

NB 12. DISCUSS A DISCOUNT FOR BUILDING DEPARTMENT PERMIT FEES FOR
RENOVATIONS, AGE 65 & OLDER HOMEOWNERS
Applicable Area:

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Eric Carpenter, City Manager

DATE: June 11, 2025

TITLE: DISCUSS A DISCOUNT FOR BUILDING DEPARTMENT PERMIT FEES FOR RENOVATIONS, AGE 65 & OLDER HOMEOWNERS

RECOMMENDATION

The Administration does not recommend providing additional discounted permitting fees for homeowners over the age of 65. An alternative method of providing assistance can be discussed further to assist homeowners. Expedited plan reviews can be provided at no cost.

BACKGROUND/HISTORY

On March 19, 2025, the City Commission approved item C4 G to be referred to the Finance & Economic Resiliency Committee (FERC) to discuss possible discounts on building permit fees for renovations up to \$100,000 for homeowners aged 65 and older, with an assessed property value of \$750,000. The item was sponsored by Commissioner Kristen Rosen Gonzalez.

ANALYSIS

Florida Statute 553 Section 80 states the use of building department fees are allocated strictly for activities related to enforcing the Florida Building Code. Additionally, Chapter 553 Section 80 (7)(a), states "Fees charged must be consistently applied", providing discounts for permitting fees based on age may not be in compliance with the statute's intent. Florida Statute 553.80 is attached as Exhibit A.

Residential homeowner Permitting Fees are already discounted compared to commercial permitting fees, as outlined below. Current Building Department Fee Guide is provided as Exhibit B.

- Residential: Single-family, Duplex: Permit fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the building official or his or her designee.
- Commercial: Permit fee for a building whose estimated construction cost is equal to or less than \$35 million is 1.9% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$35 million but less than or equal to \$100 million; and 0.25% of costs exceeding \$100 million as approved by the building official or his or her designee.

Providing discounts to residential homeowners over the age of 65 years old may not comply with Florida Statute 553.80. However, alternative services could be provided at no cost and other methods may be available to assist homeowners with the financial cost of building permitting fees. The City of Miami Beach Building Department's currently charges lower permit fees for residential projects compared to commercial projects. Further discussion is needed to assess the feasibility and budget impact of the change.

FISCAL IMPACT STATEMENT

TBD

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

CONCLUSION

The Administration recommends keeping the Residential Building Permitting Fees at the same rate for all applicants, regardless of age. However, additional assistance can be provided to expedite the process and support residents over the age of 65. Further discussion may be considered regarding potential financial assistance for those homeowners.

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

No

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Building

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Co-sponsor(s)

Condensed Title

Discuss a discount for Building Department permit fees for renovations, age 65 & older homeowners.

EXHIBIT A

The 2024 Florida Statutes (including 2025 Special Session C)

<u>Title XXXIII</u> REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS	<u>Chapter 553</u> BUILDING CONSTRUCTION STANDARDS	<u>View Entire Chapter</u>
553.80 Enforcement.—		
<p>(1) Except as provided in paragraphs (a)-(g), each local government and each legally constituted enforcement district with statutory authority shall regulate building construction and, where authorized in the state agency’s enabling legislation, each state agency shall enforce the Florida Building Code required by this part on all public or private buildings, structures, and facilities, unless such responsibility has been delegated to another unit of government under s. <u>553.79</u>(11).</p>		
<p>(a) Construction regulations relating to correctional facilities under the jurisdiction of the Department of Corrections and the Department of Juvenile Justice are to be enforced exclusively by those departments.</p>		
<p>(b) Construction regulations relating to elevator equipment under the jurisdiction of the Bureau of Elevators of the Department of Business and Professional Regulation shall be enforced exclusively by that department.</p>		
<p>(c) In addition to the requirements of s. <u>553.79</u> and this section, facilities subject to the provisions of chapter 395 and parts II and VIII of chapter 400 shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of chapter 395 and parts II and VIII of chapter 400 and the certification requirements of the Federal Government. Facilities subject to the provisions of part IV of chapter 400 may have facility plans reviewed and shall have construction surveyed by the state agency authorized to do so under the requirements of part IV of chapter 400 and the certification requirements of the Federal Government.</p>		
<p>(d) Building plans approved under s. <u>553.77</u>(3) and state-approved manufactured buildings, including buildings manufactured and assembled offsite and not intended for habitation, such as lawn storage buildings and storage sheds, are exempt from local code enforcing agency plan reviews except for provisions of the code relating to erection, assembly, or construction at the site. Erection, assembly, and construction at the site are subject to local permitting and</p>		

inspections. Lawn storage buildings and storage sheds bearing the insignia of approval of the department are not subject to s. 553.842. Such buildings that do not exceed 400 square feet may be delivered and installed without need of a contractor's or specialty license.

(e) Construction regulations governing public schools, state universities, and Florida College System institutions shall be enforced as provided in subsection (6).

(f) The Florida Building Code as it pertains to toll collection facilities under the jurisdiction of the turnpike enterprise of the Department of Transportation shall be enforced exclusively by the turnpike enterprise.

