



CITY OF TARPON SPRINGS
BUILDING DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Board of Commissioners
From: Kevin Powell, Building Development Department Director
Through: Mark LeCouris, City Manager
Date: February 25, 2022
Subject: Fee Schedule Update

BACKGROUND:

Per commission comments at the February 22, 2022 meeting corrections were made to Ordinance 2021-17 Fee Schedule and Permit Exemptions:

1. § 6-4.1 Permit Fees, corrected wording in the fee schedule for the \$50,001 to \$500,000 and Cost Greater Than \$1,000,000.
2. § 6-4.2 Building Permit Exemptions, changed (a), (d), (e), & (g), from 80 sq feet to 100 sq feet.

ATTACHMENTS: Updated Fee Schedule

ORDINANCE 2021-17

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING SECTION 6-4.1 OF CHAPTER 6 OF THE CODE OF ORDINANCES TO UPDATE THE FEES FOR BUILDING PERMITS, SMALL SCOPE SINGLE TRADE PERMITS (NOT REQUIRING PLAN REVIEW) INCLUDING BUILDING, MECHANICAL, ELECTRICAL PLUMBING, AND FUEL/GAS, RE-ROOF PERMITS, SITE PERMITS, TREE REMOVAL PERMITS AND INSPECTION FEES, FLOODPLAIN PERMITS, EXPIRED PERMITS, AND REFUNDS, ADMINISTRATIVE FEES, TECHNOLOGY FEES, STATE FEES, FEES FOR OTHER SERVICES, AFTER THE FACT PERMIT FEES, REINSPECTION FEES AND PRIVATE PROVIDER FEES; PROVIDING FOR BUILDING PERMIT FEE EXEMPTIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the Building Official of the City of Tarpon Springs has recommended that the Code of Ordinances be revised to reflect an updated fee schedule as it relates to building permits, small scope single trade permits (not requiring plan review) including building, mechanical, electrical plumbing, and fuel/gas, re-roof permits, site permits, tree removal permits and inspection fees, floodplain permits, expired permits, and refunds, administrative fees, technology fees, state fees, fees for other services, after the fact permit fees, reinspection fees and private provider fees in connection therewith and to provide for permit fee exemptions; and

WHEREAS, the Board of Commissioners of the City of Tarpon Springs desires to make said changes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF TARPON SPRINGS THAT:

SECTION 1. That Section 6-4.1 (Permit Fees) of Chapter 6 of the Code of Ordinances for the City of Tarpon Springs, is hereby amended to read as follows:

§ 6-4.1. - PERMIT FEES.

(a) Building Permit Fees shall be assessed as follows:

Value of Construction	Permit Fee
\$500 to \$5,000	Base Fee of \$75.00

\$5,001 to \$50,000	\$75.00 for the first \$5,000 plus \$6.00 for each additional thousand dollars or fraction thereof, to and including \$50,000
\$50,001 to \$500,000	\$400.00 plus \$5.00 for each additional thousand dollars or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$1,800.00 for the first \$500,000 plus \$4.00 for each additional thousand dollars or fraction thereof
Cost Greater Than \$1,000,000	\$3,600 plus \$5.00 per thousand dollars or fraction thereof \$1,000,000

<p>International Code Council Valuation Method Construction valuation shall be estimated as set forth in the most current Building Valuation Data as published by the International Code Council, Inc. or an actual signed contract for the construction valuation may be used to determine the applicable fee, at the option of the applicant.</p>
<p>FEE = Gross Area X Square Foot Construction Cost X Percent Modifier (0.75%)</p>
<p>EXAMPLE: 2500 sf X \$123.68 X .0075 = \$2319.00</p>
<p>Plan Review If plan review is required, an additional surcharge of 50% of the building permit fee shall also be required, except where otherwise indicated.</p>
<p>Plan Revisions/Excessive Plan Review (three or more re-submittals) \$40.00 per review</p>

(b) Small Scope Single Trade Permits (not requiring plan review) Including Building, Mechanical, Electrical, Plumbing, and Fuel/Gas shall be assessed fees as follows:

Residential	
One Inspection Trip Permit	\$75.00
Two Inspection Trip Permit	\$90.00
Commercial	
One Inspection Trip Permit	\$90.00
Two Inspection Trip Permit	\$110.00

(c) Re-roof Permit Fees shall be assessed based on construction value.

(d) Site Permit Fees shall be assessed based on construction value.

(e) Tree Removal Permit & Inspection Fees shall be assessed as follows:

Existing Residential or Non-Residential	\$50.00
New Residential or Non-Residential	\$100.00
Reinspection Fee	\$40.00
Initial Inspection	No Charge

(f) Floodplain Permit Fees shall be assessed as follows:

Existing Residential or Non-Residential	\$50.00
New Residential or Non-Residential	\$100.00

(g) Expired Permit Fees shall be assessed as follows:

Expired Permit Fees are based on the percentage of completion of the project. Permits re-issued may be subject to re-review of plans based on code cycle change (Plan Review fee will be assessed based on fee schedule).

