

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING RESOLUTION NO 18-17 IN ITS ENTIRETY BY AMENDING THE SCHEDULE OF FEES FOR THE CENTRAL PERMITTING AND BUILDING INSPECTIONS DIVISIONS.

WHEREAS, Chapters 125 and 489, Florida Statutes, authorize the Board of County Commissioners to enact, amend, and enforce technical construction and building codes; and

WHEREAS, administration of those codes demand a substantial amount of effort and resources by the County for the purpose of determining compliance with those codes; and

WHEREAS, the County has previously established fees for some of these services by Resolution Nos. 01-070, 07-170, 07-176, 08-132,15-102 and 18-17; and

WHEREAS, the County desires to amend the fees established by Resolution Nos. 01-070, 07-170, 07-176, 08-132, 15-102 and 18-17 as those fees are currently deemed inadequate to cover the costs of providing these services; and

WHEREAS, methodologies for calculating inspection fees, permit exemptions and administrative fees for third-party inspections have been statutorily revised, taking effect on July 1, 2026; and

WHEREAS, the following fee schedule has been amended by County staff to reflect the appropriate charges for the permitting and inspection of building, communication towers, ground settlement, docks, seawalls, plumbing, electrical, mechanical, LP and natural gas, fire permits, administration, and contractor licensing fees.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled that:

1. Resolution No 18-17 is hereby amended in its entirety to reflect that the fees to be charged by the Central Permitting and Building Inspections Divisions are as follows:

I. General

A. When an inspection is necessary, in which case there shall be a minimum fee of Forty-Five and 00/100 Dollars (\$45.00). All permits, categories within permits, and trades of work identified on a permit will be charged a Base Fee of Forty-Five and 00/100 Dollars (\$45.00), plus any additional fees identified in the following list.

II. Plans Examination Fees

A. When residential plans are required to be submitted or revised plans are submitted pursuant to Section 104.2 of the Florida Building Code, and the Building Permit Fee was calculated by adding a "per square foot" figure to the Forty-Five and 00/100 Dollars (\$45.00) Base Fee, then a Plans Examination Fee consisting of a Base Fee of Forty-Five and 00/100 Dollars (\$45.00) and a \$0.05 per square foot under roof will be added to the permit. This Plans Examination Fee relates to the Building Permit Fee category only, is nonrefundable, and is not added to any Base Fee.

B. There is a minimum Plans Examination Fee of Forty-Five and 00/100 Dollars (\$45.00) for any application that requires plans to be submitted and reviewed.

C. When the Building Permit Fee is calculated using a methodology other than A. above, the Plans Examination Fee will be \$45.00 for the first \$1,000.00, plus \$2.50 for each additional thousand, or fraction thereof.

D. If plans are required to be submitted for a permit for electrical, plumbing, mechanical, and/or gas construction, modifications or repairs, the Plans Examination Fee will be equal to \$20.00 for the first \$1,000 of total valuation; plus \$1.00 for each additional thousand; or fraction thereof per trade.

E. Mobile Home Set-Up Permits will be charged a Plans Examination Fee of Forty-Five and 00/100 Dollars (\$45.00).

F. Signs will be charged a Plans Examination Fee of Twenty-Five and 00/100 Dollars (\$25.00).

G. Plans on File: Plans may be placed on file at the request of an applicant and the appropriate review fee charged. Subsequent permit applications for plans already filed will require submission of additional prints. The review fee charged will be one-half of the original plan review fee.

H. If the County 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 (3) 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 requirement identified by rule of the Florida Building Commission, adopted pursuant to Chapter 120, then the County shall impose, each time after the third such review the plans are rejected for that code violation, a fee of four (4) times the amount of the proportion of the permit fee attributed to plans review.

III. Site Examination Fee

When site plans are required to be submitted for a Building Permit Application review, then a Site Examination Fee shall be added to the permit in accordance with the following schedule:

A. Base Fee: \$30.00

B. Additional:

1. New Construction, Remodeling and Additions	\$90.00
2. Flood Elevation Certificate Document	\$10.00
3. Impact Fee Applicability Determination	\$30.00
4. Commercial Site Verification	\$30.00
5. Concurrency Verification	\$10.00
6. Flood Substantial Improvement Review	\$50.00
7. Post Permit Issuance Revisions	\$30.00

C. Fees may be adjusted on a case-by-case basis with approval of the Director of Building Construction Services or the Building Official in extenuating circumstances.