(g) Construction regulations relating to secure mental health treatment facilities under the jurisdiction of the Department of Children and Families shall be enforced exclusively by the department in conjunction with the Agency for Health Care Administration's review authority under paragraph (c).

The governing bodies of local governments may provide a schedule of fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for the enforcement of the provisions of this part. Such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. The authority of state enforcing agencies to set fees for enforcement shall be derived from authority existing on July 1, 1998. However, nothing contained in this subsection shall operate to limit such agencies from adjusting their fee schedule in conformance with existing authority.

(2)(a) Any two or more counties or municipalities, or any combination thereof, may, in accordance with the provisions of chapter 163, governing interlocal agreements, form an enforcement district for the purpose of enforcing and administering the provisions of the Florida Building Code. Each district so formed shall be registered with the department on forms to be provided for that purpose. Nothing in this subsection shall be construed to supersede provisions of county charters which preempt municipal authorities respective to building codes.

(b) With respect to evaluation of design professionals' documents, if a local government 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 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 requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose, each time after the third such review the plans are rejected for that code violation, a fee of four times the amount of the proportion of the permit fee attributed to plans review.

(c) With respect to inspections, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code, to conduct any inspection after an initial inspection and one subsequent reinspection of any project or activity for the same 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 requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose a fee of four times the amount of the fee imposed for the initial inspection or first reinspection, whichever is greater, for each such subsequent reinspection.

(3)(a) Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

(b)1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the Florida Building Code relating to:

a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet or the square footage of the primary structure, whichever is less.

b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.

c. Building and inspection fees.

2. However, the exemptions under subparagraph 1. do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.

3. Each code exemption, as defined in sub-subparagraphs 1.a., b., and c., shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

(4) When an enforcement district has been formed as provided herein, upon its registration with the department, it shall have the same authority and responsibility with respect to building codes as provided by this part for local governing bodies.

(5) State and regional agencies with special expertise in building code standards and licensing of contractors and design professionals shall provide support to local governments upon request.

(6) Notwithstanding any other law, state universities, Florida College System institutions, and public school districts shall be subject to enforcement of the Florida Building Code under this part.

(a)1. State universities, Florida College System institutions, or public school districts shall conduct plan review and construction inspections to enforce building code compliance for their building projects that are subject to the Florida Building Code. These entities must use personnel or contract providers appropriately certified under part XII of chapter 468 to perform the plan reviews and inspections required by the code. Under these arrangements, the entities are not subject to local government permitting requirements, plans review, and inspection fees. State universities, Florida College System institutions, and public school districts are liable and responsible for all of their buildings, structures, and facilities. This paragraph does not limit the authority of the county, municipality, or code enforcement district to ensure that buildings, structures, and facilities owned by these entities comply with the Florida Building Code or to limit the authority and responsibility of the fire official to conduct firesafety inspections under chapter 633.

2. In order to enforce building code compliance independent of a county or municipality, a state university, Florida College System institution, or public school district may create a board of adjustment and appeal to which a substantially affected party may appeal an interpretation of the Florida Building Code which relates to a specific project. The decisions of this board, or, in its absence, the decision of the building code administrator, may be reviewed under s. 553.775.

(b) If a state university, Florida College System institution, or public school district elects to use a local government's code enforcement offices:

1. Fees charged by counties and municipalities for enforcement of the Florida Building Code on buildings, structures, and facilities of state universities, state colleges, and public school districts may not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

2. Counties and municipalities shall expedite building construction permitting, building plans review, and inspections of projects of state universities, Florida College System institutions, and public schools that are subject to the Florida Building Code according to guidelines established by the Florida Building Commission.

3. A party substantially affected by an interpretation of the Florida Building Code by the local government's code enforcement offices may appeal the interpretation to the local government's board of adjustment and appeal or to the commission under s. 553.775 if no local board exists. The decision of a local board is reviewable in accordance with s. 553.775.

(c) The Florida Building Commission and code enforcement jurisdictions shall consider balancing code criteria and enforcement to unique functions, where they occur, of research institutions by application of performance criteria in lieu of prescriptive criteria.

(d) School boards, Florida College System institution boards, and state universities may use annual facility maintenance permits to facilitate routine maintenance, emergency repairs, building

refurbishment, and minor renovations of systems or equipment. The amount expended for maintenance projects may not exceed \$200,000 per project. A facility maintenance permit is valid for 1 year. A detailed log of alterations and inspections must be maintained and annually submitted to the building official. The building official retains the right to make inspections at the facility site as he or she considers necessary. Code compliance must be provided upon notification by the building official. If a pattern of code violations is found, the building official may withhold the issuance of future annual facility maintenance permits.

This part may not be construed to authorize counties, municipalities, or code enforcement districts to conduct any permitting, plans review, or inspections not covered by the Florida Building Code. Any actions by counties or municipalities not in compliance with this part may be appealed to the Florida Building Commission. The commission, upon a determination that actions not in compliance with this part have delayed permitting or construction, may suspend the authority of a county, municipality, or code enforcement district to enforce the Florida Building Code on the buildings, structures, or facilities of a state university, Florida College System institution, or public school district and provide for code enforcement at the expense of the state university, Florida College System institution, or public school district.

