Exhibit A
Building Division Fee Schedule

The Building Division derives authority from and enforces the provisions of the following:

- Citrus County Code Chapter 18
- F.S. 320 - Mobile Home Regulations
- F.S. 440 - Workers' Compensation
- F.S. 468 - Building Code Administrators and Inspectors Board
- F.S. 471 - Engineers
- F.S. 481 -Architects
- F.S. 489 Parts 1 & 2 - Licensing for State Regulated Trades
- F.S. 553 - Florida Building Code
- F.S. 633 - Florida Fire Prevention Code
- Florida Administrative Code

Section 1 - General Notes

A. Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the Building Official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.

B. An application fee is due upon application submittal and is non-refundable. A credit for the application fee will be applied upon Issuance of the permit. The application is forfeited, and the fee is retained, if the permit is not Issued within 180 days of the application submittal date and good faith has not been demonstrated.

C. All re-inspection or partial inspection fees must be paid prior to requesting final inspection on permit.

D. To the greatest extent possible. permit applicants shall schedule all final trade inspections to be conducted all the same time

E. Expired permits must be repurchased and reactivated prior to conducting any further inspections.

F. There is no credit or fee reduction for "Master Plan" permits.

G. For project types, not otherwise listed in this fee schedule, the Building Official may establish the permit fees based on the fair market valuation of the project and the calculation found in Section 2 of the fee schedule.

H. Valid contracts signed by the customer and contractor, including a complete description of the service provided, may be considered for acceptance to calculate permit fees in lieu of the previous methods described.

I. All permits (Building, Plumbing, Electrical, Mechanical, etc.) are subject to a minimum surcharge of $2.00 originating from BCIS and State BCAI.

J. Permits noted as being calculated “By Valuation" shall be calculated using the fair market value of the work being performed, then multiplied by the International Cocle Council's current Permit Fee Multiplier with a minimum permit fee of $50.00. This fee includes the building permit fee and the building plan review fee. Fair market value can be determined by the Building Official or by the remittance of a signed and executed contractor’s contract for the work to be completed.

Section 2- New Residential Buildings, New Non-Residential Buildings, and Additions

A. Permit fees for new residential and new non-residential buildings and additions are calculated by multiplying a locally established modifier (currently 0.005, or one half of one percent) times the value of the building or addition. For permitting purposes, the value of the building is determined by multiplying the total square footage under roof by the per square foot construction cost for the Occupancy Classification and Type of Construction, as published each winter by the International Code Council (see sq. ft. construction cost). Permit fees so calculated shall be a minimum of **$125.00** and include the building, plumbing, mechanical, electrical, gas, and plan review. (See Permit Fee Estimator on the Building Division webpage).

Note: Add the *following mandated fees:*

- BCIS Surcharge Effective 10/01/2010, 1.0% of permit fees. min. $2.00
  BCAI Surcharge Effective 10/01/2010, 1.5% of permit fees. min. $2.00

Section 3 - Trade Fee Calculations

Individual Trade Fees- Residential and Non-Residential- are subject to a $50.00 minimum fee. Calculate all that apply to the project.

A. Building Trade: Subject to $50.00 minimum fee
Includes - Frame, Concrete, Block, Steel

Note: Flat rate permit fees include one inspection. $50 will be added for each additional required inspection. Each structure (when multiple structures are in scope of work) will be charged separately- even if they are Included on the same permit.

1. Prefabricated DPBR Utility Buildings	$125.00
2. Stabs, Foundations, Decks, Docks	$125.00
3. Alterations, Remodels, Renovations	By Valuation ($125.00 min. fee)
4. Roof Over (Structural)	By Valuation ($125.00 min. fee)
5. Seawall, Retaining Walls, Privacy Walls	By Valuation ($125.00 min. fee)
6. Siding	$ 50.00
7. Foundation Repair (Pressure Grout, Pin Piles, etc.)	By Valuation ($125.00 min. fee)

B. **Electrical Trade: Subject to $50.00 minimum fee**
Includes - Single-Trade Electrical Permits Only

1. Electrical permits	By Valuation
2. RV Parks (Electrical)	$ 20.00 per pedestal
3. Electrical service upgrade, change-out, or repair	$ 50.00
4. Photovoltaic	$125.00 Flat fee - includes 1st Inspection

