



CITY OF MIAMI SPRINGS
201 Westward Drive
Miami Springs, Florida 33166
Building Processing Department

FEE SCHEDULE

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SCHEDULE OF CHARGES FOR BUILDING, PLUMBING, ELECTRICAL, MECHANICAL AND OTHER RELATED PERMITS AND FEES

BUILDING PERMITS FEES:

1. **General maintenance and repairs.** Refer to City Code Section 151.04 (H).
2. **Upfront Processing Fee.** When the building permit is received, the applicant shall pay an "upfront" processing fee equal (**\$3.00**) for each one hundred (100) square feet, or fractional part thereof, or (**\$3.00**) for each (**\$1,000.00**) of estimated valuation, or fractional part thereof. This processing fee is not refundable but shall be credited towards the final building permit fee.
3. **Structural Processing Fee.** When a building permit application requires review by the structural plans processor, a non-refundable fee of (**\$100**) shall be added to the upfront fee on residential permits and (**\$150**) for Commercial permits. Subsequent reviews required shall be charged at the same rate per review. Special reviews or reviews that require extra time shall be charged at as per hour rate for the structural engineer
 - A fee of (**\$50**) shall be charged for window, door, and shutter replacement permits.
 - No fees shall be charged for up to two item submittals of a window, door or shutter permits.
4. **New Construction or Additions Fee.** The permit fee for general or new construction shall be as follows:
 - A. **New residences, and additions to residential property:**
 - Per **\$1.00** of estimated cost or fractional part....(**\$0.03**) (estimated cost shall be established by the Building Official using the "R.S. Means Building Construction Cost Data" manual)
 - Minimum fee: **\$125.00**
 - B. **Office buildings, duplexes, hotels, apartments, condominiums, store buildings or any other commercial or multiple family zoned properties, tenant improvements, interior alterations, parking garages, warehouses with minimum office space, commercial swimming pools:**
 - Per **\$1.00** of estimated cost or fractional part.... (**\$0.04**) (estimated cost shall be established by the Building Official using the "R.S. Means Building Construction Cost Data" manual)
 - Minimum fee: **\$125.0**
 - C. **Valuation.** The method of determining minimum valuation on which permits are based as covered above shall be established by the **Building Official** in conjunction with the Dade County Office of Code Compliance. (Chapter 8, Section 8-12)

5. General. The permit fee for general construction shall be based on **(3%)** of the estimated cost for **Residential Properties**. For **Commercial Properties** the permit fee for general construction shall be based upon a tiered valuation schedule as follows: (4%) for the first \$5,000,000.00 of estimated costs; an additional (3%) for the estimated costs between \$5,000,000.01 and \$10,000,000.00; and an additional (2%) for the estimated costs over \$10,000,000.01. The minimum permit fees shall be as follows:

- A. Concrete patios, driveways, concrete steps, walkways, parking lots, tennis courts and landscaping (residential or business):
 - Minimum fee: **\$125.00**
 - **(\$0.18)** per sq. ft. or fractional part thereof
- B. Wood decks, screen enclosures, and aluminum roofs:
 - Minimum fee: **\$150.00**
 - **(\$0.75)** per sq. ft. or fractional part thereof.
- C. Awnings, canopies, window, shutters, gates, wrought iron grills, doors and garage doors (residential or business):
 - Minimum fee: **\$125.00**
 - **(\$4.38)** per each item or fractional part thereof.
- D. Roof and roof repairs, general repairs over \$300.00 (residential or business):
 - Minimum fee: **\$125.00**
 - Flat & Shingle **(\$0.15)** per sq. ft. or fractional part thereof.
 - Tile & Metal **(\$0.20)** per sq. ft. or fractional part thereof.
- E. Air conditioning screens, aluminum fences, wood fences (residential or business):
 - Minimum fee: **\$125.00**
 - **(\$0.81)** per LN. FT. or fractional part thereof.
- F. Wrought iron fences, and railings (residential or business):
 - Minimum fee: **\$125.00**
 - **(\$1.06)** per LN. FT. or fractional part thereof.
- G. Masonry fences and retaining walls:
 - Minimum fee: **\$150.00**
 - **(\$1.75)** per LN. FT. or fractional part thereof.
- H. Chain link fences (residential or business):
 - Minimum fee: **\$125.00**
 - **(\$0.38)** per LN. FT. or fractional part thereof.
- I. Signs:
 - Minimum fee: **\$125.00**
 - **(\$2.50)** per sq. ft. or fractional part thereof.
 - Contractor Signs: **\$25.00**
 - **Window signs-\$50 (minimum fee not applicable)**
- J. Housing and building moving:
 - Per building or structure: **\$125.00**
 - For each 100 sq. ft. or fractional part thereof: **(\$12.50)**
- K. Demolition (residential or business):
 - Minimum fee: **\$125.00**
 - **(\$0.06)** per sq. ft. or fractional part thereof.
- L. Utility sheds
 - Per building or structure: **\$125.00**

