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**RESOLUTION NO. R2017-29**

**A RESOLUTION OF WELLINGTON, FLORIDA'S  
VILLAGE COUNCIL ADOPTING A REVISED FEE  
SCHEDULE FOR BUILDING PERMITTING; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Sections 166.222 and 553.80 Florida Statutes and, Chapter 18 of the Code of Ordinances of the Village of Wellington, the Village has the right to and obligation to establish a schedule of fees for the issuance, inspection and enforcement of Building Permitting; and

**WHEREAS**, the Village staff recommends the Village Council of the Village of Wellington, Florida to adopt a revised fee schedule related to the issuance, inspection and enforcement of such Building Permitting fees.

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA** that:

**SECTION 1.** The foregoing recitals are hereby affirmed and ratified as being true and correct.

**SECTION 2.** All existing fee schedules relating to Building Permitting are superseded and of no further effect upon the effective date of this resolution.

**SECTION 3.** The Village Council of the Village of Wellington, Florida hereby adopts the Building Division Fee Schedule attached hereto as Exhibit "A".

**SECTION 4.** The repeal of previous and adoption of the new Fee Schedule shall become effective immediately upon approval of this Resolution and continue in full force and effect until further resolution of the Village Council of the Village of Wellington.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

**WELLINGTON, FLORIDA**

BY: \_\_\_\_\_  
Chevelle D. Nubin, Village Clerk

BY: \_\_\_\_\_  
Anne Gerwig, Mayor

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
Laurie Cohen, Village Attorney

53  
54 **Exhibit A – Building Department Permit Fees**  
55

56 **I. Primary Building Permit Fees:**

- 57 A. For permit fees, the valuation of buildings and systems shall be total replacement  
58 value to include structural, electric, plumbing, mechanical, interior finish, relative  
59 site work, architectural and design fees, marketing costs, overhead and profit;  
60 excluding only land value. Valuation references may include the latest published  
61 data of national construction cost analysis services, such as Marshall-Swift,  
62 Means, etc., as published by International Code Council. The purpose of using  
63 such nationally recognized sources for valuation is to provide a fair and equitable  
64 means of determining the construction value. Final building permit valuation  
65 shall be set by the Building Official. ~~Permit fees shall be based on the value of~~  
66 ~~proposed improvements or cost of construction determined using nationally~~  
67 ~~recognized sources such as ICC Building Valuation data, RS Means Coast data,~~  
68 ~~Marshal Swift or similar publications. The purpose of using the such nationally~~  
69 ~~recognized sources for valuation is to provide a fair and equitable means of~~  
70 ~~determining the construction value. The contractor's contract value shall only be~~  
71 ~~used when the data from the above cited sources does not cover the scope of~~  
72 ~~work in the proposed project. When the plans include the details of all associated~~  
73 ~~work as determined by written policy, the primary permit fees shall include the~~  
74 ~~fees for sub-permits. Failure to include all information related to the associated~~  
75 ~~work on the project at the time of the initial application may result in a~~  
76 ~~requirement that a separate permit be issued with appropriate fees being~~  
77 ~~charged to the applicant.~~  
78 B. Based on the construction value determined using the latest published schedule  
79 of building valuation data as set forth above or contract value, which is to be  
80 submitted at the time of permit application and accepted by the Building Official,  
81 the permit fee shall be calculated using the following formula and paid prior to  
82 issuance of a building permit:

83

<b>Permit Rate of:</b>	<b>On Construction Valuation of:</b>
84 2.00% .....	\$ 0.01 - \$ 50,000 <u>\$100,000</u> , plus
85 1.00 <u>1.75%</u> .....	\$ 50,001 - \$ 500,000 <u>\$100,001 - \$500,000</u> , plus
86 0.50 <u>1.50%</u> .....	over \$ 500,000

87

- 88  
89 C. Minimum fee ..... ~~\$ 50.00~~ \$150.00  
90

91  
92  
93 **II. ~~Florida Department of Community Affairs (DCA) Surcharge~~ Department of**  
94 **Business and Professional Regulation Surcharge per F.S. 553.721:**

- 95 A. Required fee ..... 1.5% of total cost of permit (minimum of \$2.00)  
96

97 **III. ~~Florida Department of Business and Professional Regulations (DBPR)~~ Building**  
98 **Code Administrators and Inspectors Fund Surcharge per F.S. 468.631:**

- 99 A. Required fee ..... 1.5% of total cost of permit (minimum of \$2.00)  
100

101 **IV. Educational Materials:**

- 102 A. The following charges will apply to all permits and shall be reserved to fund the  
103 cost of educational materials, seminars and conferences, and training of such  
104 building personnel required to be certified in accordance with Chapter 468,  
105 Florida Statutes:  
106 i. One percent (1%) of the permit fee.  
107

108 **V. Building Plan Review Fee:**

- 109 A. The Building Plan Review Fee which includes initial processing & administrative

110 costs as established by the following schedule must be paid at the time of permit  
111 application. Building plan review is required on all architectural design plans or  
112 as may be required at the discretion of the Building Official. (Building Plan  
113 Review Fees shall be 50% of total Building Permit Fees.)