5. Photovoltaic Additional Inspections	$ 50.00 each
6. Elevator	$100.00
7. Residential Lift Station	$ 50.00
8. Non-Residential Lift Station	$100.00
9. Government Lift Station	$200.00
10. Electric Car Charging Stations	$125.00

C. **Plumbing Trade: Subject to $50.00 minimum fee**
Includes - Single-Trade Plumbing Permits Only

Work that is incidental to the plumbing scope of work is *included in the fees below. Use of Division 2 "subcontractors"* is *permitted.*

1. Plumbing permits	By Valuation
2. New Water Heaters	$100.00
3. Replacement Water Heaters	$ 50.00
4. RPZ Valves	$ 50.00
5. Sprinklers (Residential & Non-Residential Irrigation)	$ 50.00
6. Plumbing permits for grant-funded Septic-to-Sewer projects	$ 1.00

D. **Mechanical Trade: Subject to $50.00 minimum fee**
Includes -Single-Trade Mechanical Permits Only

Work that is incidental to the mechanical scope of work is included in the fees below. Use *of division 2 "Subcontractors"* is *permitted.*

1. New HVAC in existing buildings	By Valuation
2. HVAC equipment changeout	$ 50.00
Per each additional unit	$ 25.00 each additional system
3. Refrigeration Unit	$ 100.00
4. *UV* Lighting	$ 50.00

The aforementioned mechanical fees are applicable to permits applied for mini-split HVAC units.

E. Gas Trade: Subject to $50.00 minimum fee
Includes -Single-Trade Mechanical Permits Only

1. Gas Trade	$ 75.00
2. LP Fuel Tank	$ 85.00

Section 4 - Aluminum Construction

A. New Aluminum Structures	By Valuation
B. Insulate Existing Roof Pans	$100.00
C. Existing Aluminum Enclosure (Soffit, Fascia, Vinyl Panels)	$75.00
D. Vinyl or Aluminum Siding	$75.00

Section 5 - Manufactured Homes

Additional $125.00 for concrete foundation.

A Mobile Homes (HUD Code - Structure not Inspected to FBC, only setup)
Setup, Tie-Down, Blocking, All Trades $400.00

B. Modular Homes (FBC - Structure Inspected to State Building Codes)
Setup, Tie-Down, Blocking, All Trades $400.00

Section 6-Swimming Pools

Pool Permits - Non-Residential and Residential, inground or above ground - are inspected for Building, Electrical, and Plumbing compliance.

A. Residential Inground Pool or Spa	$150.00
B. Non-Residential Inground Pool or Spa	$250.00
C. Above Ground Pool or Spa	$ 60.00
D. Solar Pool Heater	$ 50.00 per heater system
E. Pool Pump Changeout	$ 50.00
F. Accessibility Lift Stand Atone	$ 50.00

Section 7 - Plan Review

A. Building Plans Review *Fee* - Subject to $50.00 Minimum fee

1. Mastering Fee (Per Plan)	$100.00
Recertification Upon Code Change	$100.00
2. Third and Subsequent Reassessment After Initial Review	$200.00

Review for the Same Denial fees are applied per review and per FS 553.80(2)(b).

3. Conditional Use	$ 50.00
4. Variance	$ 50.00
5. PUD	$ 50.00
6. Site Improvement Plan Review (FBC)	$100.00
7. Site Development Plan Review (FBC)	$100.00

Note: Fees 3-7 are only assessed *if respective reviews are initiated by Land Development*

Section 8 - Fire Fees

A. Fire Review Fees

1. Plan Review Fee	$ 150.00
2. Revision or Modification (Previously approved)	$ 75.00 per revision
3. Permit Processing Fee (Cities and Schools)	$ 50.00
4. Pick Up/Drop Off (Cities and Schools)	$ 100.00 per review
5. Fire Alarm	$ 150.00
6. Fire Range, Hood, Spray Booth	$ 85.00
7. Fire Suppression	$ 85.00
8. Fire Sprinkler	$ 150.00
9. Fire Pump	$ 100.00
10. Site Improvement Plan Review	$ 50.00
11. Site Development Plan Review	$ 100.00
12. Conditional Use	$ 50.00
13. Subdivision Plat	$ 50.00
14. Street Vacation	$ 50.00
15. Variance	$ 50.00
16. PUD	$ 50.00

B. Fire Inspection Fees

1. Inspection	$ 50.00
2. Alarm	$ 50.00
3. Range Hood, Suppression, Pump, Tank	$ 50.00
4. Sprinkler Above Ground	$ 50.00
5. Sprinkler Underground (200 PSI)	$ 50.00
6. Underground Flush	$ 50.00
7. Partial Inspection	$ 50.00
8. Re-inspection	$ 50.00 each

Section 9 - Floodplain Management Fees

A. Primary Structures $100.00

Primary Structures (applies to all residential and non-residential structures including mobile homes, single family, modular, whether new or replacement, and includes additions, remodels, and renovations).