IV. Valuations

- A. The value placed on materials and labor shall be an amount equivalent to that obtained through normal market transaction.
- B. Valuations of the cost for work on a single-family dwelling seeking exemption under F.S. 553.79 (1)(g) will be based on the copy of a contract or other documentation demonstrating the nature and value of the work to be performed
- C. For Flood Ordinance Evaluation, the value placed on materials and labor shall be an amount equivalent to that obtained through normal market transactions or by estimates provided by the building official. A copy of all contract(s) related to the application may be submitted for review.
- D. Inspection costs will not be based on valuation

V. Building Permit Fees

Buildings, Structures, or Alterations: On all buildings, structures, or alterations requiring a Building Permit, the fee shall be paid at the time of permit issuance in accordance with the following schedule:

- A. Base Fee: \$45.00
- B. Additional:
 - 1. New One (1) and Two (2) Family Residential Construction, Renovation, or Remodeling, Roof of any new residential structure \$0.08 per Square Foot of Habitable Area, or Building Area*; \$45.00 per Unit
 - 2. Mobile Homes, Park Models, Recreational Vehicles, and Temporary Construction Trailers \$30.00 per Unit
 - 3. Mobile Home Pre-Set-Up Inspection \$40.00 within the County \$40.00 per diem Mileage And Expenditure (Salary and Benefits)
 - 4. Residential Reroof with Mitigation \$40.00 per Unit
 - 5. Residential Reroof without Mitigation \$20.00 per Unit
 - 6. Residential Swimming Pools, In-Ground Spas \$25.00 per Unit
 - 7. Commercial Swimming Pools, In-Ground Spas \$125.00 per Unit
 - 8. Commercial Reroofing (Buildings 20,000 Sq Ft and Under) \$30.00 per Building
 - 9. Commercial Reroofing (Buildings over 20,000 SqFt) \$50.00 per Unit
 - 10. Aluminum Structure with Screen Roof \$30.00 per Unit
 - 11. Fireplace: Prefabricated \$10.00 per Unit
 - 12. Fireplace: Built on Site \$25.00 per Unit
 - 13. Signs (Billboard, Pylon, or Pole Signs) \$30.00 per Unit
 - 14. Signs (Wall) \$30.00 per Unit
 - 15. Demolition \$30.00 per Unit
 - 16. New Commercial Construction for all occupancy classes other than Institutional \$1.07 per Square Foot of building area.*
 - 17. Renovation, Remodeling and Additions to any Commercial Structure for all occupancy classes other than Business, Mercantile or Institutional \$1.07 per Square Foot of building area.*

18.	Renovation, Remodeling and Additions to any previously occupied Commercial structure for business or mercantile occupancies	\$.65 per Square Foot of building area.*
19.	New Commercial Construction, Renovation, Remodeling or Addition of an Institutional Occupancy Class Structure	\$1.81 per Square Foot of building area.*
20.	Windows and Doors 3 units or less.	\$100.00
21.	Windows and Doors	\$100.00 plus \$10.00 per unit over 3 units
22.	EV Charging Station	\$100.00 Per Component
23.	Photovoltaics	\$45.00 Per Component
24.	Cell Towers	\$250.00

* Where building area and total under roof are different, the greater value shall be use

C. Fees may be adjusted on a case-by-case basis with approval of the Director of Building Construction Services or Building Official in extenuating circumstances.

D. Fees for Commercial Revisions shall be based on the square footage of the proposed change order to the project, but the fee shall be no less than \$150.00.

