



**CITY OF MOUNT DORA
FEE SCHEDULE
FOR
BUILDING AND PLANNING**

PART I - GENERAL REQUIREMENTS

Building permit, land development, zoning, site development, administrative, and related fees shall be applied as enumerated herein. These fees shall be set in amounts designed to defray the expenses in reviewing proposed plans, undertaking inspections, and other related costs as may be authorized or required by the adopted codes. The fees shall also be designed to fairly allocate costs by the type of permit involved. Amendments and updates to fee schedule shall be by resolution of the City Council.

Prior to the issuance of a building permit, all appropriate fees and charges must be paid in full, including, but not limited to, impact fees, sewer connection charges, utility meter connection charges and building permit fees.

The value of each construction project will be determined by Building and Fire Prevention Construction Services. A submittal fee is due upon submission of the permit application, and the remainder of the fees are due upon issuance of permit.

Note: This fee schedule is not inclusive for all fees that are imposed by the City. Impact fees, special events, right-of-way permits, utilities, and other fees are contained in other Chapters of the Land Development Code and/or Code of Ordinances.

Fees shall be required for the following permits or services:

1. Building permits shall be required to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure. Building permits shall be required to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical, plumbing system, or fire system. Permits shall be required for fire service, open burn permits, cutting & welding on construction sites, firework/pyrotechnic display, sparkler sales, and hazardous storage permits.
2. Plan submittal, review, re-submittal, modification and processing for building, electrical, gas, mechanical, plumbing, and fire permits; fire life safety plan review and inspections; fire systems, plan review and inspections; change of model plan review; additional copies of reviewed plans; and technology upgrade and archive fees.
3. Inspections for building, electrical, gas, mechanical, plumbing, and fire permits; non-routine inspections, routine fire inspections, including re-inspections, inspections during non-scheduled work hours.
4. Permit extension, renewal, replacement and refund of fees.

5. Miscellaneous permits and services; sign permits; temporary Certificates of Occupancy and; review and approval of requests for conditional use of a building prior to Certificate Occupancy, foundation permits, re-evaluation of occupant load; verification letters, involving staff research time to prepare; flood determination letters, zoning verification letters, open permit letters, public record requests, review of alternative methods, materials, or processes to the Florida Building Code or the Florida Fire Prevention Code, local product approval, etc.
6. Fire personnel or equipment, utilized for a fire watch, festival, fire inspections, or other need outside of the firefighting, rescue, medical or fire prevention duties.
7. Site Development Permit. For improvements to be dedicated to the city, site clearing or site work required prior to the issuance of building permits on-sites other than single-family and duplex lots, a site development permit must be issued; Planning and Zoning applications for rezoning, conditional use, variance, annexation, vacation, or comprehensive plan amendment, etc.
8. Planning and Zoning applications for rezoning, conditional use permits (CUP), variance, annexation, vacation, or comprehensive plan amendment, zoning permits, development plan applications, site plan, etc.
9. Pass-through Fees shall be in accordance with APPENDIX "A" of this Fee Schedule. The City is authorized to assess and collect fees, cost, and expenses relating to the review, inspection, regulation and defense of development activities.
10. Meter and impact fees shall follow fee schedule adopted under separate ordinances contained within the City of Mount Dora Code of Ordinances and with Lake County.
11. Public Records request and photocopy fees are adopted by separate instruments.

PART II - BUILDING AND FIRE PERMIT FEES

A. COMMERCIAL AND MULTI-FAMILY PERMIT FEES

1. Commercial and Multi-Family New Construction, or Additions.....\$ 150.00 base fee; plus \$8.00 per \$1,000.00 or fraction thereof of construction value.
2. Commercial and Multi-Family Alteration, In-ground Pools, or Spas..... \$ 75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value.
3. Commercial and Multi-Family Sub-Contractors.....\$ 75.00 base fee; plus plus \$7.00 per \$1,000.00 or fraction thereof of construction value.
4. Commercial and Multi-Family Foundation Permit fee.....\$ 150.00
(All Impact Fees shall be paid prior to issuance of foundation permit.)
5. Commercial and Multi-Family stand-alone permits. Permit involving more than one trade shall be grouped as a commercial alteration or addition.
6. Commercial and Multi-Family stand-alone permits for: Mechanical, roofing, electrical, gas, plumbing, and sign.....\$ 75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction.
7. Change in Use is considered a commercial alteration and the applicable fees shall apply.
8. Tent with occupancy load over 30 persons or those used for assembly.....\$ 25.00



-
- 9. Sandwich Board Sign.....\$ 25.00
 - 10. Cutting/welding permit on a construction site.....\$ 50.00

B. ONE-TWO FAMILY DWELLINGS PERMIT FEES

- 1. One-Two Family Dwellings new construction, or additions.....\$ 75.00 base fee; plus \$0.71 per square foot of construction
- 2. One-Two Family Dwellings Alterations or in ground pools \$ 75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value
- 3. One-Two Family Dwellings Sub-Contractors.....\$ 75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value
- 4. One-Two Family Dwellings Foundation Permit fee.....\$ 75.00
(All Impact Fees shall be paid prior to issuance of foundation permit.)
- 5. Residential stand-alone permits. Permit involving more than one trade shall be grouped as a One-Two Family Dwellings alteration or addition.