Foundation/slab completed and inspected.	80%
Walls/sheathing completed and inspected.	60%
Roof completed and inspected.	40%
Framing and rough-ins completed and inspected.	25%
Insulation completed and inspected.	20%
Final inspection only.	\$75.00

(h) Refunds of Fees paid shall be handled as follows:

Refunds of fees due to staff error shall be refunded 100%. Expired permits are not eligible for any refunds. All other refunds will be for permit fees only (excludes plan review and other fees).

(i) Administrative Fees shall be assessed as follows:

Change of Prime Contractor	New permit required
Change of Sub-Contractor	\$25.00
Temporary Certificate of Occupancy (TCO)	\$100.00

(j) Technology Fees shall be assessed as follows:

Project value \$500 to \$5,000	\$1.00
Project value \$5,001 to \$50,000	\$2.00
Project value \$50,001 to \$500,000	\$3.00
Project value \$500,001 to \$1,000,000	.5% of permit fee
Project value cost greater than \$1,000,000	1% of permit fee

(k) Fees required by State law shall be assessed as follows:

Building Code Administrator's and Inspector's Fund - Pursuant to F.S.468.631, a surcharge shall be assessed at a rate of 1.5% of all permits associated with the enforcement of the Florida Building Code. The City shall collect such surcharge and shall remit 90% of the funds to the State of Florida for deposit into the Building Code Administrators and Inspector's Fund. The City shall retain 10% of the collected amount to fund participation in building code adoption process and to provide for education related to the enforcement of the Florida Building Code.	1.5% of permit, minimum \$2.00
Department of Business and Professional Regulation Surcharge - Pursuant to F.S. 553.721, a surcharge shall be assessed at a rate of 1% of all permits associated with the enforcement of the Florida Building Code. The City shall collect such surcharge and shall remit 90% of the funds to the State of Florida for deposit into the Professional Regulation Trust Fund. The City shall retain 10% of the collected amount to fund participation in building code adoption process and to provide for education	1% of permit, minimum \$2.00

related to the enforcement of the Florida Building Code.	
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(l) Other Fees for Services provided shall be assessed as follows:

Services provided by the Building Development Department not specifically addressed in Section 6-4.1 shall be based on the number of hours of service provided. The proposed fee must be presented to the customer, for acceptance, prior to providing the service based on the rates shown below.

Administrative	\$30.00 per hour
Inspector/Plans Examiner	\$40.00 per hour
Building Official or ABO	\$50.00 per hour
Floodplain Coordinator	\$30.00 per hour
Arborist	\$40.00 per hour

(m) After the Fact Permit Fees and Extra/Re-Inspection Fees shall be assessed as follows:

Work requiring a permit, pursuant to the Land Development Code or the Florida Building Code, started prior to the issuance of the required permit shall be assessed a penalty of 100% (double) of the normal permit fees for all such permits required for the subject property and the proposed work unless otherwise approved by the building official as early start or emergency work as defined by the Florida Building Code.

A fee of forty dollars (\$40.00) may be charged per inspection for excessive inspections and/or re- inspections pursuant to Chapter 553.8.2(c) F.S. This fee may be waived by the Building Official if deemed excessive.

(n) Private Provider Fees shall be assessed as follows:

The permit fee for an application when the Building Official has approved the request of the applicant to have an outside entity, contracted by the applicant, perform the required inspections shall be forty percent (40%) of the permit fee of the proposed structure as calculated pursuant to this chapter. This does not include any fees paid to the outside entity.

SECTION 2. That Section 6-4.2 (Building Permit Exemptions) of Chapter 6 of the Code of Ordinances for the City of Tarpon Springs, is hereby created and shall read as follows:

§ 6-4.2 – BUILDING PERMIT EXEMPTIONS.

Building Permits are not required for the following:

- (a) Residential non-engineered detached accessory structure (storage shed, playhouses, firepit, sunshade and similar uses) not exceeding 100 sq. ft.
- (b) Residential roof repair less than 1 square annually.
- (c) Residential landscape retaining wall not exceeding 18" in height.
- (d) Residential nonstructural concrete pad/walkway not exceeding 100 sq. ft.
- (e) Residential paver patio/walkway not exceeding 100 sq. ft.
- (f) Residential flagpole not exceeding 25 feet in height.
- (g) Residential stucco repair not exceeding 100 sq. ft.
- (h) Residential prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep and do not exceed 1,000 gallons and are installed entirely above ground.
- (i) Residential painting, papering, tile, carpeting, cabinets, countertops and similar finish work.
- (j) Residential swings and other playground equipment accessory to R-3.
- (k) Temporary motion picture, television and theater stage sets and scenery.
- (l) Minor electrical repair work or maintenance, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- (m) Electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

The above-referenced exemptions may, however, be subject to zoning and flood requirements.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. In the event a court of competent jurisdiction finds any part or provision of this Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

SECTION 5. The keeper of Code of Ordinances for the City of Tarpon Springs is directed to include this Ordinance in the Code of Ordinances and may renumber and reclassify the same as may be required for inclusion in the Code of Ordinances of the City of Tarpon Springs.

SECTION 6. This ordinance shall take effect immediately upon its passage and adoption in the manner provided by law.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA THIS _____ DAY OF _____, 2021.