-Capital Improvement Element capital project in order to fund an identified deficient Capital Improvement Element public facility. The resulting revisions shall be reflected in the required annual update.
- D. Lower the adopted level of service standard through a plan amendment for the facility for which funding cannot be obtained.
- E. Do not issue development orders that would continue to cause a deficiency based on the facility's adopted level of service standard.

**Policy 1.2.9:**

Collier County will not exceed a maximum ratio of total general governmental debt service to bondable revenues from current sources of 13%. Whereas Florida Statutes place no limitation on the application of revenues to debt service by local taxing authorities, prudent fiscal management dictates a self-imposed level of constraint. Current bondable revenues are ad valorem taxes and State-shared revenues, specifically gas taxes and the half-cent sales tax. The Enterprise Funds operate under revenue bonding ratios set by the financial markets and are, therefore, excluded from this debt policy.

**CAPITAL IMPROVEMENT ELEMENT – Concurrency Management**

**OBJECTIVE 1.5:**

To ensure that public facilities and services needed to support development are available concurrent with the impacts of such development, the County's Concurrency Management System shall be consistent with Chapter 163, Part II, Florida Statutes and Rule 9J-5.0055, Florida Administrative Code. The County shall establish a regulatory and monitoring program to ensure the scheduling, funding and timely construction of Category A public facilities concurrent with, or prior to, the issuance of a final site development plan, final plat or a building permit to achieve and maintain adopted level of service standards.

**Policy 1.5.1:**

The concurrency requirement for the Potable Water, Sanitary Sewer, Drainage and Solid Waste Level of Service Standards of this Growth Management Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System are met:

- A. The necessary facilities and services are in place at the time a final site development plan, final plat or building permit is issued; or
- B. The necessary facilities and services are under construction at the time a final site development plan, final plat or building permit is issued; or
- C. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of paragraphs A and B of this policy. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities will be in place when the impacts of the development occur.

**Policy 1.5.2:**

The concurrency requirement for the Parks and Recreation Level of Service Standards of this Growth Management Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System are met:

- A. Compliance with any one of the standards set forth in Policy 1.5.1 A, B and C is met; or
- B. At the time the final site development plan, final plat or building permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for commencement of actual construction of the required facilities within one year of the issuance of the final site development plan, final plat or building permit; or
- C. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities within one year of the issuance of the applicable final site development plan, final plat, or building permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

**Policy 1.5.3:**

The concurrency requirement of the Transportation Level of Service Standards of this Growth Management Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

- A. Compliance with any one of the standards set forth in Policies 1.5.1 A, B, and C and 1.5.2 B and C is met ;or
- B. In areas in which Collier County has committed to provide the necessary public facilities and services in accordance with its five-year schedule of capital improvements, the concurrency requirement of the Transportation Level of Service Standards shall be achieved or maintained if all of the following standards of the Concurrency Management System, based upon an Adequate Capital Improvements Program and adequate implementing regulations are met:
  - 1. A Capital Improvement Element and a five-year Schedule of Capital Improvements which, in addition to meeting all of the other statutory and rule requirements, must be financially feasible. The Capital Improvement Element and Schedule of Capital Improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
  - 2. A five-year Schedule of Capital Improvements which must include both necessary facilities to maintain the adopted level of service standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate those portions of existing deficiencies which are a priority to be eliminated during the five-year period under the Schedule of Capital Improvements.
  - 3. A realistic, financially feasible funding system based on currently available revenue sources which must be adequate to fund the public facilities required to serve the development authorized by the building permit and which public facilities are included in the five-year Schedule of Capital Improvements.
  - 4. A five-year Schedule of Capital Improvements which must include the estimated date of commencement of actual construction and the estimated date of project completion.
  - 5. A five-year Schedule of Capital Improvements which must demonstrate that all actual construction of the road facilities is scheduled to commence in or before the third year of the five-year Schedule of Capital Improvements.
  - 6. A plan amendment is required to eliminate, defer or delay construction of any road project which is needed to maintain the adopted level of service standard and which is listed in the five-year Schedule of Improvements.

**Policy 1.5.4:**

The County shall continue to implement a Concurrency Management System, as identified Division 3.15 of the Collier County Land Development Code, which shall include a regulatory program and monitoring system consistent with this Growth Management Plan and consistent specifically with the policies under Objective 1.5 of this Capital Improvement Element. The monitoring system shall enable the County to determine whether it is adhering to the adopted Level of Service Standards and Schedule of Capital Improvements.

**HOUSING ELEMENT**

**Policy 1.3:**

The City and County will explore the development of a fair share affordable housing ordinance that will require commercial and residential developments to address the lack of affordable housing. The local jurisdiction will evaluate a broad range of options including the development of an affordable housing impact fee, the requirements that a percentage of units developed will be “set aside” for below market rate housing, provide for the transfer of development rights, an option whereby land could be donated to a nonprofit and/or placed in a land bank, or other alternatives that will assist in mitigating the rising need for affordable housing as the population increases.

**Policy 1.4:**

Affordable housing will be distributed equitably throughout the County using strategies that include, but are not limited to, density bonus agreements, and impact fee waivers or deferrals. In addition, affordable housing will be located where adequate infrastructure and services are available.

**Policy 2.7:**

Increase the utilization of existing impact fee ordinances to facilitate the development of affordable housing through the provisions of waivers and/or deferrals.

**Policy 2.9:**

Review the County’s Density Bonus Ordinance every two years to reflect changing community needs and market conditions. Encourage the blending of affordable housing density bonus units into market rate developments and review the feasibility of approving density bonus at an administrative level.

**Policy 2.10:**

Through the adoption of local incentives, such as density bonus agreements and impact fee waiver/deferrals, public and private sponsors will be encouraged to provide adequate housing for rural residents and farmworker families.

**Policy 2.11:**

The County Housing and Urban Improvement Department will coordinate with independent water and sewer districts to ensure that the necessary infrastructure and facilities for new housing developments are in place, and consistent with the County's Concurrency Management System.

**Policy 2.12:**

The County will adopt and implement policies that address site locations for farm worker housing, including strategies such as density bonus agreements, impact fee waivers or deferrals, and adequate infrastructure and services.

**OBJECTIVE 3:**

By 2000, increase the number of housing programs and amount of funding available to promote the preservation and protection of existing, stable residential neighborhoods. This will be accomplished through the utilization of State Housing Incentives Partnership (SHIP) and CDBG programs including strategies such as Down Payment/Closing Cost Assistance, Rehabilitation and Emergency Repair, Demolition with New Construction, and Impact Fee Waivers or Deferrals.

**Policy 8.1:**

The County will coordinate with the USDA and other State and Federal Agencies to provide technical and financial assistance, impact fee waivers and deferrals and increased density, consistent with the Immokalee Area Master Plan, for a 300 bed facility to provide housing for unaccompanied agribusiness workers.