6. One-Two Family Dwellings Permits:

- a) Plumbing, re-pipe, or upgrade (including water heater replacement)..... \$ 50.00
- b) Electrical, new service, or upgrade..... \$ 50.00
- c) AC and heating unit replacement or upgrade.....\$ 50.00
- d) Accessory structures requiring a single inspection.... \$ 50.00
- e) Fences..... \$ 50.00
- f) Stucco..... \$ 50.00
- g) Siding..... \$ 50.00
- h) Soffit and fascia..... \$ 50.00
- i) Driveway..... \$ 50.00
- j) Re-roofing..... \$ 50.00
- k) One-Two Family Dwelling Flagpole..... \$ 50.00
- l) Spa..... \$ 75.00
- m) Private above-ground swimming pool..... \$ 75.00

C. FIRE SYSTEMS PERMIT FEES

Fire alarm, sprinkler, underground, suppression, hood, etc..... \$ 75.00 base fee;
plus \$7.00 per \$1,000
or fraction thereof of
construction value.

D. FIRE PERMIT FEES

1. Authorized burn..... \$ 50.00
2. Firework/pyrotechnic display \$ 100.00
3. Sparkler sales..... \$ 50.00
4. Hazardous storage permit.....\$ 25.00

E. DEMOLITION OR MOVING A STRUCTURE PERMIT

1. Permits for demolition of building or structures..... \$ 75.00 each
2. Moving a building or structure..... \$ 150.00 each
(Additional permits shall be required for the foundation and reconnecting services to the building or structure.)

F. WORK WITHOUT A PERMIT

Issuance of permit after construction has commenced \$ 150.00 or double amount or permit fee, whichever is greater.

PART III- BUILDING AND FIRE INSPECTION FEES

A. FIRE INSPECTION FEES

1. Fire System Inspection Fees

a) Fire Alarm Inspection.....\$ 70.00 plus \$1.50
per device after six.

b) Fire Sprinkler Inspection..... \$ 70.00 plus \$1.50
per head after six.

* Plus, (if applicable) Standpipe Inspection.....\$ 50.00

* Plus, (if applicable) Fire Pump Inspection.....\$ 50.00

* Plus, (if applicable) 24 hour air test.....\$ 50.00

c) Underground Fire Inspection..... \$ 70.00

d) Hood Inspection..... \$ 70.00

e) Fire Suppression System Inspection..... \$ 50.00

2. Commercial and Multi-Family (except one and two family
dwellings) Fire Final (Life Safety Inspection) Inspection.... \$ 50.00

3. Request for building or hydrant flow..... \$ 50.00

4. Routine Fire Inspections.....Up to 4,000 sf \$30.00.
Over 4,000 sf \$3.00 per
1,000 sf.

*In addition to the above fee, Federal, State, other agency required licensing inspections. These inspections include but are not limited to daycare centers, adult congregate living facilities, mental health facilities, etc. additional \$ 50.00

5. Any Additional Existing Fire Inspections.....\$ 25.00 per inspection



B. RE-INSPECTION FEES

1. Re-inspection fee: First re-inspection fee.....\$ 50.00, increasing in \$25.00 increments for each subsequent re-inspection.
2. All re-inspections shall be paid prior to the final inspection.
3. FS 553.80(2)(c) with respect to inspections, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code, to conduct any inspection after an initial inspection and one subsequent re-inspection of any project or activity for the same code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to Chapter 120, the local government shall impose a fee of four times the amount of the fee imposed for the initial inspection or first re-inspection, whichever is greater, for each such subsequent re-inspection.

C. UTILITY RECONNECTION FEES

1. Commercial & Multi-Family utility reconnection inspection fee shall be \$ 75.00.
2. One & Two Family Dwelling utility reconnection inspection fee shall be \$ 50.00.

D. USE OF A PRIVATE PROVIDER INSPECTION SERVICE

Reduction of fee for use of a Private Provider Inspection service: Inspection serviced reduces the total permit and plan review fee by 13 percent.