114 i. Plan Review fees shall be \$75 per hour with the greater of 40 50% of the  
115 calculated estimated primary permit fee or a minimum fee of ~~\$50~~ \$75.00.  
116 ~~Review fees shall be charged in minimum increments of ¼ hour.~~  
117 ~~Additional review in excess of the minimum review will be charged at~~  
118 ~~\$75.00 per hour.~~

119 ~~B. The minimum fee is in addition to the permit fee and is due at time of application.~~  
120 ~~The reviews shall cease once the cost of the time spent on the review exceeds~~  
121 ~~the amount of review fees collected. The applicant may establish an escrow~~  
122 ~~account from which additional fees can be charged so as not to delay the~~  
123 ~~continual review of the application.~~

124 ~~C. The minimum B. Building Plan Review Fees are non-refundable.~~

125  
126 **VI. Demolitions and the Moving of Building/Structures:**

127 A. Fees for demolition or moving of building and structures shall be based on  
128 contract value, which is to be submitted at the time of permit application and  
129 accepted by the Building Official:

- 130 i. 2% of Full Contract Value
- 131 ii. Minimum fee .....\$ 50.00 \$100.00

132  
133 **VII. Re-Inspection Fee:**

134 A. The fees for initial inspections as required by the Building Code are included in  
135 the primary permit fee. Fees for re-inspections will be charged for each  
136 inspection as follows, if the violation requires an additional inspection, or the job  
137 is not ready for an inspection subject to the review of the Building Official:

- 138 i. 1<sup>st</sup> Re-inspection .....\$ 50.00 \$75.00
- 139 ii. 2<sup>nd</sup> Re-inspection (same type).....\$ 50.00 \$75.00 + \$  
140 50.00 \$75.00 Penalty Fee
- 141 iii. 3<sup>rd</sup> Re-inspection (same type).....\$ 50.00 \$75.00 + \$  
142 400.00 \$150.00 Penalty Fee
- 143 iv. 4<sup>th</sup> Re-inspection (same type).....\$ 50.00 \$75.00 + \$  
144 200.00 \$300.00 Penalty Fee
- 145 v. Partial Inspection (Requested by Contractor).....\$75.00

146  
147  
148 **VIII. Miscellaneous Inspection Fee (per inspection):.....\$ 50.00 \$75.00**

149  
150 **IX. Failure to Obtain Permit:**

151 A. Four (4) times the Building Permit Fee, subject to review by Building Official.

152  
153 **X. Plan Revision (Minor):**

154 A. Minor plan revisions are those which would change certain minor components,  
155 as determined by the Building Official, on a set of submitted or permitted  
156 construction plans. Such ~~minor~~ components include, but are not limited to,  
157 revision to electrical, mechanical, or plumbing and changes to structural  
158 components that do not change the model of the unit or the square footage and  
159 layout of the structure:

- 160 i. Pre-Permit .....No Charge
- 161 ii. Post-Permit ~~\$50.00~~ \$75.00 minimum per reviewing agency, and billed at  
162 quarter hour increments thereafter at \$75.00 per hour.

163  
164 ~~**XI. Plan Revision (Major):**~~

165 ~~A. Major plan revisions are those which would change the model of the unit or the~~  
166 ~~square footage and layout of the structure, as determined by the Building Official,~~

167 on a set of submitted or permitted construction plans. Such major revisions may  
 168 require a review by zoning, public works, fire and the health department.  
 169 i. Pre-Permit (~~\$75.00~~ minimum and billed at quarter hour increments  
 170 thereafter) ~~\$75.00~~ per hour.  
 171 ii. Post-Permit (~~\$75.00~~ minimum and billed at quarter hour increments  
 172 thereafter) ~~\$75.00~~ per hour.  
 173

- 174 **XII. XI. Transfer of Permit:**  
 175 A. New Contractor .....\$ 75.00  
 176 B. New Lot .....Treat as Major Plan Revision  
 177

- 179 **XIII. XII. Appeal of the Building Official Determination:**  
 180 A. Fixed Fee.....\$ 500.00  
 181

