APPENDIX A
BUILDING PERMIT AND RELATED FEES

Nothing contained herein shall relieve any person of the responsibility for obtaining any permits and paying any other fees which may be required by other codes adopted by Osceola County or by the State of Florida, but which may not be part of this resolution.

All permit fees shall be paid in full prior to issuance of any permit and prior to commencement of the work authorized by said permit.

ADMINISTRATIVE FEES

Description	Fee	Unit of Measure	Additional Information
After Hours Inspection	$300.00 $100.00	Per Person Per Person/Per Hour	4 Hour Minimum Per Additional Hours/After 4 Hour Minimum Requires Building Official Approval
Archival Fee	3%		
Change of Contractor	$40.00		
Change of Subcontractor	$40.00		
Change of Use/Occupancy Permit (if no remodeling work required)	$150.00		
Change of Use/Occupancy Permit (if remodeling work is required)	$250.00		$100.00 Plan Review Fee + $150.00 Permit Fee
Competency Card (for all Contractors, Sub- Trades, Inactive Fee and Replacement Cards)	$75.00	Each	
Copy Charges – Plans	Charged at the going rate paid directly to private provider.		
Early Start Permit	$80.00	Per Permit	Foundations Only
Failure to Obtain a Permit	$80.00 + Double Normal Permit Fee		
Permit Application Extension – Residential	$40.00		
Permit Application Extension – Commercial	$100.00		The fee is a minimum fee to cover administrative costs to process, route, and record the extension request
Permit Escrow Set-Up	$40.00	Per Account	
Permit Exemption Request (Residential)	$20.00		
Permit Extension – Residential	$40.00		
Permit Extension – Commercial	$100.00		
Permit Research Fee	$10.00 Minimum for the first 15 minutes /$20.00 per hour above and beyond the first 15 Minutes		

Description	Fee	Unit of Measure	Additional Information
Plan Revisions	$16.00	Per Page	(Includes 1 set of revisions to address initial plan review comments)
Preliminary Plan Reviews	$8.00 Per Page/$160.00 Minimum		
Re-inspection Fee	$100.00		
Replacement of an Expired Permit/ Re-open Substantially Completed Expired Permit/ Safety Inspection to Administratively Close an Expired Permit more than six (6) years old	$150.00		As per FS 553.79 (15)(a), (b) and (c) Replacement of a permit is a new permit
Research with Written Response	$100.00	Each	
State of Florida Permit Surcharge Fee	2.5% of Permit and Plan Review Fee or a Minimum of $4.00	Per Permit	FS 468.631 (BCAIB) and FS 553.721 (DBPR) (Pass through fee for State)
Technology Fee	3%		

Archival Fee – Shall be charged the above rate on all Building Permit fees excluding plumbing, electrical, mechanical, roofing, and gas permits where a main Building Permit has been issued. The purpose of this fee is to offset the costs associated to the State of Florida mandated Records Retention and Records Management requirements. On large projects, exceeding $1,000,000.00 in contract costs, the amount of this fee will be determined on a case by case basis. On Master Filed Multifamily or Commercial projects this fee may also be negotiated.

Change in Contractor – Requests shall be made on a "Notice of Contractor Change" form as provided by the Osceola County Building Department. All requirements of that form shall be met and the above fee shall be charged.

Change in Subcontractor – Requests shall be made on a "Notice of Subcontractor Change" form as provided by the Osceola County Building Department. All requirements of that form shall be met and the above fee shall be charged.

Change of Use/Occupancy Permit – Required for any Commercial Occupancy where the owner, tenant or use of that building or unit is changed. This permit is required to be produced to the Tax Collector's Office at the time of Business Tax Receipt Application. The permit holder will need to call for a general inspection of the premises. Any work to be done to modify or to make the repairs to the building, necessary as a result of the general inspection, shall be permitted separately. No occupancy of the building will be allowed until all violations are corrected and a new Certificate of Occupancy has been issued.