E. OTHER INSPECTIONS

1. Inspections during other than normal business hours \$ 55.00 per hour with a three-hour minimum.
2. Inspections outside of enforcement of the Florida Building Code, including other City Codes or Ordinances \$ 55.00 per hour billable at 10-minutes intervals.

F. FIRE WATCH

1. Fire Personnel, per hour each.....\$ 20.00
2. Equipment, per vehicle, per day.....\$ 100.00

PART IV - BUILDING AND FIRE PLAN REVIEW FEES

A. CONSTRUCTION PLAN REVIEW

1. Re-submittal shall be defined as adding or changing information to the plans prior to initial review.
2. Revisions shall be defined as adding or changing information to the plans after issuance of the permit.
3. A plan review fee shall be charged for all trades that require plan review.
4. Reduction of fee for use of a Private Provider: Plan review service reduces the total permit and plan review fee by 5 percent.

B. COMMERCIAL & MULTI-FAMILY PLAN REVIEW

1. A Fee of 50 percent of the building permit fee shall be charged for each construction plan submitted for review by the Building Official or Fire Official in conjunction with a building permit application.
2. A fee of 50 percent of the plan review fee shall be charged for each re-submittal of plans for review.
3. Revision / re-stamp fee commercial & multi-family: \$35.00 plus \$5.00 per page.
4. Commercial and Multi-Family Fire Life Safety Plan Review: 5 cents per square foot

C. ONE & TWO FAMILY PLAN REVIEW

1. A fee of 10% of the building permit fee shall be charged for each construction plan submitted for review by the building official or fire official in conjunction with building permit application.
2. A fee of 50 percent of the plan review fee shall be charged for each re-submittal of plans for review.
3. Revision and re-stamp fee one & two family dwelling.....\$ 35.00
4. Change of model one & two family dwelling..... Initial Plan Review Fee

D. FIRE SYSTEMS PLAN REVIEW

Fire alarm, sprinkler, underground, suppression, hood, etc\$ 75.00

E. MASTER FILE FEES.

The building official or his designee shall collect a fee of \$30.00 per anum for the city's fiscal year for the purpose of maintaining documents for all master files or until a FBC edition change whichever happens first. Payment of this fee entitles the contractor to master file the following documents with Building & Fire Prevention Construction Services:

1. Single Family Residences
2. Swimming Pools
3. Screened enclosures.
4. Boat docks.
5. Sheds
6. Solar Panels
7. HVAC tie-downs
8. Pre-engineered Fire Suppression Systems

F. REJECTION OF PLANS

Florida Statutes 553.80, Section 2(b) With respect to evaluation of design professionals' documents, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code and issue a permit, to reject design documents required by the code three or more times for failure to correct a code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose, each time after the third such review the plans are rejected for that code violation, a fee of four times the amount of the proportion of the permit fee attributed to plans review.



PART V - BUILDING AND FIRE PERMIT ADMINISTRATIVE FEES

A. PERMIT SERVICES

1. Change of primary contractor.....\$ 50.00
2. Change of subcontractor.....\$ 30.00

B. CONTRACTOR REGISTRATION FEES

The building official or his designee shall collect a fee of \$30.00 per anum for the city's fiscal year for the purpose of maintaining documents for all contractors. The documents which may be filed are as follows:

- State or County License.
- Occupational License (Business Tax Receipts).
- Worker's compensation insurance certificate or exemption.

1. Temporary or conditional certificate of occupancy..... \$ 110.00
2. Replacement of building permit card..... \$ 5.00
3. Extension of permit..... \$ 50.00 or 10%
of original permit
fee whichever is
greater.

C. PERMIT RENEWALS

The Building Official or his designee shall collect the following fee percentages for the renewal of expired permits based upon the level of completion of the permitted project indicated.

1. No inspections conducted..... 100%
of Original Fee
2. Slab inspection approved, slab poured..... 80%
3. Rough all inspections approved..... 50%
4. Insulation inspection approved..... 30%
5. Pending final inspection only..... 10%
6. Local Product Approval..... \$ 65.00 per hour,
1 hour minimum.



-
7. Evaluation of Alternative Material and Methods..... \$ 65.00 per hour,
(When required by the Building Official to be reviewed by a 3rd party the expenses, will be paid by applicant.) 1 hour minimum.
 8. Flood Determination Letter..... \$ 25.00
 9. Status of property letter (open permits, stop work orders, etc)..... \$ 25.00
 10. State of Florida Building Surcharge. A 3.0% of the permit fee will be charged on all permits, i.e., building, plumbing, electrical, mechanical, gas, roofing, fire systems etc. The minimum amount collected on any permit will be \$4.00 per F.S. 553 and F.S. 468.
 11. Lien Law Fee. A \$5.00 fee to cover the required processing and mailing of the lien law notice to owners per F.S. 713.135.