**INTERGOVERNMENTAL COORDINATION ELEMENT**

**Policy 1.1.3:**

The Collier County Comprehensive Planning Section of the Planning Services Department shall prepare and review an annual level of service monitoring report of the Growth Management Plan. The purpose of this report is to provide the affected entities with the information in order to evaluate and coordinate level of service standards.

**Policy 1.1.4:**

The Collier County Comprehensive Planning Section of the Planning Services Department shall recommend procedures to be taken if the entity that has maintenance responsibility does not plan

for the necessary improvements in a timely manner in order to maintain the County adopted level of service.

**Policy 1.1.5:**

In situations where other public or private entities are providing a facility or service within Collier County for roads, water, sewer, drainage, parks, or solid waste, the County will coordinate its adopted level of service standard within the parameters allowed by the Concurrency Management System of the Capital Improvement Element of this Plan.

**OBJECTIVE 1.4:**

By January 1, 1999, the County shall complete an evaluation of informal and formal coordination mechanisms between the County, other units of local, regional, state, and federal government and any private entity that provides an essential public service that affects Levels of Service and/or land use planning in the County.

**Policy 1.4.1:**

By January 1, 1998, the County shall establish the criteria to be used to complete an update of the evaluation of informal and formal coordination mechanisms between the County, other units of local, regional, state, and federal government, and private entities which provide an essential public service that affect Levels of Service and/or land use planning in the County.

**Policy 1.4.2:**

By January 1, 1998, the County shall implement procedures and activities that will improve communications between the County and other units of local, regional, state, and federal government, and private entities which provide an essential public service that affect Level of Service and/or land use planning. These procedures and activities will be based on data derived from the update of the evaluation of informal and formal coordination mechanisms.

**FUTURE LAND USE ELEMENT**

**Policy 2.1:**

The County shall prepare annually the Annual Update and Inventory Report (AUIR) on Public Facilities which shall include a determination of the existing conditions of capital public facilities, determine the remaining available capacity, forecast future needs in the five year capital improvement schedule and identify needed improvements and funding to maintain the level of service adopted in Policy 1.1.5 of the Capital Improvements Element.



**Policy 2.2:**

Deficiencies or potential deficiencies that have been determined through the Annual Update and Inventory Report on capital public facilities may include the following remedial actions: establish an area of significant influence for roads, a TCEA, TCMA, add projects to the Capital Improvements Element, enter into a binding commitment with a Developer to construct the needed facilities or defer development until improvements can be made or the level of service is amended to ensure available capacity.

**GOLDEN GATE AREA MASTER PLAN ELEMENT**

**OBJECTIVE 1.2:**

Ensure public facilities are provided at an acceptable level of service.

**Policy 1.2.1:**

Requests for new uses of land shall be subject to level of service standards and concurrency requirements for public facilities as outlined in the Capital Improvement Element of the Growth Management Plan.

**IMMOKALEE AREA MASTER PLAN ELEMENT**

**Policy III.3.2:**

By September 1998, the County Attorney's Office will research those steps under law to provide deferral for at least two years the ad valorem taxes and special assessments for new apartments built for and rented to very low and low income households.

**C. Data Assessment**

Please refer to the attached Concurrency Management – Revenue Streams “Figure 2.1-1” for a copy of the Collier County Community Development and Environmental Services Fee Schedule.

The Board of County Commissioners in March 2004 implemented the County’s 11<sup>th</sup> impact fee on new construction in an effort to fund the construction of government buildings to serve the growing number of residents in Collier County. In April of the same year, the Board of County Commissioners will consider a 12<sup>th</sup> impact fee for law enforcement to tax new development to help pay for growth.

**D. Objective Achievement Analysis**

**Capital Improvement Element, Financial Feasibility – Objective 1.2:** Level of service standards and related impact fees, user fees, assessments, etc. are evaluated in an effort to mitigate development costs and growth.

**Policy 1.2.1:** This policy helps to ensure County monitoring of fees and associated revenues pursuant to current laws and regulations.

**Policy 1.2.2:** This Policy coincides with County strategies of having growth pay for growth.

**Policy 1.2.3:** See Policy 1.2.2.

**Policy 1.2.4:** Describes public facilities and financing methods to maintain the adopted level of service standards.

**Policy 1.2.5:** This Policy reiterates County procedures concerning growth management and concurrency management.

**Policy 1.2.6:** See Policy 1.2.2.

**Policy 1.2.7:** See Policy 1.2.2.

**Policy 1.2.8:** This Policy ensures a type of check-and-balance process regarding the adopted levels of service, the 5-Year Schedule of Capital Improvements, growth management and concurrency management throughout the County.

**Policy 1.2.9:** This Policy identifies the maximum ratio of debt service to bondable revenues.

**Capital Improvement Element, Concurrency Management – Objective 1.5:**

This Objective ensures compliance with Chapter 163, Part II, Florida Statutes and Rule 9J5.0055, Florida Administrative Code. Concurrency management, adopted levels of service and growth management are addressed within this Objective.

**Policy 1.5.1:** This Policy references the requirements of level of service standards of the Growth Management Plan.

**Policy 1.5.2:** See Policy 1.5.1.

**Policy 1.5.3:** See Policy 1.5.1.

**Policy 1.5.4:** References highlighting the Concurrency Management System and subsequent monitoring systems consistent with the Growth Management Plan are located within this Policy.

**Housing Element – Policy 1.3:** Impact fees for affordable housing are alluded to in this Policy.

**Policy 1.4:** This Policy recognizes the various financial tools available to the County to assist in the provision of affordable housing including, but not limited to, density bonuses and impact fee waivers or deferrals.

**Policy 2.7:** This Policy stresses the utilization of impact fee waivers/deferrals for affordable housing.

**Policy 2.9:** The density bonuses reinforce the County’s dedication to affordable housing.

**Policy 2.10:** This Policy reiterates the utilization of impact fees to encourage housing for rural families and farmworkers.

**Policy 2.11:** This Policy discusses Concurrency Management, infrastructure and public facilities.

**Policy 2.12:** The County’s various density bonuses and impact fee strategies support the goals of the Housing Element.

**Objective 3:** This Objective strengthens the County’s commitment to increasing affordable housing through various subsidy programs including impact fee waivers and/or deferrals.

**Policy 8.1:** The County coordinated with the USDA and other agencies to fund and construct a 300-bed facility for farmworkers. The facility is complete and in operation.

**Intergovernmental Coordination Element – Policy 1.1.3:** The Collier County Comprehensive Planning Department prepares an Annual Update and Inventory Report (AUIR) to review County compliance with its own LOS Standards.

**Policy 1.1.4:** See Policy 1.1.3.

**Policy 1.1.5:** See Policy 1.1.3.

**Objective 1.4:** See Policy 1.1.3.

**Policy 1.4.1:** See Policy 1.1.3.

**Policy 1.4.2:** See policy 1.1.3.

**Future Land Use Element – Policy 2.1:** Impact fees and related assessments can be affected by the review of existing facilities and any needed improvements to maintain the adopted level of service standards.