Expired Permits – For all permit types, a fee shall be charged when an expired permit is requested to be re-opened, replaced or closed in order for it to be inspected and/or closed out. All fees shall be paid in full prior to scheduling the final inspection, prior to permanent power release, and prior to the issuance of a Certificate of Occupancy.

Failure to Obtain a Permit – Failure to obtain a permit prior to commencement of work will result in the above penalty.

Permit Exemption Request - Requests submitted to the Osceola County Office of Building Safety for review and determination of whether proposed work qualifies for an exemption from building permit requirements pursuant to applicable Florida Statutes and the Florida Building Code. Requests shall be submitted electronically through the Osceola County permitting system or, when applicable, on an "Owner Disclosure of Exempt Work" form as provided by the Osceola County Office of Building Safety.

Permit Application Extensions – Shall be requested in writing on a "Permit Application Extension" form provided by the Osceola County Building Department with justifiable cause given (see note in "Permit Extensions") and signed by the contractor. Extensions shall be made prior to the expiration of the application, which is six (6) months from the date of application and shall be limited to two (2) 90-day extensions.

Permit Extensions – Shall be requested in writing on a "Permit Extension Request" form provided by the Osceola County Building Department with justifiable cause of the extension given and signed by the contractor. (Note: The simple desire to delay the progress of the project is not considered justifiable.) Extensions shall be made prior to the expiration of the permit and shall be limited to two (2) 90-day extensions. A building permit issued by a county for a single-family dwelling expires one (1) year after the issuance of the permit or on the effective date of the next edition of the Florida Building Code, whichever is later.

Permit Fee – A minimum permit fee will apply to all permits unless otherwise noted.

Permit Research Fee – Payable at the time of request and is not refundable.

Plan Review Fees – Are paid at the time of submittal and are non-refundable.

Plan Revisions – The initial review fee includes one set of revisions to address initial plan review comments. All subsequent revisions and all those submitted after permit issuance will be charged at the above rate.

Private Provider Fee Reductions – When owner or contractor elects to use a Private Provider pursuant to Section 553.791, Florida Statutes, permit fees and plan review fees shall be reduced. Private Provider fee reductions shall apply only when the applicable services are performed by an approved Private Provider and all required Private Provider documentation has been submitted to the Osceola County Office of Building Safety.

Refunds – Written request is required in order to obtain a refund. Refunds will not be granted on permits of less than $100.00, unless the permit was issued in error by the County. Refund requests shall be made on a "Permit Refund Request" form, as provided by Osceola County, with the original permit and plans attached, signed by both the owner and the contractor, and notarized. Refunds will only be considered if requested within 30 days of the issue date of the permit and provided construction has not begun and no inspections have been made by the Building Department. Refund amounts are limited to 75% of the original permit fee in excess of $100.00. Refer to individual departments for refunds on Development Review, Fire, Planning and Zoning.

Re-inspection Fees – The first inspection is included in the permit cost. For all types of permits, a fee shall be charged for re-inspections made as a result of work being rejected due to failure to meet the applicable code requirements. All re-inspection fees shall be paid in full prior to scheduling the final inspection, prior to permanent power release, and prior to the issuance of a Certificate of Occupancy.

Technology Fee – Shall be charged the above rate on all building permit fees, including all subcontractor permits. The purpose of this fee is to offset the costs associated to technology related items, such as computer purchases, software purchase, inspector technology aides, and any other electronic devices used to provide a greater degree of customer service and reduce response time in providing permits and inspections.

RESIDENTIAL BUILDING PERMIT FEES

The following fees are for residential construction (single family, duplex and town home construction and their related appurtenances). The total area is based on total square footage of the building under roof. The following fees include initial construction of the principal building and all attached appurtenances under finished roof. Fees include all plumbing, electrical, mechanical, gas work and roofing work. Plan Review fees are paid at time of application submittal and are non-refundable.

TOTAL AREA	PLAN REVIEW FEE	ELECTRONIC PERMIT APPLICATION SUBMITTALS FEE	PAPER PERMIT APPLICATION SUBMITTALS FEE
0000 and over	$60.00	$540.00	$580.00

The following fees include initial construction of the principal building and all attached appurtenances under finished roof. Fees include all plumbing, electrical, mechanical, gas work and roofing work. Plan Review fees are paid at time of application submittal and are non-refundable.