(7)(a) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, may only be used for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the local government. A local government may not carry forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years. For purposes of this subsection, the term "operating budget" does not include reserve amounts. Any amount exceeding this limit must be used as authorized in subparagraph 2. However, a local government that established, as of January 1, 2019, a Building Inspections Fund Advisory Board consisting of five members from the construction stakeholder community and carries an unexpended balance in excess of the average of its operating budget for the previous 4 fiscal years may continue to carry such excess funds forward upon the recommendation of the advisory board. The basis for a fee structure for allowable activities must relate to the level of service provided by the local government and must include consideration for refunding fees due to reduced services based on services provided as prescribed

by s. 553.791, but not provided by the local government. Fees charged must be consistently applied.

1. As used in this subsection, the phrase “enforcing the Florida Building Code” includes the direct costs and reasonable indirect costs associated with review of building plans, building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections associated with new construction. The phrase may also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees.

2. A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to upgrade technology hardware and software systems to enhance service delivery, to pay for the construction of a building or structure that houses a local government’s building code enforcement agency, or for training programs for building officials, inspectors, or plans examiners associated with the enforcement of the Florida Building Code. Excess funds used to construct such a building or structure must be designated for such purpose by the local government and may not be carried forward for more than 4 consecutive years. An owner or builder who has a valid building permit issued by a local government for a fee, or an association of owners or builders located in the state that has members with valid building permits issued by a local government for a fee, may bring a civil action against the local government that issued the permit for a fee to enforce this subparagraph.

3. The following activities may not be funded with fees adopted for enforcing the Florida Building Code:

- a. Planning and zoning or other general government activities.
- b. Inspections of public buildings for a reduced fee or no fee.
- c. Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.
- d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code as defined in subparagraph 1.

4. A local government must use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in subparagraph 1.

5. The local enforcement agency, independent district, or special district may not require at any time, including at the time of application for a permit, the payment of any additional fees, charges, or expenses associated with:

- a. Providing proof of licensure under chapter 489;
- b. Recording or filing a license issued under this chapter;

c. Providing, recording, or filing evidence of workers' compensation insurance coverage as required by chapter 440; or

d. Charging surcharges or other similar fees not directly related to enforcing the Florida Building Code.

(b) By December 31, 2020, the governing body of a local government that provides a schedule of fees shall create a building permit and inspection utilization report and post the report on its website. The information in the report shall be derived from relevant information available in the most recently completed financial audit. After December 31, 2020, the governing body of a local government that provides a schedule of fees shall update its building permit and inspection utilization report before making any adjustments to the fee schedule. The report shall include:

1. Direct and indirect costs incurred by the local government to enforce the Florida Building Code, including costs related to:

a. Personnel services costs, including salary and related employee benefit costs incurred by the local government to enforce the Florida Building Code.

b. Operating expenditures and expenses.

2. Permit and inspection utilization information, including:

a. Number of building permit applications submitted.

b. Number of building permits issued or approved.

c. Number of building inspections and reinspections requested.

d. Number of building inspections and reinspections conducted.

e. Number of building inspections conducted by a private provider.

f. Number of audits conducted by the local government of private provider building inspections.

g. Number of personnel dedicated by the local government to enforce the Florida Building Code, issue building permits, and conduct inspections.

h. Other permissible activities for enforcing the Florida Building Code as described in subparagraph (a)1.

3. Revenue information, including:

a. Revenue derived from fees pursuant to paragraph (a).

b. Revenue derived from fines pursuant to paragraph (a).

c. When applicable, investment earnings from the local government's investment of revenue derived from fees and fines pursuant to paragraph (a).

d. Balances carried forward by the local government pursuant to paragraph (a).

e. Balances refunded by the local government pursuant to paragraph (a).

f. Revenue derived from other sources, including local government general revenue.

(c) The governing body of a local government that issues building permits may charge a person only one search fee, in an amount commensurate with the research and time costs incurred by the governing body, for identifying building permits for each unit or subunit assigned by the governing body to a particular tax parcel identification number.

(8) Effective January 1, 2023, local governments located in areas designated in the Federal Emergency Management Agency disaster declarations for Hurricane Ian or Hurricane Nicole may not raise building inspection fees, as authorized by s. 125.56(2) or s. 166.222 and this section, before October 1, 2024. This subsection expires June 30, 2025.

(9) The Department of Agriculture and Consumer Services is not subject to local government permitting requirements, plan review, or inspection fees for agricultural structures, such as equipment storage sheds and pole barns that are not used by the public.

(10) A single-family or two-family dwelling that is converted into a certified recovery residence, as defined in s. 397.311, or a recovery residence, as defined in s. 397.311, that has a charter from an entity recognized or sanctioned by Congress does not have a change of occupancy as defined in the Florida Building Code solely due to such conversion.