**Policy 2.2:** The Annual Update and Inventory Report (AUIR) can predict and determine any deficiencies related to the adopted level of service standards. As a result, Impact fees may be affected.

**Golden Gate Master Plan Element – Objective 1.2:** This Objective requires the County to monitor LOS Standards relative to the Golden Gate Area Master Plan Area (see Section 1.5.I of this report).

**Policy 1.2.1:** See Objective 1.2.

**Immokalee Area Master Plan Element – Policy III.3.2:** This policy required the County Attorney’s Office to research the concept of providing deferrals of ad valorem taxes and/or special assessments to encourage apartment construction for low-income families. See Section 1.5.J of this report.

**E. Conclusion**

The revenue from impact fees is essential to the Goals, Objectives and Policies of the Collier County Growth Management Plan. Many public facility improvement projects referenced in the 5-Year Schedule of Capital Improvements, including those related to transportation, stormwater management, public utilities and affordable housing, rely on impact fees for funding assistance and growth and concurrency management. The County’s primary means of funding facilities to support the rapid growth of the area is through impact fees.

Figure 2.1-1



**COLLIER COUNTY COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES FEE SCHEDULE**

BCC Proposed Version- Oct 28, 2003

**Contents:**

A) ADMINISTRATION.....	2
B) BLASTING PERMITS & INSPECTION.....	2
C) ENVIRONMENTAL/LANDSCAPING.....	2
D) EXCAVATION PERMITS.....	3
E) FIRE CODE REVIEW FEES.....	3
F) SITE DEVELOPMENT PLANS.....	4
G) SUBDIVISION.....	5
H) Engineering Inspection Fees.....	6
I) TEMPORARY USE PERMITS.....	6
J) WELL PERMITS/INSPECTIONS.....	6
K) ZONING/LAND USE PETITIONS.....	7
L) MISCELLANEOUS.....	8
M) BUILDING PERMIT APPLICATION FEE.....	9
N) BUILDING PERMIT FEES.....	10
O) ELECTRICAL PERMIT FEES.....	10
P) PLUMBING PERMIT FEES.....	11
Q) MECHANICAL PERMIT FEES.....	11
R) FIRE PREVENTION AND CONTROL PERMIT FEES.....	12
S) MOBILE HOME/OFFICE TRAILER AND OTHER TRAILER PERMIT FEES.....	12
T) CHICKEES AND SIMILAR STRUCTURES.....	12
U) POOL OR SPA PERMIT FEES.....	12
V) SCREEN ENCLOSURE PERMIT & PAN ROOF FEES.....	12
W) SIGN PERMIT FEES.....	13
X) CONVENIENCE PERMIT FEES.....	13
Y) REVISION AND AS BUILT PLAN REVIEW FEES; CORRECTIONS TO PLANS.....	13
Z) PERMIT EXTENSION.....	13
AA) DEMOLITION OF BUILDING OR STRUCTURE PERMIT FEES.....	13
BB) PRE-MOVING INSPECTION FEES.....	13
CC) INSPECTION FEES.....	14
DD) REINSPECTION FEES.....	14
EE) FAILURE TO OBTAIN A PERMIT.....	14
FF) LICENSING.....	14
GG) DUPLICATE PERMIT CARDS.....	14
HH) CHANGE OF CONTRACTOR OR SUBCONTRACTORS.....	14
II) PERMIT FEE REFUNDS.....	14
JJ)-RECORD RETRIEVAL.....	15
KK) COPY FEES.....	15
LL) RESEARCH.....	15
MM) SUBSCRIPTION SERVICE.....	15
NN) ELECTRONIC DATA CONVERSION SURCHARGE.....	15
OO) REGISTRATION OF RENTAL DWELLINGS.....	15
PP) FEE WAIVER PROCEDURES.....	15
QQ) ADDITIONAL FEE REFUND PROVISIONS.....	16



FEES ARE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS RESOLUTION, AND CANNOT BE WAIVED OR SUSPENDED WITHOUT AN ACTION BY THE BOARD OF COUNTY COMMISSIONERS.

ANY QUESTIONS CONCERNING THE APPLICABILITY OF FEES SHALL BE CONCLUSIVELY DETERMINED BY THE DIRECTOR OF THE APPROPRIATE DEPARTMENT, AS APPLICABLE.

---

**A) ADMINISTRATION**

- 1) Official Interpretation Request of Land Development Code (LDC), Growth Management Plan (GMP), or Building Construction Administrative Code (Administrative Code). Based on staff hours: Less than 20 hours \$1,500.00, 20 to 40 hours \$3,000.00, more than 40 hours \$5,000.00
- 2) Interpretation request submitted in conjunction with a land use petition or requested during an application review process. \$250.00
- 3) Determination of Vested Rights. \$100.00 (plus the County's out-of-pocket expenses associated with hearing officer and hearings)
- 4) Appeal of Vested Rights Determination. \$100.00
- 5) Amendment to Land Development Code. \$3,000.00
- 6) Appeal of an Administrative Decision (as may be provided for in the Collier County Administrative Code or the LDC). \$1000.00 (non-refundable)
- 7) Appeal to Board of Zoning Appeals or Building Board of Adjustments and Appeals (as may be provided for in the Collier County Administrative Code or the LDC). \$500.00 (non-refundable)

**B) BLASTING PERMITS & INSPECTION**

- 1) 30 day permit fee, non-refundable payable upon application. \$250.00
- 2) 90 day permit fee, non-refundable payable upon application. \$600.00
- 3) Yearly permit fee, non-refundable payable upon application. \$1,500.00
- 4) Renewal permit fee, non-refundable payable upon application. \$200.00
- 5) After-the-fact fee, due to blasting without a permit. \$10,000.00
- 6) Fine fee, per detonated shot with after-the-fact permit. \$200.00
- 7) Handler fee, for handler who assists the user or blaster in the use of explosives. \$100.00
- 8) Blasting Inspection Fee. \$200.00 (per inspection)
- 9) Inspection fees shall be paid upon issuance of a blasting permit based on the estimated number of blasts. Upon completion, fees will be adjusted to reflect actual number of blasts.