Description	Fee	Unit of Measure	Additional Information
Boat Dock	$60.00 Plan Review Fee + $85.00 Permit Fee		
Boat House	$60.00 Plan Review Fee + $170.00 Permit Fee + $20.00 for paper permit application submittals		
Carport	$60.00 Plan Review Fee + $80.00 Permit Fee		
Demolition of Residential Building or Structure	$150.00		
Fences (Wood, Chain Link or Vinyl/Plastic)	$60.00		No plan review fee is required. Permit fee is inclusive of $30.00 fee for Zoning review.
Garage – Detached	$60.00 Plan Review Fee + $190.00 Permit Fee		
Gazebo	$60.00 Plan Review Fee + $190.00 Permit Fee		
Glass Room (separate electrical permit is required)	$60.00 Plan Review Fee + $190.00 Permit Fee		
Greenhouse	$60.00 Plan Review Fee + $190.00 Permit Fee		
Handicap Ramp	$60.00 Plan Review Fee + $190.00 Permit Fee		
Lawn Irrigation	$160.00		No plan review fee is required
Manufactured Homes	$200.00 + $20.00 for paper permit application submittals		
Master Filing	$8.00 Per Page Submitted/ $80.00 Maximum		
Master File Plan Revisions	$16.00 Per Page Submitted		
Mobile Homes	$60.00 Plan Review Fee + $140.00 Permit Fee		
Model Home Sales Office	$60.00 Plan Review Fee + $500.00 Permit Fee + $20.00 for paper permit application submittals		
Moving a Building or Structure	$120.00		
Pump House	$60.00 Plan Review Fee + $160.00 Permit Fee		
Re-roofing Permit	$80.00 Permit Fee		No plan review fee is required
Re-roofing Permits involving the removal and replacement of solar panels	$150.00 Permit Fee		No plan review fee is required. Solar, electrical, & roofing contractor must be listed on permit

Description	Fee	Unit of Measure	Additional Information
Re-roofing Permits involving Solar Shingles	$150.00 Permit Fee		No plan review fee is required. Solar, electrical, & roofing contractor must be listed on permit
Residential Additions - Fee for Paper Permit Application Submittals	$20.00		
RV Park Model	$60.00 Plan Review Fee + $140.00 Permit Fee		
Screen Enclosure with Screen or Metal Roof	$60.00 Plan Review Fee + $100.00 Permit Fee		
Shed – Prefab	$40.00		No plan review fee is required
Shed up to 750 sq. feet	$60.00 Plan Review Fee + $40.00 Permit Fee		
Shed – Site Built over 750 sq. feet	$60.00 Plan Review Fee + $100.00 Permit Fee		
Shutters	$100.00 Permit Fee		No plan review fee is required
Slab w/Footer	$60.00 Plan Review Fee + $60.00 Permit Fee		
Solar Solar Photovoltaic Solar Pool Solar Water Heater	0-9.99 kW DC - $200.00 10.0-19.99 kW DC - $275.00 + $60.00 Plan Review Fee		
Stucco	$170.00		
Swimming Pool/Spa Above Ground	$160.00		No plan review fee is required
Swimming Pool/Spa In-ground	$60.00 Plan Review Fee + $160.00 Permit Fee		
Windows and/or Doors	$100.00		No plan review fee is required
Wood Deck	$40.00 Plan Review Fee + $50.00 Permit Fee		
All Other Residential Permits Not Listed Above	$0.65/square foot Permit Fee + 25% of Permit Fee for Plan Review Fee		

Manufactured Homes – The above fee includes initial installation of footings, foundations, set-up, and tie down of unit and all related electrical, mechanical, gas work and plumbing included. Plan review included.

Mobile Homes – The above fee includes initial or replacement installation of principal building including set-up, tie down, electrical, plumbing, gas work and mechanical work.