VI. Plumbing Permit Fees

The Chief Plumbing Inspector, on behalf of the County, shall Charge for Plumbing

Permits as follows:

- A. Base Fee: \$45.00
- B. Additional:
 - 1. New Construction, Renovation, or Remodeling \$0.05 per Square Foot under roof
 - 2. Commercial Warehouse, Industrial, or Manufacturing Facility \$0.05 per Square Foot of Conditioned, plus Restroom Area
 - 3. Mobile Homes, Park Models, Recreational Vehicles, and Temporary Construction Trailers \$10.00 per Unit
 - 4. Per System Component or Feature \$10.00 per System Component or Feature

C. Fees may be adjusted on a case-by-case basis with approval of the Director of Building Construction Services or Building Official in extenuating circumstances.

VII. Electrical Permit Fees

The Chief Electrical Inspector, on behalf of the County, shall charge for Electrical

Permits as follows:

- A. Base Fee: \$45.00
- B. Additional:
 - 1. New Construction, Renovation, Remodeling, and/or Equipment Alteration \$0.04 per Square Foot under roof
 - 2. Mobile Homes, Park Models, Recreational Vehicles, and Temporary Construction Trailers \$10.00 per Unit
 - 3. Per System Component or Feature \$10.00 per System

Component or
Feature
\$2.00 per
Termination Point

4. Low Voltage

C. Fees may be adjusted on a case-by-case basis with approval of the Director of Building Construction Services or Building Official in extenuating circumstances.

VIII. Mechanical Permit Fees

The Chief Mechanical Inspector, on behalf of the County, shall charge for Mechanical Permits as follows:

- A. Base Fee: \$45.00
- B. Additional:
 - 1. New Construction, Renovation, or Remodeling \$0.04 per Square Foot of Conditioned/ Ventilated Area
 - 2. Mobile Homes, Park Models, Recreational Vehicles, and Temporary Construction Trailers \$10.00 per Unit
 - 5. Residential System Component or Feature \$10.00 per System Component or Feature
 - 6. Commercial System Component or Feature \$35.00 per System Component or Feature
 - 7. Kitchen Hood(s) \$35.00 per Unit

C. Fees may be adjusted on a case-by-case basis with approval of the Director of Building Construction Services or the Building Official in extenuating circumstances.

IX. LP or Natural Gas Permit Fee

The Building Official shall, on behalf of the County, charge Gas Permits as follows:

- A. Base Fee: \$45.00
- B. Additional:
 - 1. Commercial new construction, remodel, or tank change {LP and natural gas} \$25.00 per Permit
 - 2. Residential new construction, remodel, or tank change (LP and natural gas) \$10.00 per Permit
 - 3. Multiple system component or feature \$10.00 per System Component or Feature

C. Fees may be adjusted on a case-by-case basis with approval of the Director of Building Construction Services or the Building Official in extenuating circumstances.

X. Fire Permit Fee

Includes plan review and inspections. Permit not required on one (1) or two (2) family dwellings. Permit Fees shall be charged at the rate as follows:

- A. Base Fee: \$45.00
- B. Additional:
 - 1. Tents in Excess of 200 Square Feet \$100.00 for the first tent, \$10.00 for each additional tent
 - 2. Commercial New Construction, Revision, Addition or Renovation \$0.05 per Square Foot under Roof
 - 3. Gas Tanks (All Types; Gas, Oil, Fuel, etc.) \$50.00 per Unit
 - 4. Fire Suppression System \$50.00 per Unit
 - 5. Hood \$50.00 per System
 - 6. Multiple System Component or Feature \$50.00 per System Component or Feature
- C. Fees may be adjusted on a case-by-case basis with approval

of the Director of Building Construction Services or the Building Official in extenuating circumstances.

XI. Dock and Seawall Permits

- A. Site Examination Fee: \$60.00
- B. Site Inspection Fee: \$60.00

The Site Examination shall consist of the verification of ownership and the field review of the application. The Site Inspection shall be conducted upon completion of the construction of the dock and/or seawall.

XII. Ground Settlement- Investigation Permit

- A. Application Fee: \$90.00
- B. Completion Fee: Clerk and Comptroller's Office Recording Fee

XIII. Ground Settlement - Remediation Permit

- A. Application Fee: \$250.00
- B. Completion Fee: Clerk & Comptroller's Office Recording Fee

XIV. Administrative Fees

A. Re-inspection Fees. When additional inspections are necessary due to any of the following reasons, a fee of Forty-Five and 00/100 Dollars (\$45.00) shall be charged for the first additional inspection; Ninety and 00/100 Dollars (\$90.00) for the

second additional inspection; and Two Hundred and 00/100 Dollars (\$200.00) for the third and any required additional inspection on the same infraction.