**C) ENVIRONMENTAL/LANDSCAPING**

- 1) Site Clearing Permit, first acre or fraction of an acre. \$250.00 Each additional acre or fraction of an acre. \$50.00 (\$3,000.00 maximum)
- 2) Environmental Impact Statement (EIS) \$1600.00
- 3) Landscape Re-inspection 1<sup>st</sup> \$50.00, 2<sup>nd</sup> \$75.00, every inspection afterward \$100.00

- 4) Vehicle on the Beach Permit Application. \$250.00 (Permit fee shall be waived for public and non-profit organizations engaging in environmental activities for scientific, conservation or educational purposes).
- 5) Reserved
- 6) Special Treatment Review
  - a. First five acres or less. \$400.00
  - b. Each additional acre, or fraction thereof. \$50.00 (\$5,000.00 Maximum)
- 7) Coastal Construction Setback Line (CCSL):
  - a. Permit - Dune Walkover. \$150.00
  - b. Permit - Dune Restoration. \$200.00
  - c. Variance - Petition. \$1000.00
- 8) Sea Turtle Permit-
  - a. Sea Turtle Handling Permits. \$25.00
  - b. Sea Turtle Nesting Area Construction Permit. \$200.00
  - c. Sea Turtle Nest Relocation. \$100.00
- 9) Vegetation Removal Permit
  - a. First acre or fraction of an acre less. \$250.00
  - b. Each additional acre, or fraction thereof. \$50.00 (\$3,000.00 Maximum)
- 10) After-the-fact Environmental or Landscape Permits
  - a. CCSL Variance Petition. 2x normal fee
  - b. All other Environmental or Landscape Permits. 4x normal fee

**D) EXCAVATION PERMITS**

- 1) Annual Renewal. \$300.00
- 2) Application (Private). \$400.00
- 3) Application (Commercial). \$2,000.00
- 4) Application (Development). \$400.00
- 5) Monthly inspection fee (commercial, development & private) \$200.00 per month
- 6) Reapplication: \$300.00 plus \$200.00 per month inspection fee
- 7) Cubic Yardage Fee: \$200.00 first 5000 cy, plus \$10.00 per additional 1000 cy with a maximum of \$20,000.00
- 8) Time Extension. \$150.00 plus \$100.00 per month inspection fee
- 9) After-the-fact Excavation Permit. 4x application fee

**E) FIRE CODE REVIEW FEES**

- 1) Fire Code Review fees associated with each of the following processes:
  - a. SDP - Site Development Plan \$200.00
  - b. SDPA - Site Development Plan, Amendment \$150.00
  - c. SDPI - Site Development Plan, Insubstantial \$100.00
  - d. SIP - Site Improvement Plan \$150.00
  - e. SIPI - Site Improvement Plan, Insubstantial \$100.00
  - f. PSP - Preliminary Subdivision Plans \$150.00
  - g. PSPA - Preliminary Subdivision Plans, Amendment \$100.00
  - h. PPL - Plans & Plat, Subdivision \$100.00
  - i. FP - Final Plat \$100.00
  - j. CONSTR - Construction Plans, Subdivision/Utilities \$100.00



k. ICP - Construction Plans, Insubstantial	<u>\$100.00</u>
l. DRI - Development of Regional Impact	<u>\$200.00</u>
m. DOA - Development Order, Amendment	<u>\$150.00</u>
n. PUDZ - Planned Unit Development, Rezone	<u>\$150.00</u>
o. PUDA - Planned Unit Development, Amendment	<u>\$150.00</u>
p. PDI - Planned Unit Development, Insubstantial	<u>\$100.00</u>
q. RZ - Rezone, Regular Zoning	<u>\$100.00</u>
r. CU - Conditional Use	<u>\$150.00</u>

**F) SITE DEVELOPMENT PLANS**

- 1) Site Development Plan Review (SDP). \$5000.00
  - a. plus \$40.00 per D/U
  - b. plus \$100.00 per residential building structure;
  - c. plus \$.10 per square foot for non-residential
  - d. plus \$200.00 per building for non-residential.
  - e. Additional fees for 3<sup>rd</sup> review \$1,000.00, 4<sup>th</sup> review \$1,500.00, 5<sup>th</sup> review \$2,000.00, 6<sup>th</sup> and subsequent reviews \$2,500.00
  
- 2) Pre-application fee. \$500.00 (to be credited toward application fee upon submittal.)
  - a. Second and subsequent pre-app meetings at the applicant's request shall not be credited towards application fees.
  - b. Second and subsequent pre-app meetings at staff's request will be held at no charge to the applicant.
  - c. Applications submitted 9 months or more after the date of the last pre-app meeting shall not be credited towards application fees and a new pre-application meeting will be required.
  - d. GMP pre-app meetings \$250.00, refund provisions outlined in sub-sections a, b, and c apply.
  
- 3) Simultaneous Review Fee (planning review of simultaneous building permit applications) \$100.00 per building permit application
  
- 4) Site Development Plan Insubstantial Change
  - a. Site Development Plan Insubstantial Change. \$400.00 for first sheet, \$100.00 for each and every additional sheet submitted.
  - b. Additional fees for 3<sup>rd</sup> review \$1,000.00, 4<sup>th</sup> Review \$1,500.00, 5<sup>th</sup> and subsequent review \$2,000.00
  
- 5) Site Development Plan Conceptual Review \$750.00
  
- 6) Site Improvement Plan Review (SIP). \$1000.00 (plus Engineering review fees)
  
- 7) Utility Plan Review & Inspection Fees-
  - a. Construction Document Review. 0.75% of probable water and/or sewer construction costs
  - b. Construction Inspection. 2.25% of probable water and/or sewer construction costs
  - c. Construction Document Resubmission or Document Modification, submit as insubstantial change. \$150.00 for first sheet, \$75.00 for each additional sheet
  
- 8) Engineering Site Plan Review Fee
  - a. Construction Documents Review 0.75% of probable cost of construction of roadways, drainage & stormwater management system
  - b. Construction Inspection 2.25% of probable cost of construction of roadway, drainage & stormwater management system

- 9) Site Development Plan Amendment \$2,500.00,
- a. Plus \$40.00 per D/U plus \$100.00 per residential building structure
  - b. plus \$.10 per square foot
  - c. plus \$200.00 per building for non-residential
  - d. Additional fees for 3rd review \$1,000.00, 4th Review \$1,500.00, 5th and subsequent review \$2,000.00

10) SBR Fees

- a) Pre-Acquisition Meeting \$500.00 (no refunds or credits)
- b) Pre-application fee. \$500.00 (to be credited toward application fee upon submittal.) (all normal pre-application provisions apply)
- c) SBR Fee \$5000.00 with hourly reconciliation at project completion for hourly variation greater than 10%, final project charges at \$100.00 per hour for all associated staff hours

11) Violation of the conditions of approval of the SDP/SIP or installation of improvements, clearing, or other land alteration not depicted on, or otherwise authorized as a part of the approved SDP/SIP. 4x the SIP/SDP application fee

