

ST. LUCIE COUNTY
BUILDING & CODE
REGULATION DIVISION

**Effective April 2, 2024
Resolution 2024-53**

BUILDING PERMIT FEES

GENERAL BUILDING PERMIT VALUATION: Construction Permit Fees shall be on a valuation per square foot basis. New construction projects may include the normal trade permits in one encompassing permit fee according to the following schedule:

1. Where work for which a permit is required is started before obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements in the execution of the work nor from any other penalties prescribed herein.
2. Unless otherwise stated, a Building Permit Fee is based on multiplying the value of the building or addition by the multiplier set by resolution by the Board of County Commissioners. Such value shall be determined by using the most recent Building Valuation Data compiled by the International Code Council (ICC). Fee is based on multiplying the value of the work authorized by the permit by .0070*. The value is determined by the Building Code Administrator. The multiplier may be evaluated at the beginning of each fiscal year to determine any modifications for approval by the Board of County Commission. Fee includes a certificate of completion or occupancy as applicable.

AUTOMATED BUILDING PERMIT FEE: All building permits, zoning compliance certificates or other permits issued or authorized by the Planning & Development Services, Building & Code Regulation Division shall be subject to a five dollar (\$5) administrative charge for the purpose of providing funding for future updates, improvement, if necessary, replacement of the County's Automated Building Permit Software and Related Computer Programs and Information Management system (BIMS). All funds collected shall be deposited into a separate trust account and may not be used to fund or support any other computer software or hardware acquisitions that are not related to the review, processing or issuance of building permits, zoning compliance certificates or similarly issued permits or authorization.

Residential Fast Track Permits	Notes	Fee
Private Provider	It does not include trust, surcharges, or BIMs	Reduce fee by 25%
Demolition	Residential	125.00
Doors& Windows and overhead garage doors		100.00
Electrical		100.00
Fence		100.00
Gas		100.00
Generator, Residential		125.00
Hot water heater chg-out/ gas or electric		75.00
House Moving		75.00
HVAC New System w/electrical	First time install	100.00
HVAC equipment change out		75.00
Locational Permit	AG exempt	125.00
Plumbing		100.00
Residential pool /spa	above-ground w/electric sub	75.00
Re-Roof	shingle over shingle	100
Roofs - All other types of roof systems		Min 125.00 + insp
Shed	Less than 144 sf.	75.00
Siding		100.00
Solar Water Heater System	Home or pool	75.00
Solar Photovoltaic (PV) System		75.00
Storm Shutters		100.00

Commercial Permit Types Plan Review Required	Notes	Fee
Commercial permits are value based for determination of fee unless noted.		If fee not listed, then value based
Private Provider	It does not include trust, surcharges or BIMs	Reduce fee by 25%
Aluminum Carport	on existing slab	125.00
	on new slab	175.00
Aluminum Site-Built Shed		Min. 100.00 + insp.
Aluminum Screen Room	On existing slab On new slab	125.00 175.00
Concrete Slab / Driveway	addn. inspections may apply	125.00
Residential Pools/Spa	In-Ground	475.00
Commercial Pool/Spa		Value Based
Siding		Value Based
Pool/Spa Enclosure (commercial or res)		175.00
Generator, Commercial		Value Based
DCA Shed with & without electrical sub - over 144 square feet		150.00
Carport, on an existing slab		125.00
Carport w/ new slab		200.00
Storm Shutters, Commercial		Value Based
Solar Hot Water Heater System	home or pool	Value Based
Solar Photovoltaic (PV) system		Value Based
Boat Lift with electrical sub		150.00
Sea Wall		Value Based
Fence, Commercial		Value Based

Dock (without electric)		150.00
HVAC/Mechanical Permit	New system w/electrical	Value Based
Screen Room	change to glass	175.00
	on an existing concrete slab	125.00
Glass Room / Sunroom	on an existing slab	150.00
	on a new slab	175.00
Deck (wood) Raised Patio wood		125.00
Pole Barn (non-AG Exempt)		250.00
Demolition, Commercial	Min. \$125	Value Based
Low Voltage Alarms		75.00
Mobile Home	Single-wide, Modular/Installation unit, Park Model	250.00
	each addn. manufactured module	100.00
	Foundation	125.00
<u>SIGNS</u> Canopy Sign		125.00
	Addn. canopy signs under same permit	75.00
Plastic face change (no increase in size)	Nonelectric / no engineering	No Permit Required
Wall sign	Nonelectric	100.00
	With electric (electric permit separate)	150.00
	Addn. signs under same permit w/ electric or w/o electric	75.00
<p>All Commercial and Miscellaneous Trade permits including but not limited to plumbing, mechanical, electrical, gas, remodeling, etc., not addressed in fee schedule shall be value based as follows: \$150.00 for the first \$ 2500.00 plus 1% of the amount in excess of \$2,500.00.</p> <p>Private Provider – reduce fee by 25%, doesn't apply to surcharge, trust or BIMs.</p>		

Plans Examination Valuations	Notes	Fee
Plan Review fees for commercial and misc. permits are value based as follows:		
up to \$ 2,500.00 valuation		75.00
\$ 2,501.00 up to \$ 50,000.00 valuation		100.00
\$ 50,001.00 up to \$ 100,000.00 valuation and		150.00
per every \$ 50,000.00 of value		75.00
Private Provider	Does not apply to surcharge, trust or BIMs	Reduce fee by 25%
<u>Plan Examination Fee</u>		
<p>A Plan Review Fee shall be paid concurrently with the submittal of the permit application in accordance with Florida Building Code. All plans examination fees are NON-REFUNDABLE unless there was no review performed by staff. Minimum Plan Review Fee is \$75.00.</p> <p>Private Provider – a 25% reduction of fee, does not include surcharge, trust or BIMs.</p>		

Permit Type		Fee
Residential Plan Review & Permit Fees are based upon one & two family dwellings. All permits include 1 inspection trip. If required, each additional inspection/trip is \$75.00 each.		
Private Provider – reduce fee by 25%, doesn't include surcharge, trust or BIMS Fees.		
Single Family Residence	Contractor	250.00
	Owner/Builder	350.00
Two Family Residence		500.00
Residential Pools/Spas		450.00
Residential or Commercial Pool/Spa Enclosure		175.00
Plan Revisions	Each revision	75.00
	addn. fee per page	25.00
	Each review up to 3 times for same item	75.00

	unaddressed	
	>4 for same item unaddressed	4x original rev. fee
Mobile Home		200.00
Modular Homes & Modular Offices		200.00

RE-INSPECTION FEES		
During an inspection of a structure, if it is determined the work does not meet code, a reinspection fee may be charged.		
Private Provider – reduce fee by 25%, doesn't include surcharge, trust or BIMs		
The Fee for the re-inspection shall be as follows:		Fee
1st re-inspection		75.00
2nd re-inspection		100.00
3rd re-inspection		150.00
Any re-inspection over the 3rd		150.00
Stop Work Order		100.00

ZONING FEES		
Application Type	Notes	Fee
Nonconforming Lot of Rec		200.00
Flood Zone Verification Letter		25.00
Finished Floor Elevation Waiver		50.00
Zoning Verification		25.00
Administrative Variance		75.00
Lien or Violation Search	Per hour	Min. ½ hour charge 20.00
Buildable Lot		50.00

Special Event Permit (Banners, pennants, and flags)		30.00
Special Event Permit with Temporary Tent		50.00
Lot Split – Residential or Commercial		250.00
Home Occupation		30.00
Zoning Compliance		70.00

Fee Schedule Amended: Resolution #06-171, #13-196, #20-2011 (Sunset), #2024-53