History.—s. 11, ch. 74-167; s. 3, ch. 75-111; s. 5, ch. 77-365; s. 3, ch. 85-97; s. 805, ch. 97-103; ss. 50, 51, ch. 98-287; ss. 85, 86, ch. 2000-141; ss. 34, 35, ch. 2001-186; ss. 3, 4, ch. 2001-372; s. 87, ch. 2002-1; s. 27, ch. 2002-20; s. 12, ch. 2005-147; s. 64, ch. 2006-1; s. 15, ch. 2008-191; s. 37, ch. 2010-176; s. 127, ch. 2014-17; s. 276, ch. 2014-19; s. 23, ch. 2014-154; s. 21, ch. 2016-129; s. 10, ch. 2017-149; s. 7, ch. 2019-75; s. 3, ch. 2019-121; s. 6, ch. 2021-128; s. 5, ch. 2021-201; s. 4, ch. 2021-212; s. 6, ch. 2022-136; s. 13, ch. 2023-304; s. 6, ch. 2024-191.



Building Department

Fee Guide

Effective October 1st,
2024

BUILDING DEPARTMENT MISSION: We are dedicated to serving the public by the efficient and effective supervision of construction, business, professional and personal activities to safeguard the public health, safety and general welfare of the City's residents and visitors by enforcing the Florida Building Code and the City Code of Ordinances.

The City of Miami Beach Building Department seeks to provide the very best service to our customers and for our residents and citizens as reflected in our mission statement.

The City of Miami Beach is guided by the *Florida Building Code*, and building permits are required for any construction work conducted in the City. All building permits must be processed through the City of Miami Beach Building Department. The permitting process begins with the review of plans and may end with a Final Approved Inspection, a Certificate of Occupancy, or a Certificate of Completion.

Fee Schedule

This fee guide is pursuant to the Code of the City of Miami Beach: Subpart A- General Ordinances/ Chapter 14 – Building Regulations/ Article II – Construction Standards/ Division 2. – Permit Fees; **and** Chapter 15- Zoning review fees associated with the building permit process; **and** Chapter 50 – Fire Prevention.

*Disclaimer: This guide was created by the Building Department to assist the public to get a complete sense of the fees associated with the building development process; however, there are some fees that are not Building Department fees, but are for processes and other reviews as required by other City Ordinances such as Fire, Planning & Zoning, Parking, and Public Works. While those processes and fees are included in your Building permit, all fees are subject to change and should be confirmed with the respective department.

Fire Department: (305) 673-7120

Planning and Zoning Department: (305) 673-7550

Parking Department: (305) 673-7505

Public Works Department: (305) 673-7080

Section	Page
1 All Permits	2
2 Building Permit Fees	3
3 Electrical Permit Fees	5
4 Mechanical Permit Fees	6
5 Plumbing Permit Fees	7
6 Temporary and Special Event Fees	8
7 Private Providers	8
8 Certificate of Occupancy and Completion Fees	9
9 Miscellaneous Fees	9

Section 1 – All Permits

All permits are assessed the following fees:

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
Up-front processing fee: Percent of estimated permit fee or the minimum processing fee, whichever is greater		
Percent of estimated permit fee	20%	14-62(a)
Surcharges from the State and County cannot be waived. Even if the permit fee is waived, the surcharges cannot be waived.		
Employee training, education, safety, and technology procurement and implementation for service enhancement surcharge is 6% of each building permit fee.	6% of every building permit fee	14-69
Pursuant to Florida Statutes § 553.721, in order for the department of business and professional regulation to administer the Florida Building Code, there is created a surcharge to be assessed at the rate of 1.0 percent of the permit fee associated with enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2.00.	1% of the permit fee associated with enforcement of the Florida Building Code.	14-70(1)
Pursuant to Florida Statutes § 468.631, the building code administrator's and inspector's fund shall be funded through a surcharge to be assessed at the rate of 1.5 percent of all permit fees associated with enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2.00.	1.5% of all permit fees associated with enforcement of the Florida Building Code.	14-70(3)
Pursuant to Miami-Dade County Code Section 8-12(e), a surcharge to building permits for County code compliance program, per \$1,000 of work valuation.	\$0.60	14-70(2)
Sanitation fees		
Sanitation surcharge for all building, electrical, plumbing, mechanical, demolition permits, 0.30% of estimated cost of project:	0.30% of job value	14-70(5)
• Minimum	\$15.00	14-70(5)
• Maximum	\$1,926.00	14-70(5)
Other fees		
A separate fire safety, public works and/or zoning review fee associated with the building permit process shall be charged as outlined in this guide. See applicable department fee sections.		14-70(6)
Interest and collection fees shall be charged for unpaid amounts (fees) due.		14-72(1)
Documents. Requests for copies of building department records, inspection reports, logs, or similar documents maintained by the building department will be charged a fee as specified in subsection 14-61(d) of this guide.		14-72(2)
Construction Parking Management Plan – Parking Department		
Pursuant to City Code Sec. 106-98 all permits with a job value more than \$250,000 shall be required to provide to the City a Construction Parking Management Plan (CPMP) and pay the CPMP permit fee. (Managed by the Parking Department).	\$171.00	106-101