Residential Master Filing – Any subsequent permits submitted under the approved master file will not be charged a plan review fee. The initial review fee includes one set of revisions to address initial plan review comments. All subsequent revisions and all those submitted after permit issuance will be charged at the above rate.

Swimming Pools – The above fee includes initial construction of pool or spa, and all related electrical, plumbing and concrete work.

COMMERCIAL BUILDING PERMIT FEES

Description	Fee	Unit of Measure	Additional Information
Awnings	$60.00 Plan Review Fee + $160.00 Permit Fee		
Billboard	$60.00 Plan Review Fee + $160.00 Permit Fee		
Boardwalk	$60.00 Plan Review Fee + $160.00 Permit Fee		
Canopies	$60.00 Plan Review Fee + $160.00 Permit Fee		
Communication Tower	$60.00 Plan Review Fee + $160.00 Permit Fee		
Construction Trailer (1 year includes electric) – Plumbing Separate Permit	$60.00 Plan Review Fee + $160.00 Permit Fee		
Demolition of a Commercial Building or Structure	$160.00		No plan review fee is required
Dock	$60.00 Plan Review Fee + $160.00 Permit Fee		
Fences/Gates	$60.00 Plan Review Fee + $100.00 Permit Fee		
Foundation Permit	$0.25/square foot		
Lawn Irrigation	$325.00		
Master Filing	$0.25/square foot		
Master File Revisions	$16.00 Per page submitted		
Message Center	$60.00 Plan Review Fee + $160.00 Permit Fee		
Pool	$0.65/square foot		
Sales Trailer	$60.00 Plan Review Fee + $160.00 Permit Fee		
Sign (Free Standing and/or Wall)	$60.00 Plan Review Fee + $160.00 Permit Fee		
Solar	15.0-49.99 kW DC - $400.00 50.0-99.9 kW DC - $600.00 100.0-999.9 kW DC - $1,000.00 ≥ 1000 kW DC - $1,500.00 + Plan Review Fee		
Storage Building	$0.65/square foot		
Stucco	$260.00		
Subdivision Wall	$0.65/linear foot		
Tenant Buildout	$0.65/square foot		
Plan Review Fees-Commercial	50% of Permit Fee		
Plan Review Fees-Residential	25% of Permit Fee		
State of Florida Required 30 Year Building Recertification (Phase 1 & 2)	$350.00		As per FS 553.899 Repair Permits required for building recertification per fee schedule
Subsequent Permits Submitted under Approved Master File Number	$160.00 Plan Check Review on commercial projects only		
Temporary Occupancy (30 days)	$80.00		

Description	Fee	Unit of Measure	Additional Information
Temporary Power-Optional Pre-power (30 days)	$160.00		
All Other Commercial Permits Not Listed Above	$0.65/Square or Linear Foot Permit Fee + Plan Review Fee		

Commercial Master Filing of Plans – The initial review fee includes one set of revisions to address initial plan review comments. All subsequent revisions and all those submitted after permit issuance will be charged at the above rate.

Commercial Permits – Includes all permits not covered under "Residential Building Permits" above. These permits shall be charged under the fee schedule contained herein.

Permits Based on Square/Linear Footage – Are for building permits only. All other sub-trades are permitted individually. Note: Fees contained herein do not include fees required by other Counties or State Agencies.

Plan Review Fees – Shall be payable at time of application and calculated using the applicable unit of measure specified in this fee schedule. Fees may be adjusted if the applicable quantity or value used to calculate the fee is adjusted during the plan review process. Residential includes Duplex, Single Family, Townhouse, and associated residential structures. All other structures shall be considered Commercial.