**G) SUBDIVISION**

- 1) Lot Line Adjustment \$250.00
- 2) Subdivision Review Fees-
  - a. Construction Document 0.75% of probable cost of construction
  - b. Construction Document Resubmission or Document Modification -Submit as Insubstantial Change \$150.00 for first sheet, \$75.00 for each additional sheet
  - c. Subdivisions - 3rd and subsequent additional reviews and substantial deviations from approval construction documents \$500.00
  - d. Subdivision Inspection Fee 2.25% of probable cost of construction for construction inspection.
- 3) Subdivision, Preliminary Plat (PSP)-
  - a. Petition Application \$1000.00 plus \$5.00 per acre (or fraction thereof) for residential, plus \$10.00 per acre (or fraction thereof) for non-residential; (mixed use is residential)
- 4) Subdivision Final Plat \$1000.00 plus \$5.00 per acre (or fraction thereof) for residential, \$1000.00 plus \$10.00 per acre (or fraction thereof) for nonresidential; (mixed use is residential)
- 5) Additional review of construction plans for phased construction of subdivision improvements. \$1000.00 per phase
- 6) Two-year Extension \$150.00
- 7) Water and Sewer Facilities Construction Document Review 0.75% of probable water and/or sewer construction costs
- 8) Construction Document Resubmission or Document Modification 0.25% of probable water and/or sewer construction costs - 3rd and subsequent resubmittals \$500.00
- 9) Construction Inspection 2.25% of probable water and/or sewer construction costs
- 10) Violation of the conditions of approval of approved construction plans or installation of improvements, clearing, or other land alteration not depicted on, or otherwise authorized as a part of the approved construction plans or permit. 4x the PSP or Final Plat Review Fee.
- 11) Administrative Amendment \$250.00

#### H) ENGINEERING INSPECTION FEES

- 1) Engineering Inspection Fee \$150.00 per residential dwelling unit (single or duplex only), charged at time of building permit issuance.
- 2) Re-inspection Fees: 1<sup>st</sup> re-inspection \$75.00, 2<sup>nd</sup> re-inspection \$100.00, 3<sup>rd</sup> and thereafter re-inspection \$125.00

#### I) TEMPORARY USE PERMITS

- 1) Beach Events Permits-
  - a. Individual Permit \$100.00
  - b. Block of 25 calendar days \$2,250.00
  - c. Block of 50 calendar days \$4,500.00
  - d. Block of 75 calendar days \$6,750.00
  - e. Block of 100 calendar days \$9,000.00
  - f. Block of 125 calendar days \$11,250.00
  - g. Block of 150 calendar days \$13,500.00
- 2) Temporary Use Permit Special Sales & Events. \$200.00
- 3) Model Homes and Sales Centers \$500.00
- 4) Construction and Development \$125.00
- 5) Residential and Non-Profit Garage and Yard Sale Permits No Charge
- 6) Temporary Use Amendment. \$100.00
- 7) Renewals or extensions requested after the expiration date \$200.00
- 8) Temporary Use Permit for Special Events requiring BCC approval, including Circus and Carnival Permits. \$275.00
- 9) Political Signs (Bulk Temporary Permit) \$5.00
  - a. A deposit of \$500.00 will be posted by political campaigns at the time of securing a Political Sign permit. Forfeiture from this deposit will be in the amount of \$100.00 per written notice of violation of applicable sign ordinance requirements for the 3<sup>rd</sup> and following such notices of violation. Such forfeiture shall be based on notices of violation per campaign, and not per individual sign. Deposit, or remaining balance of deposit, will be refunded upon completion of campaign and certification by Code Enforcement staff that the campaign is in compliance with all provisions of applicable code requirements.
- 10) Fees for Temporary Use permits issued After the Fact, ATF: 2x normal fee

#### J) WELL PERMITS/INSPECTIONS

- 1) Hydraulic elevator shaft permit \$300.00
- 2) Test hole permit (including 1st six holes) \$300.00, each additional hole \$20.00
- 3) Well permit (abandonment) \$150.00
- 4) Well permit (construction or repair) \$300.00
- 5) Well permit (monitoring) \$150.00
- 6) Well Permit (modification of monitor/test well to a production well) \$75.00
- 7) Well Reinspections
  - a. First Reinspection \$75.00

- b. Second Reinspection \$100.00
- c. Third Reinspection \$150.00

8) After the fact well permits 4x normal fee per violation.

NOTE: Multiple wells may be allowed on one permit, but each well must be accounted for and the appropriate fee shall be charged for each well in accordance with the above listed schedule.

**K) ZONING/LAND USE PETITIONS**

- 1) Pre-application fee \$500.00 (to be credited toward application fee upon submittal.)
- 2) Alcoholic Beverage or Service Station Separation Requirement Waiver \$1000.00
- 3) Boat Dock Extension Petition \$1,500.00
- 4) Conditional Use Permit \$4,000.00 (\$1,500.00) when filled with Rezone Petition)
- 5) Conditional Use Monitoring Review: \$750.00
- 6) Conditional Use Extension \$3,000.00
- 7) DRI Review (In addition to cost of rezone) \$10,000.00 plus \$25.00 an acre (or fraction thereof)
- 8) DRI/ DO Amendment \$6,000.00 plus \$25.00 per acre (or fraction thereof)
- 9) DRIABN – DRI Abandonment \$1,500.00
- 10) Flood Variance Petition \$1000.00
- 11) Interim Agriculture Use Petition \$350.00
- 12) Non-Conforming Use Change/Alteration \$1500.00
- 13) Parking Exemption \$1500.00
- 14) PUD Amendments (PUD to PUD): \$8,000.00 plus \$25.00 an acre (or fraction thereof)
- 15) Property owner notifications: \$1.00 non-certified mail, \$3.00 certified return receipt mail (Petitioner to pay this amount prior to advertisement of petition)
- 16) Planned Unit Development Amendment (Insubstantial) \$1500.00
- 17) Rezone Petition (Regular) \$6,000.00 plus \$25.00 an acre (or fraction thereof)
- 18) Rezone Petition (to PUD) \$10,000.00 plus \$25.00 an acre (or fraction thereof)
- 19) Street Name Change (Platted) \$500.00 plus \$1.00 for each property owner requiring notification of proposed street name change.
- 20) Street Name (unplatted) or Project Name Change \$500.00
- 21) Variance petition: \$2,000.00 residential, \$5,000.00 non- residential
- 22) Variance (Administrative) \$1,000.00

- 23) Zoning Certificate: Residential: \$50.00, Commercial: \$125.00
- 24) PUD Extension – Sun Setting: \$1000.00
- 25) Sign Variance Petition: \$2000.00
- 26) Stewardship Receiving Area Petition (SRA): \$7000.00 plus \$25.00 per acre (or fraction thereof) Stewardship Sending Area Petition (SSA): \$7000.00 plus \$25.00 per stewardship credit applied for.
- 27) After-the-Fact Zoning/Land Use Petitions 2x the normal petition fee
- 28) Land Use Petition Continuances
  - a. Two days or less prior to meeting \$500.00
  - b. Requested at the meeting \$750.00
  - c. Resultant additional required advertising charged in addition to continuance fees.
- 29) PUD Monitoring (fee charged at time of building permit review)
  - a. \$50.00 per dwelling unit within PUD
  - b. \$0.05 per square foot commercial or industrial construction within PUD