Section 2 – Building Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
COMMERCIAL Permit Fees for Building Permits		
New Construction Minimum Permit Fee	\$182.00	14-62(c)*
Alterations Minimum Permit Fee	\$132.00	14-62(c)*
Permit fee for a building whose estimated construction cost is equal to or less than \$35 million is 1.9% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$35 million but less than or equal to \$100 million; and 0.25% of costs exceeding \$100 million as approved by the building official or his or her designee.		14-62(c)
Due to hurricane events, fees for minor repairs under a total value of \$20,000, the above fee (14-62(c)) shall be reduced by 40% for the following period: Three months from the hurricane event to pull permit. This does not apply to any permits needed for railing repairs and all repairs must be of a substantially similar design, quality, and appearance.		14-62(c)
<u>Permit Fees for Building Permits related to a building re-certification as required by F.S. 553.899 and Section 8-11 of the Miami Dade County code:</u>		
Permit Fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the building official or his or her designee.		14-67 (a)
Phase Permits		
Commercial New Construction	\$6,418.00	14-61(n)*
Commercial Alteration	\$5,133.00	14-61(n)*
Planning Fees Associated with the Building Permit Process		
Planning review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Planning permit fee is \$75.00		15-31(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Sub-sections 14-69, 14-70(1), (2), (3), (5) as applicable.		15-35
Fire Department Fees Associated with the Building Permit Process		
*NOT including work class types of Flooring, Demolition, Fence, Driveway/Approach, and Deck/Pavers		50-3(a)
Fire review fee for a commercial building permit shall be assessed at .70% of the cost of construction. Minimum Fire permit fee is \$75.00		50-3(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with Section 1 herein.		50-7
Public Works Department Fees Associated with the Building Permit Process		

The following sub types are assessed these fees: New Construction, Marine, or Driveway/Approach	
Public Works review fee for a <u>commercial</u> building permit shall be assessed at .70% 98-93(a) of the cost of construction. Minimum Public Works permit fee is \$75.00	98-93(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5) as applicable	98-97

RESIDENTIAL Permit Fees for Building Permits		
<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
New Construction Minimum Permit Fee	\$157.00	14-62(c)*
Alteration Minimum Permit Fee	\$118.00	14-62(c)*
Residential: Single-family, Duplex: Permit fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the building official or his or her designee		14-62(c)
Due to hurricane events, fees for minor repairs under a total value of \$20,000.00, the above fee (14-62(c)) shall be reduced by 40% for the following period: Three months from the hurricane event to pull permit. This does not apply to any permits needed for railing repairs and all repairs must be of a substantially similar design, quality, and appearance.		14-62(c)
Phase Permits: Residential New Construction – Single Family Residence	\$2,568.00	14-61(n)
Planning Department Fees Associated with the Building Permit Process		
Planning review fee for a <u>residential</u> building permit shall be assessed at .50% of the cost of construction Minimum Planning permit fee is \$75.00		15-31(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with subsections 14-69, 14-70(1), (2), (3), (5) as applicable		15-35
Planning Residential Major Revisions. Revised Plan Review fee shall be consistent with subsection 14-61(e)		15-31(e)

Public Works Department Fees Associated with the Building Permit Process	
The following sub types are assessed these fees: New Construction, Marine, or Driveway/Approach	
Public Works review fee for a <u>residential</u> building permit shall be assessed at .50% of the cost of construction. Minimum Public Works permit fee is \$75.00	98-93(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5) as applicable	98-97

Section 3 - Electrical Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
COMMERCIAL Permit Fees for Electrical Permits		
Minimum electrical permit fee. This minimum does not apply to permits issued as supplementary to current outstanding permits for the same job.	\$132.00	14-64*
Permit fee for a building whose estimated construction cost is equal to or less than \$35 million is 1.9% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$35 million but less than or equal to \$100 million; and 0.25% of costs exceeding \$100 million as approved by the building official or his or her designee.		14-64
<u>Permit Fees for Building Permits related to a building re-certification as required by F.S. 553.899 and Section 8-11 of the Miami Dade County code:</u>		
Permit Fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the building official or his or her designee.		14-67 (a)

Fire Department Fees Associated with the Building Permit Process		
Fire review fee for a <u>commercial</u> building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Fire permit is \$75.00		50-3(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5), as applicable		50-7
RESIDENTIAL Permit Fees for Electrical Permits Residential: Single family, Duplex		
Minimum Permit Fee	\$132.00	14-64*
Residential: Single-family, Duplex: Permit fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the building official or his or her designee		14-64

Section 4 - Mechanical Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<u>COMMERCIAL Permit Fees for Mechanical Permits</u>		
Minimum mechanical permit fee. This minimum does not apply to permit issued as supplementary to current outstanding permits for the same job.	\$132.00	14-65*

Permit fee for a building whose estimated construction cost is equal to or less than \$35 million is 1.9% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$35 million but less than or equal to \$100 million; and 0.25% of costs exceeding \$100 million as approved by the building official or his or her designee	14-65
<u>Permit Fees for Building Permits related to a building re-certification as required by F.S. 553.899 and Section 8-11 of the Miami Dade County code:</u>	
Permit Fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the building official or his or her designee.	14-67 (a)

