

Subject: Fee Exemption for Village of Wellington Construction Activities and Development Projects

Policy Number: VW-O-261

Issue Date: August 4, 2025

Revised Date:

Effective Date: July 15, 2025

I. Purpose

To exempt Village development projects and construction activity from all building fees, including, but not limited to, any fees or charges for inspections, permits, licenses, applications, plan reviews, Wellington growth and development impacts (impact fees), special assessments, and deposits.

II. Authority

Article VIII, section 2 of the State constitution, F.S. Ch. 166, and all other applicable laws.

III. Policy

The Village of Wellington performs all work associated with permits, licenses, and applications by utilizing staff and related resources. The Village also addresses all development impacts from Wellington facilities as required, using Wellington budgeted funds. The policy for the fee exemption for these activities acknowledges that the fees represent a “double” payment for the services and projects associated with the permits, licenses, applications, and development activities.

IV. Fee Exemption

- a) Any fees that are or may be imposed, including, but not limited to, fees for inspections, permits, licenses, applications, plan reviews, growth and development impacts (impact fees), special assessments, and deposits, are hereby waived for Wellington activities conducted by Wellington personnel or contractors. For this policy, a Wellington activity is defined as any activity regulated by the ordinances of Wellington and applicable if the Village were a private corporation. Fees for Wellington activities conducted by private contractors hired by Wellington may be exempt with the approval of the Village Manager or by agreement between the parties, as approved by the Village Council.

- b) The exemption contained in this policy is not intended to excuse Wellington personnel conducting Village activities from complying with all provisions of local, state, or federal regulations.
- c) Fees for the projects and facilities of any governmental entity, whether the projects or facilities are owned or financed in whole or in part by the governmental entity, may also be exempted by the Village Manager.

V. Exclusions

- a) Fees assessed by external agencies, including but not limited to county impact fees, fire plan review fees, Department of Business and Professional Regulation (DBPR) fees, and Department of Community Affairs (DCA) fees.
- b) Village of Wellington Utility permit fees.

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VILLAGE MANAGER