B. Residential Accessory Structures	$ 25.00
C. Non-Residential Accessory Structures	$ 40.00
D. All Trades Installation	$ 25.00
E. Site Improvement Plan Review	$ 50.00
F. Site Development Plan Review	$100.00
G. Conditional Use	$ 50.00
H. Subdivision Plat	$ 50.00
I. Street Vacation	$ 50.00
J. Variance	$ 50.00
K. PUD	$ 50.00
L. Trade installation for grant-funded Septic-to-Sewer projects	$ 1.00

Section 10 - Miscellaneous Permit Fees

A. Roofing

1. Residential Reroof (SFD/DUP)	$100.00
2. Non-Residential Reroof	$150.00
3. Minor Roof Repair	$ 50.00
4. Shingle-over-Shingle	$100.00

Each structure will require their own permit.

B. Signs

Wall Mounted Signs

1. No Electric	$ 75.00 per sign face
2. With Electric	$100.00 per sign face

Free Standing Signs

1. No Electric	$100.00
2. With Electric	$150.00

Sign Cabinet Replacement $ 75.00 each cabinet

C. Demolition

1. Residential or Non-Residential	$150.00

D. Boat Lift (Including Electrical) $ 85.00

E. Building Relocation (Including Foundation and Trades)	$250.00
F. Stucco	
1. Wood Frame (Pre-Lathe, Wire Lathe, Final)	$ 80.00
2. Cement (Lathe, Final)	$ 80.00
G. Protective Shutters and/or Panels	$100.00
H. Storefronts	$100.00
I. Windows, Door, Skylight Replacement	$ 75.00
J. Non-Residential Communication Tower	
1. Setup/New Installation	$200.00 each
2. Co-Locate (New Ground)	$100.00
3. Co-Locate (Aerial)	$100.00
K. Generator	
1. Electrical Permit	$ 50.00
2. Gas Permit	$ 50.00

Section 11 - Administrative Fees

A. Application Fee (Nonrefundable)	$ 50.00
B. Processing and Issuance Fee	$ 50.00

Note: This is a Building Division fee for permits that are not necessarily reviewed or required by the Building Division but are processed and generated by the Building Division. Examples include, but are not limited to: tree removal, fill, driveway, fence, temporary use, development orders, development permits, site development plans, site improvement plans, etc.

C. Pre-development Conference Fees	No Charge
D. Handling Fee (Express Permits)	$ 10.00

All permit applications that could be issued as *"online express"*

E. Change of Ownership	$ 25.00
F. Change of Contractor	$ 50.00

An owner seeking to change contractors must file a notarized change of contractor form with the Building Division for inclusion in the record file.

Section 12 - Inspection Fees

A. Partial Inspections .	$ 50.00

Includes all partial inspections necessary above the required inspections and where the full inspection cannot be *completed to FBC requirements when requested.*

B. Same Day Inspections	$100.00

Applicable to all permit types. Fee to be charged upon confirmation of service based on availability, circumstances, and administration. Fee to be charged per trade.

C. Reinspection /Fees

1. First Failure $ 50.00
2. Second Failure for Same Reason $ 75.00
3. Third Failure and Subsequent Fails for Same Reason $300.00

Reinspection fees are applied per Inspection and per F.S. 553.80(2)(c). Multiple inspections failed on the same trip will result in multiple failed inspection fees. The lack of a notice of commencement and the lack of stamped plans are included under the above failure fees.

D. Occupancy Prior to Certificate of Occupancy Issuance $150.00

NOTE: All re-inspection fees must be paid prior to requesting the final inspection.