**L) MISCELLANEOUS**

- 1) Reserved
- 2) Reserved
- 3) Official Zoning Atlas Map Sheet Publications, maps, and reports.  
\$.50 as set forth in Resolution 98-498, as amended.
- 4) Requests for formal written zoning/land use verification or similar such request for written staff responses.  
\$100.00 per property
- 5) The fee for researching records, ordinances, and codes shall be at no charge for the first hour, then at the base salary hourly rate of the staff member conducting the service for time in excess of 1 hour.
- 6) The fee for creating and designing special computer generated reports that are not a part of regular standard reports shall be at no charge for the first hour, then at the base salary hourly rate of the staff member conducting the service for time in excess of 1 hour.
- 7) CD Burning: \$1.00, floppy disk: \$.50
- 8) Complete sets of Official Zoning Atlas Map Sheets \$100.00 per set.
- 9) Photocopies of documents less than 11x17 inches: \$0.15 one sided, \$0.20 two sided, other sizes at cost of production
  - a. Certified copy of public record \$1.00 each.
- 10) Property Notification Address Listing:
  - a. MS Excel spreadsheet on Disc \$70.00
  - b. Print out on Paper \$75.00 + 0.05 for every record over 1500
  - c. Mailing Labels \$80.00 + 0.06 for every record over 1500
  - d. Print out on Paper + Mailing Labels \$85.00 + 0.11 for every record over 1500
  - e.

- 11) Comprehensive Plan Consistency Review
  - a. CU's \$300.00
  - b. Rezoning \$750.00
  - c. Pud's or PUD Amendments: \$2250.00
- 12) Plan Review Fee (for planning review of all building permit applications)
  - a) Long forms: \$75.00 per building permit application
  - b) Express permits: \$15.00 per building permit application
- 13) Project Meetings
  - a. Meetings with Planning Dept Project Manager per applicant request, site plan reviews and land use petitions in progress, \$150.00 per one hour minimum, \$75.00 per ½ hour thereafter. Additional Planning Department staff attending meeting per applicant request \$75.00 per ½ hour per staff member.
  - b. Inter-Departmental Project Meeting per applicant request, site plan reviews and land use petitions in progress, \$500.00 per one hour minimum, \$250.00 per ½ hour thereafter.
- 14) Adequate Public Facilities
  - a. Planning Applications requiring COA process review (such as FP's, PPL's & SIP's, SDPs) \$200.00 + 25.00 per residential dwelling unit or + 25.00 per 1000 sq ft commercial (\$5000.00 maximum)
  - b. Building permit applications requiring COA process review not covered under 12.a above \$100.00 per building permit application.
- 15) Zoning Confirmation Letters
  - a. Standard Response \$100.00 (includes up to 1 hour research)
  - b. Extended Research \$100.00 per hour (any response with research in excess of 1 hour)
- 16) Zoning Letter Appeal \$250.00
- 17) CDD
  - a. Community Development District \$15,000.00
  - b. Chapter 189 Special District, Independent or Dependent, \$15,000.00
- 18) GMP
  - a. Small Scale \$9000.00
  - b. General \$16,700.00
  - c. Legal advertising in addition to sub-sections a and b fees, and subject to applicable fee schedule provisions.

**M) BUILDING PERMIT APPLICATION FEE**

- 1) A permit application fee shall be collected at time of applying for a building permit. The permit application fee shall be collected when the plans are submitted for review. The fee shall be applied toward the total permit fee. The applicant shall forfeit the application fee if the application is denied or if the application is approved and the permit is not issued within the time limitation as stated in Section 103.6.1.1 of the Collier County Ordinance No. 91-56, as amended.
- 2) Application fee will be computed as follows:
  - a. Single family and duplex \$.05 per sq ft with minimum of \$100.00
  - b. Multi-Family & Commercial \$.05 per sq ft up to 10,000 sq ft, \$.025 for over 10,000 sq. ft.
- 3) Maximum application fee shall NOT exceed \$5,000.00.

- 4) Minimum fee of \$50.00 for each of the following: plumbing; mechanical (A/C); electrical; fire; and building, when applying for additions/alterations. Minimum fee for all other applications = \$50.00.
- 5) The balance of the total permit fee will be collected at the time of issuance of the permit and will include any fee adjustments necessary.

#### **N) BUILDING PERMIT FEES**

- 1) The fee for a building permit shall be computed as follows: Such fees shall be either based on the contractor's valuations of construction cost or based on calculated cost of construction as set forth on the attached Building Valuation Data Table \*(Exhibit C), whichever is greater. Valuation of construction costs of less than \$750.00 - No permit or fee is required, but construction must comply with all County Codes and Ordinances. If inspections are required by the Building Official or requested by the applicant, the appropriate fees shall be paid.

\*SBCCI Building Valuation Data Table, produced March 31,2002

EXCEPTION: All work involving structural components and/or fire rated assemblies requires permits and inspections regardless of construction cost, signs must secure permits as stated in Collier County Ordinance No. 2002-01, as amended.

- a. Valuation of construction costs of \$750.00 through \$4,999.99 – With one or no inspections \$50.00, With multiple inspections \$100.00
- b. Valuation of construction costs of \$5000.00 through \$49,999.99 – With one or no inspections - \$30.00 plus \$6.00 per thousand dollars, or fraction thereof, of building valuation in excess of \$2,000.00. With multiple inspections - \$80.00 plus \$5.50 per thousand dollars, or fraction thereof, of building valuation in excess of \$2000.00.
- c. Valuation of construction costs of \$50,000.00 through \$1,000,000.00 – \$250.00 plus \$2.40 per thousand dollars, or fraction thereof, of building valuation in excess of \$50,000.00.
- d. Valuation of construction costs over \$1,000,000.00 - \$2800.00 plus \$2.40 per thousand dollars, or fraction thereof, of building valuation in excess of \$1,000,000.00.

#### **O) ELECTRICAL PERMIT FEES**

- 1) The fees for electrical permits for new structures or placement or relocation of structures shall be computed as follows:
  - a. \$0.40 per ampere rating of all single-phase panel boards.
  - b. \$0.15 per ampere rating for switch or circuit whichever is greater, if item #1 above does not apply.
  - c. When not a complete installation, all switch and circuit breakers ahead of panel boards shall be computed at \$0.15 per ampere.
  - d. Permit fees for any change in electrical installation shall be computed at the above rates for that portion of new and/or increased fees in existing electrical facilities.
  - e. The minimum for any electrical permit shall be \$50.00 per unit or tenant space.
  - f. Fifty percent (50%) in additional fee costs shall be added to all above fees for three phase installations.

EXCEPTION: Ordinary repairs limited to a \$200 value or less may be made without a permit. Repairs must comply with all County Codes and Ordinances. If inspections are required by the Building Official or requested by the applicant, the appropriate fees shall be paid.