- 182 **XIV. XIII. Permit Renewal:**  
 183 A. Permit is automatically extended for a period of One-Hundred-Eighty (180) days  
 184 from a received Approved inspection. Thirty (30) day extensions can be granted  
 185 at no charge at the discretion of the Building official.  
 186 i. Greater of 40 30% of Permit Fee or Minimum Fee ~~\$ 35.00~~ of \$75.00.  
 187 This includes one final inspection.  
 188 ii. Additional Finals Only Inspections Required ..... ~~\$ 35.00~~ \$75.00 per  
 189 Inspection  
 190

- 191 **XV. XIV. Permit Fee Refunds:** 20% over \$100.00, excluding Building Plan Review Fees.  
 192 (Building Plan Review Fees are Non-Refundable)  
 193

- 194 **XVI. XV. Return Check Fee:**  
 195 A. \$40.00 or 10% of the amount of the check, **whichever is greater.**  
 196 B. Maximum fee ..... \$ 75.00  
 197

- 198 **XVII. XVI. Special, Expedited, Out-of-Sequence Plan Review Charges**  
 199 A. The following charges shall apply in addition to regular plan review fees:  
 200 i. Residential .....~~\$ 200.00~~ \$350.00  
 201 ii. Commercial (Less than 5,000 S.F.).....~~\$ 500.00~~ \$700.00  
 202 iii. Commercial (5,000 S.F. or Greater).....\$1,500.00  
 203  
 204

- 205 **XVIII. XVII. Special Inspection Fee:** The following charges shall apply for after-hour  
 206 inspections and for inspections on weekends, holidays, and other times which are  
 207 considered to not be within the hours of a typical business day:  
 208 A. \$75.00 per hour rounded up to the next hour.  
 209 B. Minimum Fee.....~~\$ 150.00~~ \$225.00  
 210

- 211 **XIX. XVIII. Address Correction after Permit Issuance:**  
 212 A. ~~\$50.00~~ \$75.00 per permit issued with incorrect address  
 213

- 214 **XX. XIX. Phased Occupancy, Conditional Certificate of Occupancy or Completion**  
 215 **Agreement (non- refundable; original issuance valid for 90 days with extension**  
 216 **renewals for 45 days):**  
 217 A. At the discretion of the Building Official, a conditional (temporary) certificate of  
 218 occupancy may be issued for structures where there are unresolved or accepted  
 219 conditions which do not affect the health and life safety of the occupants of the  
 220 structure. The fees for these conditional certificates of occupancy shall be:  
 221 i. Residential – original Initial Fee ..... ~~\$ 250.00~~ \$750.00  
 222 ii. Residential – Renewal Fee ..... ~~\$ 125.00~~ \$750.00  
 223 iii. Commercial – original Initial/Renewal fee – <5,000 sq. ft. ~~\$ 750.00~~

- 224 \$1,500.00
- 225 iv. Commercial – original Initial/Renewal fee – >5,000 sq. ft. \$ ~~1,500.00~~
- 226 \$2,500.00
- 227
- 228
- 229 **XXI. XX. Certificate of Occupancy:**
- 230 A. More than 24-hour notice .....No Fee
- 231 B. Less than 24-hour notice – Residential .....\$ 200.00
- 232
- 233 ~~XXII. Radon Surcharge and Certificate Maintenance Fee:~~
- 234 ~~A. Pursuant to Sections 468.631, 404.056 and 166.201 Florida Statutes, the~~
- 235 ~~following surcharges shall be collected by the Building Official and forwarded to~~
- 236 ~~the appropriate state agency for all under roof floor space permitted, including~~
- 237 ~~new construction, renovations, alterations and additions. Such surcharges shall~~
- 238 ~~be computed and collected as follows:~~
- 239 ~~i. One-half cent (\$0.005) per square foot, plus~~
- 240 ~~ii. One-half cent (\$0.005) per square foot Certificate Maintenance Fee.~~
- 241 ~~iii. Radon Surcharge and Certificate Maintenance Fee are not refundable.~~
- 242
- 243 **XXIII. XXI. Professional Services Charges:**
- 244 A. Additional professional services required by the Building Official to ensure the
- 245 public health, safety and welfare will be charged to the applicant at the actual
- 246 cost for the performance of the professional service. Such services include, but
- 247 are not limited to, structural engineering, hazardous material evaluation services
- 248 and sub-contract building inspection services. At the discretion of the Building
- 249 Official, the applicant may be required to pay a deposit to cover the estimated
- 250 cost of additional professional services. Any amount of the deposit not expended
- 251 for the professional services will be refunded to the applicant. These charges
- 252 shall be in addition to the Primary Permit Fee and any other fees contained in the
- 253 Building Division Rate Schedule. No certificate of occupancy shall be issued until
- 254 all additional professional service charges have been paid.
- 255 B. Any services not listed or specified in this rate schedule do not preclude the
- 256 possible need for issuance of a building permit and charging a minimum permit
- 257 fee of ~~\$50.00~~ \$75.00.
- 258
- 259 **XXIV. XXII. Other Professional Services such as Permit research, Scanning and**
- 260 **Digitizing, Uploading (for the purpose of issuing a permit), due diligence reports,**
- 261 **insurance affidavits, etc.:**
- 262 A. Minimum Fee.....\$ 50.00 per service/HR
- 263 (~~rounded up to the next hour.~~)
- 264
- 265 **XXV. XXIII. Permit Status Request:**
- 266 B. Fixed Minimum Fee .....\$ 20.00 \$35.00 + printing
- 267 cost and billed at quarter hour increments thereafter at \$35.00 per hour.
- 268
- 269 **XXVI. XXIV. Fees for Replacement Documents shall be as follows:**
- 270 A. Replacement of permitted plans.....\$35.00 \$50.00 + printing cost
- 271 C. Replacement of Permit Card.....\$35.00 Each
- 272 D. Replacement of Additional CO.....\$35.00 Each
- 273
- 274 **XXVII. XXV. Permit Reissuance Fee:**
- 275 After 180 days of expiration date, all renewals must meet current code and require
- 276 new submittal:
- 277 i. Minimum Fee.....\$ ~~50.00~~ \$75.00 plus
- 278 Plan Review Fee (30% of original Building Permit Fee)
- 279
- 280 **XXVIII. XXVI. Stocking/Training Permit:**