ELECTRICAL PERMIT FEES

Description	Fee	Unit of Measure	Additional Information
Base Fee	$125.00		
Low Voltage Electric Permit	$40.00		As per FS 553.793(5)
Service – Up to 200 AMP	$45.00		
Service – Each additional 100 AMP up to 1200 AMP	$3.00		
Service – Each Sub-Feed Panel or Sub-Meter	$4.50		
Service – Temporary	$22.50		
Service – Additional Disconnects to Existing Service	$4.50		

MOTORS OR GENERATORS

Description	Fee	Unit of Measure	Additional Information
Not over 1 HP	$1.50	Each	
Over 1 but not over 3 HP	$2.25	Each	
Over 3 but not over 5 HP	$3.75	Each	
Over 5 but not over 10 HP	$6.00	Each	
Over 10 but not over 75 HP	$15.00	Each	
Over 75 HP	$25.00	Each	

ELECTRIC WELDER

Description	Fee	Unit of Measure	Additional Information
Transformer type up to 50 AMP	$3.00		
Transformer type over 50 AMP	$4.00		

HEATING AND APPLIANCES

Description	Fee	Unit of Measure	Additional Information
Up to 1 KW	$1.50	Each	
Over 1 KW and up to 5 KW	$7.50	Each	
Over 5 KW and up to 10 KW	$15.00	Each	
Over 10 KW and up to 15 KW	$22.50	Each	
Over 15 KW and up to 25 KW	$30.00	Each	
Over 25 KW	$37.50	Each	
Compactor	$3.00	Each	
Electric Elevator	$15.00	Each	
X-Ray	$7.50	Each	

NEON TRANSFORMER OR TUBING

Description	Fee	Unit of Measure	Additional Information
Display Cases	$4.50 Each	Each	
Power Transformer used in Buildings Changing from Higher Voltage to 120/208 or Step Up Transformer – For each KVA up to 10 KVA	$2.00 Each	Each	
Power Transformer used in Buildings Changing from Higher Voltage to 120/208 or Step Up Transformer – For each KVA over 10 KVA	$3.00 Each	Each	
Transformer – First	$3.75 Each	Each	
Transformer – Each Additional	$1.50 Each	Each	

PLUMBING PERMIT FEES

In addition to the base fee, there shall be a fee for each fixture as follows:

Description	Fee	Unit of Measure	Additional Information
Base Fee	$125.00		
Backflow Preventer	$5.00	Each	
Disposal – Commercial	$10.00	Each	
Drinking Fountain	$5.00	Each	
Ice Maker – Commercial	$5.00	Each	
Septic Tank Connection	$10.00	Each	
Sewer Tap	$10.00	Each	
Slop Sink	$5.00	Each	
Urinal	$5.00	Each	
Water Heater	$5.00	Each	
Water Heater Replacement	$25.00		
Water Service	$10.00	Each	
Water Softener – Commercial	$5.00	Each	

MECHANICAL PERMIT FEES

Description	Fee	Unit of Measure	Additional Information
Base Fee	$125.00		

LP GAS PERMIT FEES

Description	Fee	Unit of Measure	Additional Information
Base Fee	$125.00		
Conversion Burners, Floor Furnaces, Incinerators, Boilers, Central Heating or Air Conditioning Units	$10.00 in addition to base fee	per unit	
Gas Piping for Rough-In and Final Inspections (at 1 location)	$22.50 for 1 to 4 outlets plus $3.00 for each additional outlet in addition to base fee		
Vented Wall Furnaces and Water Heaters	$5.00 in addition to base fee	per unit	

BUILDING PERMIT REVIEW FEES

Description	Fee	Unit of Measure	Additional Information
Certificate of Occupancy – Commercial	$30.00		
Commercial & Multi-Family Building Permit Review – Zoning	$132.00	Flat Rate	
Commercial & Multi-Family Building Permit Review – Development Review	$132.00	Flat Rate	
Commercial Building Permit Revision – Zoning	$5.00	Per Sheet	
Commercial Site Lighting Electrical Permit Review – Zoning	$132.00	Flat Rate	
Registered Service Provider Tag	$10.00	Per Tag	
Residential Building Permit Review	$100.00		
Residential Building Permit Revision – Zoning	$20.00		
Residential Slab Permit Review – Zoning	$20.00	Flat Rate	Adding a slab to an existing developed site
Sign – Permanent	$132.00	Flat Rate	
Sign – Wall	$132.00	Flat Rate	