PART VI - PLANNING AND DEVELOPMENT APPLICATIONS

A. PLANNING

1. Rezoning petition all classifications, except PUD.....	\$1,500.00
2. Planned Unit Development (PUD):	
a) Preliminary PUD.....	\$1,500.00
b) Final PUD.....	\$2,000.00
c) PUD Amendment.....	\$1,500.00
d) Rezoning to Mixed Use (MU-1 and MU-2 Zoning).....	\$2,000.00
3. Variance petitions:	
a) Non-residential.....	\$ 500.00
b) Existing single-family dwelling unit.....	\$ 250.00
4. Comprehensive Plan:	
a) Text Amendment.....	\$2,000.00
b) Future Land Use Large-Scale Map Amendment.....	\$2,500.00
c) Future Land Use Small-Scale Map Amendment.....	\$2,000.00
5. Annexation (voluntary) petition:	
a) One single-family residence.....	\$ 150.00
b) All Others.....	\$1,250.00
6. Vacate rights-of-way, alleyways, easements, or plats.....	\$1,000.00
7. Conditional Use Permit (CUP).....	\$1,000.00
8. Concurrency reviews.....	\$ 500.00
9. Appeals to all decisions.....	\$ 200.00



B. DEVELOPMENT

1. Preliminary Plat and Development Plan (land subdivision)....	\$1,000.00
2. Final Plat and Construction Plans.....	\$2,000.00
3. Site Plan (multiple-family or commercial).....	\$2,000.00
4. Planning Unit Development Master Plan.....	\$2,000.00
5. Final Development Plan.....	\$2,000.00
6. Replat (pursuant to subsection 4.1.2.4.).....	\$1,000.00
7. Minor Subdivision.....	\$ 500.00
8. Minor Site Plan.....	\$1,000.00
9. Minor Plan and Plat Revisions.....	\$ 100.00 per sheet

C. SITE DEVELOPMENT PERMIT AND CONSULTANT FEES

1. For improvements to be dedicated to the city, any site clearing, or site work required prior to the issuance of building permits on-sites other than single-family and duplex lots, a Site Development Permit must be issued for which the sum of the total construction valued as follows:
 - a) Projects located within a Community Redevelopment Area (CRA) will be assessed one (1%) percent of the total construction value.
 - b) All other projects (outside CRA) will be assessed two and one-half (2.5%) percent of the total construction value.
2. Costs incurred by the City's outside engineering consultants, other constants, legal counsel, etc. will be billed directly to the applicant. All consultant fees shall be paid prior issuance of any permits, pursuant to **APPENDIX "A" PASS-THROUGH FEES** of this Fee Schedule.



D. ZONING

1. Zoning Verification or determinations letter..... \$ 50.00
2. Temporary Sales..... \$ 50.00
3. Dog-Friendly Dining Permit..... \$ 100.00
4. Outdoor Amplified Sound Permit..... \$ 100.00
5. Home Occupations (Business Tax Receipt Home-Based)..... \$ See Chapter 26
Code of Ordinances
6. Zoning Sign Permit \$ 50.00 Max. 32 sf
7. Small-Scale Special Event Permit..... \$ 50.00
8. Horse Drawn Vehicle Inspection and Permit (Annually) \$ 100.00 per carriage
9. Sidewalks Cafe Permit..... \$ 0.00
10. Dog Friendly Dining Permit..... \$ 100.00
11. Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing.

E. OTHER SERVICES

1. Notary seal for non-city business..... \$ 5.00 each

APPENDIX "A"
PASS THROUGH-FEES

Pass Through-Fees: The City is hereby authorized to assess and collect fees, cost, and expenses relating to the review, inspection, appeal, regulation and defense of development activities pursuant to this Section.