6. Alterations and Repairs Fee:

- A. (Single family residential zones):
 - Minimum fee: **\$125.00**
 - Per **\$1000.00** of value or fractional part thereof: **(\$30.00)**
- B. (Commercial or multiple family zones):
 - Minimum fee: **\$125.00**
 - Per **\$1000.00** of value or fractional part thereof: **(\$40.00)**

7. Minimum Permit Fee:

A Minimum Permit shall be allowed in cases where the value of the job is below \$500 and the Permit requires only one review and one inspection. Such Permit shall have a fee of fifty dollars (**\$50.00**). Minimum Permits must have the prior approval of the Building Official, Director of Building and Code Compliance, or his/her designee.

10. Miscellaneous Fees. The City shall charge and collect the following fees for re-inspection, double permits, lost plans, revised plans, and second re-inspection fees, to wit:

- A. **Re-inspection fees.** Refer to Code Section 151.06(B)(1).
- B. **Double fees.** When work for which a permit is required is commenced prior to the obtaining of a permit, the permit applicant shall be required to pay (\$100.00) plus a double permit fee. The payment of the required fee shall not relieve them from being subject to any of the penalties therein. The double fee requirements shall be applicable to all divisions of the Building Department as noted herein.
- C. **Lost plan fee.** When plans for new buildings and additions are lost by the owner or the contractor, a recertification will be required to review, stamp, and approve a new set of plans as a field copy. The fee shall be (30%) of the original building permit fee up to a maximum of (**\$500.00**). The lost plan fee shall never be lower than (**\$100.00**).
- D. **Revisions to existing plans.** A fee for reviewing plans (after approval of initial plans) shall be (**\$50.00**) per sheet and/or per trade, with a minimum fee of (**\$25.00**).
- E. **Extension of permit prior to expiration.** A fee of (**\$50.00**) shall be paid by the permit holder who submits a written request for a permit extension to the Building Official.
- F. **Renewal of expired permit.** A minimum fee of (**\$125.00**) shall be applied for those permits that only require a final inspection. When a permit has become null and void pursuant to the Florida Building Code, a credit of fifty percent (50%) of the permit fee shall be applied to any re-application (Renewal) fee for a permit covering the same project and involving the same plans, provided that the complete re-application is made within six (6) months of the expiration date of the original permit, and provided that no refund had been made as provided in this Section.
- G. **Shop drawing review.** A fee of (**\$17.50**) per sheet shall be charged for reviewing shop drawings.
- H. **Certificate of occupancy and certificate of completion.** (**\$125.00**) each.
- I. **Temporary certificate of occupancy and temporary certificate of completion.** (**\$65.00**) each. Failure to renew temporary certificate of occupancy or temporary certificate of completion (**\$125.00**).
- J. **Permit card replacement** shall carry a fee of (**\$30.00**).
- K. **Change of contractor.** The fee for a change of contractor shall be (25%) percent of the original base permit fee when the job is up to fifty percent complete as determined by the City Building Official. The fee for a change of contractor shall be (20%) percent of the original base permit fee when the job is between fifty one and seventy five percent

complete as determined by the City Building Official. The fee for a change of contractor shall be **(10%)** percent of the original base permit fee when the job is between seventy six and one hundred percent complete as determined by the City Building Official. Notwithstanding the foregoing fee, other miscellaneous fees set forth in this Schedule of Charges may also be applicable in the sole and exclusive discretion of the City Building Official.