**P) PLUMBING PERMIT FEES**

- 1) The following fee calculations shall be applied separately when the permit involves mixed occupancies.
  - a) Residential occupancies: The fee for a plumbing permit shall be computed at the rate of \$50.00 to be charged for each living unit with one to three bathrooms. An additional fee of \$10.00 will be assessed for each additional bathroom.
  - b) Nonresidential occupancies: The fee for a plumbing permit shall be computed by the following methods, whichever is calculated to be the greatest fee:
    - a) The rate of \$3.00 per 425 square feet of floor area, or fraction thereof; or
    - b) Institutional facilities, hospitals, schools, restaurants and repairs in any occupancy
    - b) classification shall be charged at the rate of \$1.00 per fixture unit or
    - c) Minimum of \$50.00 for each occupancy or tenant space.
- 2) Grease traps: An additional fee of \$50.00 shall be assessed for each grease trap.
- 3) The cost for retrofit piping shall be computed at the minimum fee of 50.00 per floor for each main riser.
- 4) The cost of a permit for lawn sprinkler systems shall be computed using the dollar valuation as shown under Section M of this Resolution.
- 5) The minimum plumbing permit fee shall be \$50.00.

**Q) MECHANICAL PERMIT FEES**

- 1) The following fee calculations shall be applied separately when the permit involves mixed occupancies.
  - a. Residential occupancies: The mechanical permit fees shall be computed at the rate of \$50.00 for each living unit up to three tons of air conditioning. Each additional ton or part thereof shall be \$3.00 per ton.
  - b. Nonresidential occupancies: The mechanical permit fees shall be computed by one of the following methods, whichever is calculated to be the greatest fee:  
The rate of \$50.00 for the first three tons or three horsepower of air conditioning or other mechanical systems per tenant space, each additional ton of air conditioning or horsepower shall be \$3.00; or The rate of \$3.00 per 425 square feet of floor area, or fraction thereof.
- 2) The cost of retrofit piping shall be computed at the minimum fee of \$50.00 per floor for each cooling tower, or \$50.00 for the first 3 horsepower and \$3.00 for each additional horsepower, whichever is greater.
- 3) The minimum mechanical permit fee shall be \$50.00.
- 4) A permit for the change out of components shall be calculated at the above



mechanical permit fee rate or the minimum fee whichever is greater.

**R) FIRE PREVENTION AND CONTROL PERMIT FEES**

- 1) The fees and exemptions set forth in the "Exhibit B" affixed hereto and made a part of this Schedule of Development Review and Building Permit Fees shall apply to Fire Prevention and Control Permits for both the independent and dependent fire districts.

**S) MOBILE HOME/OFFICE TRAILER AND OTHER TRAILER PERMIT FEES**

- 1) The permit fee shall be \$50.00 to set-up a single-wide trailer or mobile home on an approved site plus electrical, plumbing, mechanical and fire protection fees as applicable.
- 2) The permit fee shall be \$75.00 to set-up a double wide or larger mobile homes on an approved site plus electrical, plumbing, mechanical and fire protection fees as applicable.

**T) CHICKEES AND SIMILAR STRUCTURES**

- 1) The permit fee will be based upon a calculated cost of construction of \$4.00 per square foot under roof or the contractor's estimated cost of construction, whichever is greater. The fee will then be calculated in accordance with Section N of this Resolution. Additional permit fees for electric, plumbing, mechanical, fire, etc., will be charged when applicable.

**U) POOL OR SPA PERMIT FEES**

- 1) For construction of each public pool or spa the fee shall be –
  - a. Valuation of construction costs of up to \$4,999.99. \$100.00
  - b. Valuation of construction costs of \$5000.00 through \$49,999.99: \$80.00 plus \$7.00 per thousand dollars, or fraction thereof, of building valuation in excess of \$2,000.00.
  - c. Valuation of construction costs of \$50,000.00 through \$1,000,000.00: \$333.00 plus \$3.00 per thousand dollars, or fraction thereof, of building valuation in excess of \$50,000.00.
  - d. Valuation of construction costs over \$1,000,000.00: \$3474.00 plus \$3.00 per thousand dollars, or fraction thereof, of building valuation in excess of \$1,000,000.00.
- 2) For construction of each private pool or spa the fee shall be: \$100.00

**V) SCREEN ENCLOSURE PERMIT & PAN ROOF FEES**

- 1) Construction costs shall be calculated as follows:
  - a. Screen Roof. \$2.00 per sq. ft. of floor area. (Screen Walls Only)
  - b. Pan Roof. \$3.00 per sq. ft. of floor area. (Screen Walls Only)
  - c. Existing Roof. \$2.00 per sq. ft. of floor area. (Screen Walls Only)
- 2) The screen enclosure or roof fee will then be calculated in accordance with Section N of this Resolution.

**W) SIGN PERMIT FEES**

- 1) Sign permit fees will be calculated in accordance with all applicable Building Permit Fees and Electrical Permit Fees outlined in this document, the Collier County Development Fee Schedule. The minimum building permit fee for sign shall be \$75.00.
- 2) Multiple signs of the same type (i.e., wall signs) and for a single project may be allowed per one permit, however an appropriate fee shall be charged for each sign in accordance with the schedule set forth in the above subsection 1 of Sign Permit Fees.

**X) CONVENIENCE PERMIT FEES**

- 1) Convenience permits are issued in blocks of 10 each. Only licensed contractors are eligible to purchase convenience permits. Convenience permits are limited to the use specified on the permit. The fee for a book of 10 convenience permits is \$400.00.

**Y) REVISION AND AS BUILT PLAN REVIEW FEES; CORRECTIONS TO PLANS**

- 1) **PERMIT AND PLAN REVISIONS** The fee for each permit revision submitted after permit issuance shall be calculated using fee schedules outlined in Sections N through R above. The minimum permit fee for revisions to permitted projects shall be \$50.00.
- 2) **AS BUILT PLANS** The fee for "As Built" plan review shall be ten (10%) percent of the original building permit fee or \$150.00, whichever is greater, but shall not exceed \$500.00. The fee is intended to cover the cost of reviewing amended building plans in the office to determine that change orders and various field changes are in compliance with the minimum construction and fire codes of Collier County. The following are required for as-built drawings review:
  - a. An itemized list of all changes made after permit plan approval.
  - b. As-built plans that have all changes made after permit plan approval "clouded".
  - c. As-built plans and changes shall be signed and sealed by the engineer and/or architect of record.
- 3) **CORRECTIONS TO PLANS**
  - a. First Correction to Plans. No charge
  - b. Second Correction to Plans. \$75.00
  - c. Third & subsequent correction to plans. \$100.00

**Z) PERMIT EXTENSION**

- 1) The filing fee for each permit extension shall be equal to 10% of the original building permit fee or \$100.00, whichever is greater, but shall not exceed \$500.00. The filing fee is intended to cover the cost of reviewing existing or amended building plans to determine and verify code compliance

**AA) DEMOLITION OF BUILDING OR STRUCTURE PERMIT FEES**

- 1) The permit fee shall be \$50.00 for the demolition of any building or structure.