Section 13 - Expired Permit Fees

A. Repurchase of Expired Permits

1. Single Family, duplex, manufactured, alterations, remodels, or additions to these projects that lack only final inspections. $100.00

2. Single Family, duplex, manufactured, alterations, remodels, or additions that lack more than final inspections. ½ the original fee total

Not including impact fees or state surcharges. Requires supervisor review and approval.

3. All Non-residential projects lacking only final inspections. $200.00

4. All Non-residential projects lacking more than the final inspections. ½ the original fee total

Not including impact fees or state surcharges. Requires supervisor review and approval.

5. Residential accessory structures. ½ the original fee total

Not including impact fees or state surcharges. Requires supervisor review and approval.

6. Pools $100.00

7. All Others $ 50.00

NOTE: Project applicants may be subject to a new application, a plan review, and fees, as applicable, if technical codes change between the time of expiration and repurchase of expired fees.

Section 14 – Revisions and or Modification Fees

To revise or modify previously reviewed building plans, before and after issuance, and to amend and address missed inspections after issuance.

A. Revisions

1. Residential $ 50.00
2. Non-Residential $100.00

B. Engineered Letter Review for missed Inspection $200.00

Note - Fee added in conjunction with Same Day Inspection fee. If we are offering same day inspections, an applicant can request for the inspection. If they do not, the Engineer letter fee is double the cost of the same day inspection fee.

Note: A new application will be required for substantial modifications and alterations to approved plans. Substantial alterations and modifications will be determined by administration per application for the impact to that application (for example, if plans are flipped, new models are presented, a change of lot and property, or similar circumstances).

Section 15 - Extension Requests

Applications: An extension may be granted pursuant to FBC Section 105.3.2

Permit extensions (prior to permit expiration)	$ 50.00

Section 16 - Licensing Administrative Fees

NOTE: Local licensing sunsets *June 30, 2025 per F.S. 163.211. Only Registered Contractors will need letters of reciprocity per F.S. 489.*

A. Approved testing Agency Exam Process Fee (plus testing firm's costs)	$100.00
B. Confirmation Letter of Reciprocity- payable at time of request	$ 50.00
C. Replacement/Duplicate Competency Card	$ 25.00

D. Certificate of Competency

All contractors that are required to hold a *Certificate of Competency shall pay* a *fee of:*

1. Active	$200.00
2. Inactive	$100.00
3. Late Fees	$25.00 per month

Note: License cycle is two years. Fees are due prior to commencement of each cycle. ***Sunsets 6/30/2025.***

Section 17 - Private Provider Fees (Florida Building Code only per FS 553.791)

A fee reduction shall not be applied for changing to private provider after the permit application is submitted and the application fee is paid.

A. Registration Fee $150.00

Private Provider registration to Citrus County to enter and log all applicable Private Provider licensure, employees, and Insurances (FS 553.791)

B. Permit Cost Reduction for Registered Private Providers (FS 553.791 (2)(b)

1. Residential

Inspections	35.00% Reduction
Plan Review and Inspections	50.00% Reduction

2. Non-Residential

Inspections	35.00% Reduction
Plan Review and Inspections	50.00% Reduction

C. Change to Private Provider $ 50.00

Applicable to issued permits and in-progress applications, a change to Private Provider fee to be charged for review and approval of sudden notice to building official remittance.

Note - New registration can take up to 2-4 hours depending on the number of licensed DBPR architects, engineers, and or BCAIB individuals that must be verified. Permit must be converted to private provider. Plan Reviewers must administratively review plans to input required fee and plan data into permitting software. Staff must resolve inspection reports and upload the documentation. Administrative staff must review inspection reports to verify all required FBC inspections were completed for the project. Fee reductions are based on the amount of time internal office staff must spend reviewing documentation and resolving inspections. Subject to change per FS 553.791. The State Statute supersedes any local government requirements.

Section 18 - Refund Policies

A. All administrative fees where staff work has been conducted are non-refundable, i.e., application fee, flood review, site review, plan review, addressing, etc. and all state surcharges.
B. All requests for refunds must be in writing within six months of issuance of permit.
C. No refunds shall be granted if any work has commenced, or any inspections have been conducted, or the permit has expired.
D. One-third of the cost of the original refundable permit fees shall be retained and non-refundable.
E. There will be no refunds for applications or permits submitted that fall within the jurisdictions of the cities' limits. It is the applicant's responsibility to research property, address, and jurisdiction before making an application.