- L. **Forty year certification fee.** For every application for forty year certification under section 104.9, Florida Building Code, there shall be paid to the City, for the processing of each application, a fee of **(\$250.00)**. For every application for subsequent recertification at ten year intervals thereafter, there shall be paid to the City, for the processing of each application, a fee of **(\$125.00)**.
- M. **Courtesy inspection fee.** When a homeowner requests that a courtesy inspection be performed by a code enforcement officer in order to establish if any City Code violations exist, and a written report is prepared, a fee of one hundred twenty five dollars **(\$125.00)** shall be paid to the City. A fee of **(\$50.00)** shall be assessed for a verification inspection required to close-out and/or cancel an expired permit.
- N. **Change of use and occupational license inspection.** Whenever a new occupational license or new occupancy is applied for, a fee of **(\$125.00)** shall be paid to the City for inspection of the premises prior to the issuance of said license. This fee is non refundable and does not apply towards the licensing fee.
- O. A fee of **(\$25.00)** shall be charged for the preparation and submission of any **letters requested** by any citizen or third party regarding any building information on any property in the city.
- P. A fee of fifty cents **(.50)** per \$1,000 job cost, or fractional value of work to be done as has been mandated by Dade County Code Compliance Office under County ordinance 91-74. This **code compliance fee** shall be in addition to any other fees and costs that may be payable as a condition of obtaining a permit, and shall be non-refundable.
- Q. A fee of one cent **(.01)** per square foot shall be paid to the City for the purpose of **Radon Surcharge** as mandated by the State of Florida Department of Business Regulation and the Department of Health and Rehabilitation Services under Florida Administrative Code Section 468.631 and Section 10D-91.1314, respectively, in addition to any other fees and costs that may be payable as a condition of obtaining a permit, and shall be non-refundable.
- R. **Construction completion bond** in the amount of **\$250.00** shall be assessed on every permit which is valued in excess of \$2500.00. This bond will be refunded upon the approval of the final inspection or upon the issuance of a certificate of completion or certificate of occupancy.
- S. **Special Project Fees.** The Building Official or designee has the authority to invoice for reimbursement of actual costs on projects requiring services not provided for in the current fee schedule. The invoice will be based on estimated time needed for the project times the current hourly rate of the Building Official or his designee.
- T. **Conditional Re-Occupancy Agreement-\$500**
- U. **Conditional Code Compliance Agreement-\$500**
- V. **Unsafe Structures Board Filing \$500 plus costs** (as billed by the Unsafe Structures Board)
- W. **Technology Fee:**
A technology fee of 10% of the total Building permit fee shall be assessed to each permit to enhance the city's ability to provide state-of-the-art technology to its Building Department customers.

- X. **Scanning Fee.** A fee charged per page for cost recovery of digitizing permit drawings for electronic plan review:
 - Small sheets "11x17 or smaller" shall be charged at (**\$1.00 per page**)
 - Large sheets "18x24 or larger" shall be charged at (**\$3.00 per page**)
- Y. **After Hours Inspection Fee/Expediate Review.** Inspections/Expediate Reviews scheduled before/after working hours, weekends and/or holidays shall be paid in advanced.
 - Residential: (\$150.00 per inspection/review)
 - Commercial: (\$250.00 per inspection/review)

11. Refunds. The refunding of any permit fees shall be as follows:

- A. There shall be no permit fees refunded for completed permitted work.
- B. The Building Director may recommend the refund of 80% of all refundable permit fees so long as no work has commenced within 90 days of permitting and no permits have been void. However, the fee collected for the examination of plans and specifications shall not be refundable.
- C. If at any time a permit is canceled for any reason, at such time as a new permit is requested a complete processing of plans and permit fee shall be required to include reviews by all required trades and applicable boards.

ELECTRICAL PERMIT FEES:

- | | |
|--|-----------------|
| 1. Minimum fee | \$125.00 |
| A. Temporary service for testing purposes, construction..... | \$62.50 |
| (Plus fees listed below for 101 amps & over) | |
| B. Service repair and/or meter change (adding 3rd phase) | \$50.00 |
| C. Temporary for testing, for a period of 30 days..... | \$50.00 |
| D. Renewal, for additional 30 days | \$50.00 |
| E. Signs (each) | \$50.00 |
| 2. Services. In addition to the foregoing the following fees shall be charged for each service and each feeder (feed rail): | |
| A. 100 amps and under | \$37.50 |
| B. 101 amps thru 200 amps | \$43.75 |
| C. 201 amps thru 400 amps | \$50.00 |
| D. 401 amps thru 600 amps | \$62.50 |
| E. 601 amps thru 800 amps | \$68.75 |
| F. For each 100 amps over 800 amps | \$6.25 |
| 1. Switchboards. Fees are the same as the fees under "services" computed on amps, as set forth in (2.) above. | |
| 2. Rough wiring outlets. (light, receptacle, switch, sign and also telephone and other low voltage outlets): | |
| A. 1-10 outlets | \$25.00 |
| B. Each additional outlet | \$2.50 |
| 3. Low voltage systems. Items listed below but, not limited to: | |
| A. Fire alarm or intercom systems, each device | \$37.50 |
| (Security alarms do not require a permit) | |
| B. Fire alarm and/or fire pump test, per hour | \$62.50 |
| 4. Equipment outlets or permanent connections: | |

A.	Air conditioners, window and through wall units	\$12.50
B.	Compactor.....	\$12.50
C.	Deep freezer.....	\$12.50
D.	Dishwasher.....	\$12.50
E.	Dryer	\$12.50
F.	Fan.....	\$12.50
G.	Garbage disposal.....	\$12.50
H.	Heat recovery.....	\$12.50
I.	Oven.....	\$12.50
J.	Range/range top	\$12.50
K.	Refrigerator (domestic).....	\$12.50
L.	Refrigerator (commercial per HP, see motor schedule).....	\$12.50
M.	Space heater	\$12.50
N.	Time clock	\$12.50
O.	Washing machine.....	\$12.50
P.	Water heater-boiler (electrical).....	\$12.50
5.	Air conditioners, central, per ton	\$8.75
6.	Clear violations inspection, new tenants	\$62.50
7.	Motors:	
A.	Up to 5 HP	\$12.50
B.	5 HP - 10 HP	\$37.50
C.	Over 10 HP (additional per HP).....	\$2.50
8.	Generators, transformers, commercial heating equipment and strip heaters:	
A.	Up to 5 KW	\$12.50
B.	Up to 10 KW	\$20.00
C.	10 KW - 25 KW, each.....	\$37.50
D.	Over 25 KW, each.....	\$62.50
E.	Transformers for X-rays	\$22.50
9.	Welding machine outlets:	
A.	Up to 50 amps.....	\$25.00
B.	Each additional 50 amps or fraction thereof	\$12.50
10.	Special purpose outlets, commercial: Popcorn, doughnut, drink machines; coin-music machines; toasters; coffee urns; espresso machines; deep fryers; telephone booths; refrigerator display cases; etc., \$25.00 each.	
11.	Temporary work on circuses, carnivals, outdoor events...	
A.	Minimum Fee	\$187.50
12.	Fixtures:	
A.	Lights:	
	• 1 - 10 sockets	\$12.50
	• 1 - 10 fluorescent tubes	\$12.50
B.	Each additional.....	\$1.25
C.	Lighting fixture "heads", each.....	\$8.75
D.	Flood lights or light standards, each.....	\$12.50
E.	Parking lot lights, mercury vapor or quartz, charge per light	\$12.50
13.	Plug mold and strip lighting:	
A.	First 10 feet or fractional part thereof	\$31.25
B.	Each 5 feet or fractional part thereafter	\$3.75
14.	Minimum permit fee including repair work not elsewhere classified	\$125.00

15. Satellite Antenna grounding	\$62.50
16. Demolitions; removal of electrical circuits, per floor	\$43.75
17. Swimming pools, spas and hot tubs:	
A. Residential.....	\$125.00
B. Commercial	\$125.00
C. Residential pool & spa combination	\$125.00
18. Photovoltaic & Solar Thermal Systems.....	No Charge

Note: All applicable City building permit fees relating to the installation of solar panels are hereby waived for Residential and Commercial properties. This waiver does not affect required Federal, State or Miami Dade County fees required to be paid.