**BB) PRE-MOVING INSPECTION FEES**

- 1) The fee shall be \$150.00 for the pre-moving inspection of any building or structure.

**CC) INSPECTION FEES**

- 1) A charge of \$20.00 per inspection shall be assessed for inspections for which a permit is not necessary.
- 2) A user fee of \$40.00 per inspection shall be assessed for inspections on a time specified basis.
- 3) A user fee of \$120.00 per inspection shall be assessed for inspections requested after normal working hours. (Normal working hours for inspections are Monday through Friday, 8:00 AM to 3:00 PM, excluding holidays.)
- 4) First Partial inspection for single-family & tenant buildout. No charge
- 5) Second & subsequent partial inspections for single-family & tenant buildout. \$25.00

**DD) REINSPECTION FEES**

- 1) Re-inspections for any type of building permit, or required Engineering re-inspections, shall result in an additional fee of \$75.00 per inspection for the first re-inspection, \$100.00 for the second inspection and \$125.00 for the third and each successive re-inspection.

**EE) FAILURE TO OBTAIN A PERMIT**

- 1) Where work for which a permit is required is started or proceeded with prior to obtaining said permit, the fees herein specified shall be four times the regular fee not to exceed \$1000.00 for permits costing \$250.00 and less. The penalty for failure to obtain a permit when one is required having a cost greater than \$250.00 shall be two times the regular amount. The payment of such fee shall not relieve any person from fully complying with the requirements of any applicable construction code or ordinance in the execution of the work, or from any penalty prescribed within any construction code, law or ordinance of Collier County.

**FF) LICENSING**

- 1) The fee for licensing items is as follows:
  - a. Letters of Reciprocity. \$3.00
  - b. Contractors Change of Status. \$10.00
  - c. Voluntary Registration of State Certified Contractors. \$10.00
  - d. Pictures. \$2.00
  - e. Laminating \$1.00 (per license)

**GG) DUPLICATE PERMIT CARDS**

- 1) The fee shall be \$5.00 for the issuance of a duplicate permit card for whatever reason.

**HH) CHANGE OF CONTRACTOR OR SUBCONTRACTORS**

- 1) To record a change of contractor or subcontractor, on a permit that has been issued, the fee shall be \$50.00. This fee includes the issuance of a new permit card.

**II) PERMIT FEE REFUNDS**

- 1) If requested, in writing by the owner or his authorized agent, 50% of the fees charged, other than the application fee, may be refunded provided that a permit has been issued, construction has not commenced, and the refund is applied for prior to the cancellation of the permit.

**JJ)-RECORD RETRIEVAL**

- 1) No charge for retrieving records from inactive or remote storage including microfilmed documents

**KK) COPY FEES**

- 1) The fee for blueprint and miscellaneous copying shall be as follows:
  - a. Microfilm copies, of documents less than 11x17 inches: \$0.15 other sizes at cost of production.
  - f. Microfilm or Blueprint copies:
    - 18 X 24 \$1.25 per page
    - 30 X 36 \$2.50 per page
    - 30 X 42 \$3.25 per page
    - 34 X 44 \$5.00 per page
  - g. Community Development self-service copier, public access and not related to public record retrieval or public record copies: documents less than 14x8.5 inches \$0.15 per page inclusive of sales tax.

**LL) RESEARCH**

- 1) The fee for researching records, ordinances, and codes shall be at no charge for the first hour, then at the base salary hourly rate of the staff member conducting the service for time in excess of 1 hour
- 2) The fee for creating and designing special computer generated reports that are not part of the regular standard reports shall be at no charge for the first hour, then at the base salary hourly rate of the staff member conducting the service for time in excess of 1 hour.

**MM) SUBSCRIPTION SERVICE**

The fee for one-year subscription service to be mailed quarterly shall be \$15.00 per year. The subscription year is from Oct. 1 through Sept. 30.

**NN) ELECTRONIC DATA CONVERSION SURCHARGE**

- 1) A surcharge in the amount of 3% of the building permit application fee, with the minimum surcharge being \$3.00 and the maximum being \$150.00, will be applied to every building permit application submitted. A flat fee of \$3.00 per permit will be charged for those permits for which an application fee is not required per item (M) of this Schedule.

**OO) REGISTRATION OF RENTAL DWELLINGS**

- 1) The fee for registration of rental dwellings is as follows:
  - a. Initial Registration Fee - \$30.00
  - b. Annual Renewal - \$20.00
  - c. Late Fee - \$10.00

**PP) FEE WAIVER PROCEDURES**

- 1) Requests for fee waivers may only be approved by the Board of County Commissioners. Waiver requests for development review and building permit fees shall be submitted in writing directly to the appropriate Community Development & Environmental Services Division Staff, who will prepare an executive summary for consideration by the Board. Such requests shall include a statement indicating the reason for the fee waiver request and, if applicable, the nature of the organization requesting the fee waiver.

**QQ) ADDITIONAL FEE REFUND PROVISIONS**

- 1) **PAYMENT OF FEES:** Full payment of fees is required for a complete application. Department policy requires full payment of fees at the time of application submittal. No work will begin on staff review of the application until all fees are paid in full. If full payment of fees is not received within 14 calendar days of application submittal, the application will be considered void. At this point, a new application and full payment of fees will be required to proceed with a project.
- 2) There will be no refund of Planning, Environmental, or Engineering related fees, except those applications which have been deemed not sufficient for staff review and are withdrawn within 30 days of notification will be entitled to a 50% refund. After 30 days from such notification, there will be no refund of submitted fees.
- 3) In no cases will there be refunds for pre-application fees, data conversion fees, appeals of administrative decisions, or appeals to the Board of Zoning Appeals or Building Board of Adjustment.
- 4) If staff error causes the inappropriate or unnecessary filing of an application and payment of fees, 100 percent of all inappropriate fees, shall be refunded upon written request and with the concurrence of Department management.
- 5) In those cases where alternative methods or timing of payments for CDES services and / or fees listed in this schedule associated with SBR reviews are deemed to best serve the public good, the Community Development and Environmental Services Administrator will have the authority to approve such alternatives. Such alternative must be in writing and signed by all principals involved. In no case shall final C.O. or such certifications of project completeness be issued until payments due CDES are received in full.
- 6) All hourly fees are computed and charged from actual Divisional time tracking records.
- 7) All acreage totals used in fee calculations will be rounded up to the nearest whole acre.
- 8) Any legal advertising required during any CDES activity or approval process will be charged in addition to stated fees, at actual costs. CDES reserves the right to charge an estimated amount with the initially required project fees, and will reconcile and adjust such charges against actual legal advertising billings at the completion of the project.
- 9) When deemed essential for project review or approval, there will be no additional charge for any meetings requested by CDES staff.