1. Work not performed in accordance with the applicable Code and/or approved plans.
 2. Repairs or corrections not made when inspection was called.
 3. Work not ready for inspection at time inspection is to be made.
 4. Permit not posted at job site.
 5. Approved set of plans not at job site.
- B. Re-permitting Fees. Whenever a permit has expired, a re-permitting fee shall be paid.
1. Where the project lacks only final inspections, the re-permitting fee shall be the minimum fee for on-site inspections for each trade.
 2. Where the project lacks other than final inspections, the re-permitting fee shall be as if a new permit application is submitted.
- C. Time Extensions. Where a time extension to a permit is granted by the Building Official: a fee of Forty-Five and 00/100 (\$45.00) shall be charged.
- D. Minimum Fee for On-Site Inspections. All regulated inspections for any trade shall be a minimum of Forty-Five and 00/100 (\$45.00).
- E. Minimum fee for On-site Inspections for zoning and land use inspections related to a building permit shall be a minimum of Forty-Five and 00/100 Dollars (\$45.00).
- F. Change of Contractor. Twenty and 00/100 Dollars (\$20.00) for each division.
- G. Refunds on Permits
1. No refund shall be issued on permits of less than Forty-Five and 00/100 Dollars (\$45.00) or where an inspection has been conducted
 2. All applications for permit refunds shall be received within six (6) months of permit issuance.

3. Plan Examination, Site Examination, Technology, Mobility
Admin Fees are nonrefundable.
4. Surcharges for DBPR and Unlicensed Contractor
Taskforce are non-refundable.
5. Quick permits are not eligible for refunds. Quick Permit is
defined as a permit that does not require plan review or
when the structure is an X-100 flood zone.
6. Permits for Parking, Donation Bins, Bingo and Special
Events are non-refundable.
7. Thirty (30) percent of the permit fee shall be retained for
administrative processing.
8. The Director of Building Construction Services or the
Building Official may approve any fee to be refunded in
extenuating circumstances.

H. "After the Fact" Permits. Where construction has commenced
prior to the issuance of required permits, the Permit Fee shall be as follows:

1. First offense: Double the normal fee, subsequent offense
to the same contractor within a six (6) month period shall
be triple the normal permit fee, plus a One Hundred and
00/100 Dollars (\$100.00) fine.

I. Unlicensed Contractor Taskforce Surcharge. A Five and 00/100
Dollars (\$5.00) surcharge shall be placed on all permits issued.

J. Duplicate of Certificate of Occupancy: \$10.00

K. Duplicate of Permit Card: \$5.00

L. Field Inspection Fee: \$45.00 (Note: Special request by property
owner for field inspection when no permit was issued).

M. Temporary Certificate of Occupancy, per request: \$45.00

N. Notary Service: \$2.00 (for other than Building Permit related
matters)

O. After-Hours Permit Application Processing or Inspection:
\$225.00 per trade or discipline, for the first two (2) hours, or fraction thereof; \$100.00 for
each additional hour, or fraction thereof.

P. Condemnation: Actual Expenditure by County

Q. Testimony in Civil Court that is compelled through issuance of a

subpoena: \$200.00.

R. Technology Fee: Each permit application that requires review for compliance with the County's Code of Ordinances, Land Development Code, or Florida Building Code family of codes will be assessed a Technology Fee of \$25.00 per permit prior to permit issuance.