Planning Department Fees Associated with the Mechanical Building Permit Process	
Planning review fee for a <u>commercial</u> building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Planning permit is \$75.00	15-31(a)
Employee training, education, safety and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5) as applicable	15-31(a)
Fire Department Fees Associated with the Mechanical Building Permit Process	
Fire review fee for a <u>commercial</u> building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Fire permit is \$75.00	50-3(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5), as applicable	50-7
<u>RESIDENTIAL Permit Fees for Mechanical Permits</u> Residential: Single family, Duplex	

Minimum Permit Fee	\$132.00	14-65
Residential: Single-family, Duplex: Permit fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the building official or his or her designee		14-65
<u>Planning Department Fees Associated with the Mechanical Building Permit Process</u>		
Planning review fee for a <u>residential</u> building permit shall be assessed at .50% of the cost of construction. Minimum Permit Fee for Planning permit is \$75.00		15-31(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5) as applicable		15-35

<u>Boilers and pressure vessels</u> (as defined in the ASME Boiler and Pressure Vessel Code) - Installation permit fees, including initial inspections and certificate; does not include installation or connection of fuel and water lines.		
Annual Inspection for Boilers	\$337.00	14-65*

Section 5 - Plumbing Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
Minimum plumbing permit fee.	\$132.00	14-63*
This minimum does not apply to permit issued as supplementary to current outstanding permits for the same job.	\$132.00	14-63*
Permit fee for a building whose estimated construction cost is equal to or less than \$35 million is 1.9% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$35 million but less than or equal to \$100 million; and 0.25% of costs exceeding \$100 million as approved by the building official or his or her designee		14-63
<u>Permit Fees for Building Permits related to a building re-certification as required by F.S. 553.899 and Section 8-11 of the Miami Dade County code:</u>		
Permit Fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the building official or his or her designee.		14-67 (a)
Fire Department Fees Associated with the Plumbing Building Permit Process		
Fire review fee for a <u>commercial</u> building permit shall be assessed at .70% of the cost of construction. Minimum Permit Fee for Fire permit is \$75.00.		50-3(a)
Employee training, education, safety, and technology enhancements and other surcharge will be assessed consistent with subsection 14-69, 14-70(1), (2), (3), (5), as applicable		50-7
<u>RESIDENTIAL Permit Fees for Plumbing Permits</u>		
Residential: Single family, Duplex		
Minimum Permit Fee	\$132.00	14-63*
Residential: Single-family, Duplex: Permit fee for a building whose estimated construction cost is equal to or less than \$1.5 million is 1.7% of the cost of construction as approved by the building official or his or her designee, plus 1.0% of the construction cost for any amount over \$1.5 million as approved by the building official or his or her designee		14-63

Section 6 – Temporary and Special Event Permit Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
Temporary Platforms for public assembly, first approval	\$195.00	14-62(c)*
Temporary Bleachers for public assembly, first approval	\$195.00	14-62(c)*
Temporary Platforms or Bleachers for public assembly, re-approval	\$132.00	14-62(c)*
Tents – excluding electric and plumbing, per tent:		14-62(c)
• Up to 1,000 square feet per tent	\$195.00	14-62(c)*
• Per tent/Each additional 1,000 square feet over 1,000	\$66.00	14-62(c)*
Temporary Structure /Trusses/statues (no electrical or plumbing included)	\$195.00	14-62(c)*
Temporary Chiller	\$643.00	14-62(c)*
Temporary Generator	\$643.00	14-62(c)*
Construction Trailer, per trailer	\$643.00	14-62(c)*
Office Trailer, per trailer	\$643.00	14-62(c)*
Temporary Power for Construction	\$387.00	14-62(c)*
Temporary Power for Test	\$258.00	14-62(c)*
Temporary Multi-seat Toilet Trailer, per trailer	\$132.00	14-62(c)*
Temporary Individual Toilet, per event	\$66.00	14-62(c)*
Temporary Fencing	\$195.00	14-62(c)*
Electrical Installation – Small events (1-10 tents, bleachers, stages, and other structures)	\$323.00	14-62(c)*
Electrical Installation – Large events (more than 10 tents, bleachers, stages, and other structures)	\$643.00	14-62(c)*
Mechanical Installation – Small events (1-10 tents, bleachers, stages, and other structures)	\$323.00	14-62(c)*
Mechanical Installation – Large events (more than 10 tents, bleachers, stages, and other structures)	\$643.00	14-62(c)*
Plumbing Installation – Small events (1-10 tents, bleachers, stages, and other structures)	\$323.00	14-62(c)*
Plumbing Installation – Large events (more than 10 tents, bleachers, stages, and other structures)	\$643.00	14-62(c)*

Section 7 - Private Provider

When a property owner uses the services of a licensed private company for plan review and inspections services (Private Provider), the fee will be assessed as a regular building permit with a discount of 40% of the original building permit fee. If only the inspections are done by the Private Provider, then the fee will be assessed as a regular building permit with a discount of 25% of the original building permit fee. The use of a Private Provider for plan review only is not permissible.		
Private provider used for plan review and inspections services	40% off building permit fee only	14-61(o)
Private provider used for just inspections services	25% off building permit fee only	14-61(o)