281	A.	<u>At the discretion of the Building Official, a Stocking Certificate may be issued subject to written Building &amp; Fire Department approvals. The fees for these Stocking Permits shall be:</u>	
282			
283			
284	i.	Less than 5,000 Square Feet .....	\$ 250.00
285	ii.	5,000 Square Feet or Greater .....	\$ 750.00
286			
287	<b>XXIX.</b>	<b><u>XXVII. Special Foundation Permit (Phased Construction):</u></b>	
288	A.	Residential.....	<del>\$ 200.00</del> <b><u>\$500.00</u></b>
289	B.	Commercial .....	\$ 1,000.00
290			
291	<b>XXX.</b>	<b><u>XXVIII. Construction Debris Fee:</u></b>	
292	A.	Construction Debris Fees shall be calculated per square footage as follows:	
293	i.	Single-Family New Residential .....	\$ 00.028 / S.F.
294	ii.	Multi-Family New Residential .....	\$ 00.02 / S.F.
295	iii.	New Non-Residential .....	\$ 00.015 / S.F.
296	iv.	Single-Family Residential Remodel.....	\$ 00.042 / S.F.
297	v.	Multi-Family Residential Remodel.....	\$ 00.042 / S.F.
298	vi.	Non-Residential Remodel.....	\$ 00.042 / S.F.
299			
300	<b>XXXI.</b>	<b><u>XXIX. Misc. Fees &amp; Penalties:</u></b>	
301	A.	<u>Penalty for Filling a New or Remodeled Pool without the required Pool Barrier Inspection Approval as per current Florida Building Code:</u>	
302			
303	i.	<u>\$ 500.00 – (1st Offense by Contractor)</u>	
304	ii.	<u>\$ 1,000.00 – (Repeat Offense by Contractor)</u>	
305	B.	Waiver Request Form.....	<del>\$ 50.00</del> <b><u>\$75.00/EA.</u></b>
306	C.	Modification of Issued TCO.....	Same as TCO
307	D.	<del>Construction</del> <u>Customized/Engineered</u> Product Approval Review.....	<del>As</del>
308		<u>Plan Review</u> <b><u>\$750.00</u></b>	
309	E.	<u>Administratively Void Permit</u> .....	<b><u>\$75.00</u></b>
310	F.	<u>Unsafe/Unsanitary Penalty</u> .....	<b><u>\$200.00</u></b>
311	G.	<u>Construction Board of Adjustments and Appeals filing</u> .....	<b><u>\$250.00</u></b>
312			
313	<b>XXXII.</b>	<b><u>XXX. ZONING REVIEW FEES FOR BUILDING PERMITS</u></b>	
314	A.	Single Family/Per Unit .....	\$ 75.00
315	B.	Multiple Family.....	\$ 150.00
316	C.	Commercial/Industrial.....	\$ 200.00
317	D.	Miscellaneous (Other) .....	\$ 50.00

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**Schedule Notes:**

1. Zoning review fees are in addition to the above fees.
  2. Fees assessed by other Village of Wellington operations and/or agencies (Engineering, Utilities, Zoning, Fire Department, etc.) or per state law may be due at the time of permitting.
  3. Building Department Permit Fees Schedule is subject to change as per approved Village of Wellington Ordinances/Resolution.
  4. All Penalty & Re-Inspection Fees may be subject to review by the Building Official.
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