Section A - Invoices and Payments

1. The City Department in which the application was originally submitted may periodically calculate the costs expenses and fees incurred by the City for each application and send an invoice to the applicant for payment. The applicant shall have thirty (30) days from the date of the invoice to pay to the City the invoiced amount.
2. In such cases where payment and/or fee reimbursement has not been made by the applicant after the 30 day notice the applicable City Department shall send a second notice to the applicant instructing the applicant to cease all work relating to such application or project until all invoice fees have been paid.
3. Upon receipt of the second notice, work by the City staff, City Attorney, and City consultants on the application or project shall cease, and neither building permits, certificates of completion, temporary certificates of occupancy, nor certificates of occupancy will be issued with the respect to such real property. Continuation of the review of the application or project with the respect to the real property for which payment was not made will not be undertaken by the City until such time as all outstanding fees, costs and expenses due under this Section are paid in full.
4. Unless otherwise provided for in this Section if an applicant receives or is granted approval on an application or project or is issued a building permit, certificate of completion, temporary certificate of occupancy, certificate of occupancy, occupational license or other development order by the City, and additional fees, costs, expenses or such other obligations attributable to the applicant are thereafter posted to the project account for work that is associated with said approval or issuance, the applicant or his/her successor in interest shall pay said cost, fees and expenses incurred by the City for such application. The City shall send an invoice to the applicant or successor for such fees or expenses, and the applicant or successor shall reimburse the City for such fees or expenses within ten (10) days.

Section B - Assessable cost, expenses, and fees.

1. Payment for costs, expenses and fees incurred by the City under this Section is a requirement for the City's final approval of the applicant and project.
2. Fees, costs and expenses for any City consultant time directly to the review, processing inspection, appeal or regulation of any application or development pursuant to this Section the

City Code and/or State Statutes, and all other directly related expenses, including but not limited to legal, notification mailing, inspection and engineering cost are to be invoiced to the applicant requesting payment pursuant to this Section.

3. All direct costs, expenses and fees incurred by the City that relate directly to the review processing, inspection, appeal, regulation or defense of an application including but not limited to expenses incurred by City consultants who review or defend the application at the direction of the City, as well as other expenses related directly to advertising, notification mailing, surveying, legal review and/or engineering review for an application or project shall be assessed to the applicant and reimbursed to the city. Assessable expenses shall not include the cost employee time in reviewing such application as such time shall be deemed to have been reimbursed by the application fee.
4. City consultants shall submit records of their time, fees, costs and expenses to the City Department in which the application was generated and such fees, costs and expenses shall be invoiced to the applicant on a dollar-for-dollar basis for services provided under the direction of the City to review. The rates charged to the applicant for said services shall not exceed those charged to the City.

Section C - Objections and appeal

1. Any objection to any invoice or to any matter set forth in this Section must be set forth in writing and addressed and delivered to the City Department in which the application was originally submitted on or before the tenth day after the date of the relevant invoice. In the event the Department Director denies the objection, the applicant shall have ten (10) days after the date of the Director's written decision to file an appeal of such decision with the City Manager or his/her designee, which appeal shall be heard by the City Council. All objections and appeals shall set forth in detail the reasons and evidence upon which the objection and appeal are based. Failure of the applicant to establish beyond a preponderance of evidence that an invoice is not appropriate and is not based upon competent substantial evidence shall result in a denial of the objection and appeal.

Section D - Attorney's fees in event of failure to pay review cost.

1. In the event City is required to enforce this Section, then the City shall be entitled to recover from the applicant all costs and expenses incurred, including but not limited to its reasonable attorneys' fees, paralegal fees and other costs and expenses, whether incurred prior to or subsequent to court proceedings or on appeal and/or in any bankruptcy proceedings involving the applicant, the real property and/or the project being reviewed.

Section E - Agreement to be bound by this Section.

1. Submission of an application shall constitute the consent and agreement for the applicant and the owner, if the application is being executed by the owner's authorized agent, to be bound by the provisions of this section.

Section F - Deficiency and liens.

1. Failure to pay an invoiced amount within requested time shall constitute a violation of this section. Any deficiency owed to the City, whether incurred before or after project approval, shall bear interest from the date of the aforementioned notice of non-payment at the rate of 18 percent simple interest per annum or otherwise at the highest rate permitted by law until paid. The amount of any such deficiency owed to the City shall together with interest and the costs of the collection as hereinafter provided, shall be the personal obligation of the applicant and shall be a continuing lien on the real property related to the application or project under review. Any subsequent or new owner of the real property related to the application or project shall take title subject to the obligations of the applicant under the terms of this Section and shall be jointly and severally liable for such obligations. An applicant may not escape liability for the deficiency by abandonment of the application or project withdrawal of such application or sale of the real property with the respect to which such application has been submitted. If the initial or subsequent invoices are not paid in a timely fashion, the City may take whatever legal means it deems appropriate to collect the deficiency, including, but not limited to retaining the services of a collection agency or attorney, initiating legal proceedings for thereof recording a notice of lien as hereinafter provided and foreclosing same in the same manner as mortgage liens are foreclosed.
2. If the project is subject to the provisions of a development agreement, and the applicant is found to be in default of such development agreement and whatever remunerative such development agreement calls for would be applied as opposed to the provisions called for in this Appendix.