Section 8 - Certificate of Occupancy & Completion Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<i>Certificate of Occupancy</i>		
Residential Units R-1, R-2, and R-3, per Unit	\$195.00	14-66(1) *

All commercial occupancies except residential units per square foot	\$0.07	14-66(1)
Minimum fee for commercial certificates of occupancy	\$323.00	14-66(1) *
When a temporary certificate of occupancy or completion has been issued and the fee has been paid, the fee for a final certificate of occupancy or completion is \$0	\$0.00	14-66(1)

<i>Temporary Certificate of Occupancy or Completion</i>		
100% of final certificate of occupancy or completion and letter of final completion fee plus the cost of any additional required inspections. Additional required inspections will be charged based on actual time spent on inspection	\$258.00	14-66(1) *
<i>Extension of temporary certificate of occupancy or completion</i> , per period as set by the Building Official. Percent of final certificate of occupancy or completion fee:	100%	14-66(1)

Section 9 - Miscellaneous Fees

<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<i>Change of Contractor</i>	\$132.00	14-62(b)(4)*
<i>Change of Architect or Engineer</i>	\$132.00	14-62(b)(4)*

<i>Expedited Plan Review and Inspection fee</i> - Upon request from the applicant, the Department may schedule an expedited plan review by Department staff.	\$323.00 for each review or inspection requested	14-61(i)*
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<u>Description</u>	<u>Fee</u>	<u>Ordinance number</u>
<i>Existing Building Recertification program fee:</i>		14-67(a)*
Per building	\$1,045.00	
A 50% discount will apply to timely submissions of recertification reports until December 31, 2025.		
Building Official approval of 6-month extension for building recertification	\$1,045.00	14-67(a)*
New inspection report fee if recertification not completed within 90 days of building's being declared unsafe	\$1,099.00	14-67(c)*
New inspection report fee if recertification not completed within 30 days of building's being declared unsafe	\$1,099.00	14-67 (e)*

<i>Records Requests / Lost plans and permit card fee:</i>		
Lost permit card, Fee per required signature	\$109.00	14-61(f)*
The cost per page reproduced:		
Letter (8 ½ x 11), Legal (8 ½ x 14), single-sided, per page	\$0.15	14-61(d)
Letter (8½ x 11), double-sided, per page	\$0.20	14-61(d)
Ledger (11 x 17)	\$0.20	14-61(d)
Documents on Compact Discs (CDs)	\$3.00	14-61(d)

Certified documents (letter or legal)	\$1.00	14-61(d)
Reproduction of documents beyond legal	At cost to City	
Additional cost of labor will be charged if the nature or volume of the records request exceeds half an hour. An estimate will be provided to the requestor for approval and payment prior to the commencement of work.		Citywide procedure

Inspection Fees		
Initial Inspection	\$0.00	14-61(c)
Re-inspection Fee		
In compliance with F.S. 553.80(2)(c), any inspection after initial inspection, shall be charged a fee of four times the amount of the fee imposed for the initial inspection or first reinspection, whichever is greater, for each such subsequent inspection.	\$110.00	14-61(c)(1)*
Expedited Inspection Fee	\$323.00 for each inspection requested	14-61(i)*
Extension of permits		
One-time request for building permit extension (permit must not be expired)	\$132.00	14-62(b)(6)*
Additional request for building permit extension (permit must not be expired): 50 Percent of building permit fee line item only.	50% of the building permit fee line only	14-62(b)(6)
Renewal of expired permits		
<p>New or renewed permits for expired, revoked, and nullified or voided permits.</p> <p>A fee of 25 percent of the original permit fee, plus an additional processing fee equivalent to the minimum permit fee of the permit type being renewed, shall be charged for a renewal under these circumstances. No additional fees for outside agency line items will be imposed.</p> <p>Issued permits with no activity for 180 days, will be assess the same fees listed in this section.</p>	25% of original permit fee plus a processing fee equivalent to the minimum permit fee	14-62(b)(7)
For permits that have expired where the only missing component is one or more final inspections, the fee for reopening the permit, performing the final inspection(s), and providing a final approval on the permit shall be charged based on the minimum building permit fee.	Minimum building permit fee	14-62(b)(7)
Plans Re-review fee		
First and second re-review	\$0.00	

Plans re-review fee. Pursuant to the Florida Building Commission, and in compliance with F.S. § 553.80(2)(b), when extra plans reviews are due to the failure to correct code rejections specifically and continuously noted in each rejection, each time after the third such review that plans are rejected for the same code rejections, a fee of \$305.00 per discipline shall be attributed to plans review	\$323.00	14-61(h)*
Administrative processing fee for all supplementary processes and permits or work not identified in this guide.	\$66.00	14-61(j)*
<i>Revised plans, Shop Drawings, and “As-Built” processing fees</i>		
Commercial minor revisions: 1 to 5 pages	\$258.00	14-61(e)*
Commercial minor revisions: 6 to 35 pages	\$663.00	14-61(e)*
Commercial major revisions: over 35 pages	\$28.00 per page	14-61(e)*
Commercial total revision when determined by the Building Official (e.g., over 50 pages)	50% of Original Permit Fee	14-61(e)
Residential minor revision: 1 to 5 pages	\$132.00	14-61(e)*
Residential minor revision: 6 to 15 pages	\$268.00	14-61(e)*
Residential major revision: over 15 pages	\$28.00 per page	14-61(e)*
Residential total revision when determined by the Building Official (over 25 pages).	50% of Original Permit Fee	14-61(e)*
Starting work without a permit		
Double fees for starting work prior to issuance of permit, plus the following penalty:		
First offense	\$500.00	14-61(b)
Second offense	\$1,000.00	14-61(b)
Subsequent offenses	\$2,000.00	14-61(b)