S. Private Provider Administrative Fees:

1. The administrative fee for permits where a third-party provider performs the inspection and/or plans review are as follows:

A. Single Family Home	\$600.00
B. Residential Swimming Pool	\$120.00
C. Commercial New or Alteration	\$980.00

For all other permits

D. Third-Party provider inspection administrative fee	\$45.00 per trade including structural
E. Third-Party provider plans examination administrative fee	\$90.00 per permit
F. Third-party provider plans examination and inspections administrative fee	\$90.00 per permit plus \$45 per trade

T. For services not otherwise provided for in this fee schedule, the Director of Building Construction Services or Building Official may charge a fee equivalent to the actual cost of the service provided.

xv. Schedule of Fees for Certificates of Competency

Certificate of Competency Issuance and Biannual Renewal Fees

A. Class A General Contractor	\$100.00
B. Class B Building Contractor	\$100.00
C. Class C Residential Contractor	\$100.00
D. Sheet Metal Contractor	\$100.00
E. Roofing Contractor	\$100.00
F. Class A Air Conditioning Contractor	\$100.00
G. Class B Air Conditioning Contractor	\$100.00
H. Class C Air Conditioning Contractor	\$100.00
I. Mechanical Contractor	\$100.00
J. Commercial Pool/Spa Contractor	\$100.00
K. Residential Pool/Spa Contractor	\$100.00

L. Swimming Pool/Spa Servicing Contractor	\$100.00
M. Plumbing Contractor	\$100.00
N. Electrical Contractor	\$100.00
Q. Underground Utility and Excavation Contractor	\$100.00
P. Solar Contractor	\$100.00
Q. Pollutant Storage Systems Contractor	\$100.00
R. Specialty Contractors	\$100.00
S. State Certified Contractors (Administrative Processing Fee Only)	\$50.00
T. Requested Inactive Status and Biannual Fee Renewal	\$50.00

XVI. Administration Processing Fee for Certificates of Competency

A. Certificate of Competency Application Fee (Nonrefundable)	\$50.00
B. Duplicate Competency Card (Nonrefundable)	\$10.00
C. Waiver of Testing Requests	\$500.00

XVII. Renewal of Competency Fees

Any holder of a Certificate of Competency issued by the County must renew the same prior to October 1 of the biannual renewal period. Penalties for failing to renew prior to October 1 are as listed below (fees do not cover competency cards):

A. Up to Three (3) Months Delinquent	\$35.00
B. Three (3) to Six (6) Months Delinquent	\$60.00
C. Six (6) Months to One (1) Year Delinquent	\$100.00
D. One (1) Year to 16 Months Delinquent	\$150
E. Sixteen (16) Months to Two (2) Years Delinquent	\$200

To renew a delinquent Certificate of Competency, the applicant shall pay the penalty listed above. The Building Official shall review any certificate delinquent more than two (2) years to determine if retesting is necessary.

XVIII. Contractor License Reciprocity Fees

A. Letter of Reciprocity Mailed to Other Governments	\$50.00 per letter
B. Letter of Reciprocity Received from Other per Governments	\$50.00 per letter

XIX. Appeals to Construction Code Board

A. Fire Prevention Materials and Code	\$300.00
B. Building Material and Code	\$300.00
C. Electrical Material and Codes	\$300.00
D. Plumbing Material and Codes	\$300.00
E. Swimming Pool Material and Codes	\$300.00

F.	Gas Material and Codes	\$300.00
G.	Mechanical Material and Codes	\$300.00
H.	Building Official Determinations	\$300.00
I.	Variances	\$400.00
J.	Request for Rehearing*	\$50.00
K.	Request for Reduction of Fine	\$300.00
L.	Request for Extension of Time*	\$50.00

*Proof of indigence or inability to pay, in the form of a sworn financial

statement, may be accepted by County staff in lieu of the fee.

XX. Appeals to Board of County Commissioners: \$400.00

- a. **Lien Reduction Requests to Board of County Commissioners:**
\$400.00

XXI. Incorporated References

All guidance documents, publications, etc., issued by the Federal Emergency Management Agency, the State of Florida, and Pasco County, Florida.

XXII. Effective Date

The permitting fees established under this Resolution are hereby adopted and shall be deemed effective retroactively to July 1, 2026. All applications, permits, and related activities initiated or processed on or after July 1, 2026 shall be subject to the fee schedule adopted herein, and any previously collected fees for such applications shall be reconciled in accordance with this Resolution.

DONE AND RESOLVED this 14th day of July, 2026

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

NIKKI ALVAREZ-SOWLES, ESQ. CLERK &
COMPTROLLER

JACK MARIANO, CHAIRMAN