Refunds	
<p>The fees charged pursuant to the schedule in appendix A of the City Code, provided the same are for a permit required by Section 105.1 of the Florida Building Code, may be refunded by the Building Official subject to the following:</p> <ol style="list-style-type: none"> 1. No refunds shall be granted on requests involving: <ol style="list-style-type: none"> a. Minimum permit fees, Building Department 20% upfront fees, and outside agencies' fees as specified in Appendix A, section 14-62 (a) b. Permits revoked by the building official under authority granted by the Florida Building Code. c. Permits cancelled by court order. d. Permits which have expired e. Permits for which plans review has commenced or inspections performed f. Permits which have expired g. Permits under which work has commenced as evidenced by any recorded inspection having been made by the city unless the refund is due to an overcharge by the city. h. No refund shall be provided after 90 days of the issuance of a permit. 2. A full refund shall be granted to a permit holder who takes out a permit covering work outside the jurisdictional inspection area. <p>Permits under which no inspections were performed are entitled to a 50 percent refund of the building permit fee line item only if requested within 90 days of permit issuance. No refund shall be provided after the 90 days expires.</p> <p><u>IMPORTANT:</u> The City is not responsible for permits pulled in error. It is the Applicant's responsibility to manage all features and subs accordingly. Permits applied for online under the incorrect category, that had to be recreated and have been repaid are subject to a cancellation fee that will be deducted from the total refund amount on the incorrect permit.</p>	14-62(b)
* Indicates Annual CPI (Consumer Price Index) Adjustment.	
Municode	
Appendix A – Fee Schedule	



MIAMI BEACH

BUILDING DEPARTMENT
1700 Convention Center Drive
2nd Floor
Miami Beach, FL 33139
Ph. 305-673-7610
Fax. 305-673-7857

FIRE DEPARTMENT:
FIRE PREVENTION DIVISION
1701 Meridian Avenue
2nd Floor
Miami Beach, FL 33139
Ph. 305-673-7123
Fax. 305-673-1085

PLANNING DEPARTMENT
1700 Convention Center Drive
2nd Floor
Miami Beach, FL 33139
Ph. 305-673-7550
Fax. 305-673-7028

PUBLIC WORKS DEPARTMENT
1700 Convention Center Drive
4th Floor
Miami Beach, FL 33139
Ph. 305-673-7080
Fax. 305-673-7559

PW - ELEVATOR SAFETY DIVISION
1700 Convention Center Drive
1ST Floor
Miami Beach, FL 33139
Ph. 305-673-7225

www.miamibeachfl.gov

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work and play in our vibrant, tropical, historic community*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice), 305-673-7524 (fax) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

Revised October 28, 2025





COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Kristen Rosen Gonzalez

DATE: March 19, 2025

TITLE: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE – DISCUSS A PROPOSAL TO PROVIDE A DISCOUNT ON BUILDING PERMIT FEES FOR RENOVATIONS UP TO \$100,000 FOR HOMEOWNERS AGED 65 AND OLDER, WITH AN ASSESSED PROPERTY VALUE OF \$750,000 OR LESS.

RECOMMENDATION

BACKGROUND/HISTORY

Please place on the March 19, 2025 agenda a referral to the Finance and Economic Resiliency Committee (the “Committee”) to discuss a proposal to provide a discount on building permit fees for renovations up to \$100,000 for homeowners aged 65 and older, with an assessed property value of \$750,000 or less.

This proposal seeks to support senior homeowners by reducing the financial burden of home renovations, making it easier for them to maintain and improve their properties. The discount would apply to renovations up to \$100,000, allowing older residents to make necessary upgrades or modifications to their homes, whether for safety, accessibility, or personal preferences.

I believe this initiative would benefit many of our senior residents, promote long-term homeownership, and help maintain the integrity and safety of properties across the City.

The Administration should be prepared to make recommendations as to how the discount could be structured, any potential fiscal impacts, and the broader implications for our permitting process.

ANALYSIS

FISCAL IMPACT STATEMENT

NA

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

Citywide

**Is this a “Residents Right to Know” item,
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

Department

Office of Commissioner Kristen Rosen Gonzalez

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Co-sponsor(s)

Condensed Title

Ref: FERC - Discount Building Permit Fees for Renovations, Age 65 and Older Homeowners.
(KRG)

Previous Action (For City Clerk Use Only)