PLUMBING PERMIT FEES:

1. Residential/commercial (new construction, additions, alterations).	
Minimum fee.....	\$125.00
A. Rough and set at eight dollars and seventy five cents (\$8.75) rough-in, eight dollars and seventy five cents (\$8.75) set on each fixture listed below if part of the same permit application. Including, but not limited to, bath tub, bidet, dishwasher, disposal, drinking fountain, floor drain, lavatory, laundry tray, clothes washer, shower, sink, urinal, water closet indirect wastes, icemaker, and water heater.	
B. Items not covered under minimum fee schedule shall be priced at a minimum per-unit or fixture rate of seventeen dollars and fifty cents (\$17.50) eight dollars and seventy five cents (\$8.75) rough-in, eight dollars and seventy five cents (\$8.75) set.	
2. Water treatment plants, sewage treatment plants and lift stations.	
A. First \$1,000.00 value or fractional part thereof	\$93.75
B. Each additional \$1,000.00 value or fractional part thereof	\$31.25
3. Natural gas and liquefied petroleum rough and set at eight dollars and seventy five cents (\$8.75) rough-in, eight dollars and seventy five cents (\$8.75) set on each fixture if parts of the same permit application. (See minimum fee above.)	
4. Grease trap	\$43.75
5. Interceptor	\$43.75
6. Wells.....	\$43.75
7. Sewer connection	\$43.75
8. Water service	\$43.75
9. Sewer capping.....	\$43.75
10. Septic tank.....	\$62.50
11. Soakage pit.....	\$43.75
12. Catch basin.....	\$31.25
13. Interceptor-grease-oil.....	\$43.75
14. Solar water heaters, installation or repair.....	\$43.75
15. Heat recovery systems.....	\$43.75
16. Pool piping	\$43.75
17. Drain field.....	\$43.75
18. Pump and abandon septic tank	\$43.75
19. Roof drains & area drains	\$43.75
20. Lawn Sprinkler System	\$43.75
21. Back-flow prevention device:	

A. Up to 2" (inches)	\$43.75
B. Over 2" (inches)	\$62.50
22. Fire Sprinklers:	
A. Each Siamese.....	\$31.25
B. Each Post Indicator Valve.....	\$31.25
C. Each Roof Manifold.....	\$31.25
D. Each Fire Pump	\$43.75
E. Each Sprinkler Head	\$0.94
F. Connection to municipal water supply.....	\$31.25

MECHANICAL PERMIT FEES:

The building department shall charge and collect for mechanical permits at the following rate:

1. Air conditioning and refrigeration:

- Minimum fee.....\$125.00
- Per ton or fractional part of ton\$15.00

2. Condensate drains:

- First\$15.00
- Each additional.....\$6.25

3. Heating units:

- A. First 5 units, each unit.....\$31.25
- B. Each unit thereafter.....\$18.75
- C. Each and every unit capable of heating; furnaces and heating equipment, including commercial dryers, ovens, and other fired objects not elsewhere classified. Includes all component parts of the system except fuel and electric lines.
 - For the first 200,000 BTU or fractional part\$43.75
 - For each additional 100,000 BTU or fractional part\$25.00
 - Ductwork:
 - first \$1,000.00 value\$43.75
 - each additional \$1,000.00 value or fractional part thereof\$15.00

4. All spray booths:

- A. For the first 300 sq. feet or fractional part thereof\$250.00
- B. Each additional 100 sq. feet or fractional part thereof\$125.00

5. Boilers and pressure vessels:

- A. Rated capacity first 200,000 BTU.....\$125.00
- B. Each additional 100,000 BTU's.....\$25.00
(Tons = BTU's divided by 12,000)
- C. Steam boilers, each.....\$125.00
- D. Hot water boilers (same), each.....\$125.00
- E. Miniature boilers (same), each.....\$62.50
- F. Steam driven prime movers, each\$62.50
- G. Steam actuated machinery, each\$18.75
- H. Unfired pressure vessels; operating at pressures in excess of 60 psi and having a volume of more than 5 cu. ft.\$50.00
 - a. Fee for periodic inspections of steam boiler (semi-annual, internal and external):
 - Semiannual internal inspection\$37.50
 - Semiannual external inspection\$62.50
 - Hot water boilers, annual\$62.50
 - Unfired pressure vessel, annual\$62.50

• Miniature boilers, semiannual, each inspection.....	\$43.75
I. Certificate of inspection, (conducted by an independent agency)	\$62.50
J. Processing by mechanical inspector	\$130.0
6. Internal combustion engines:	
• Up to 50 KVA.....	\$125.00
• Each additional 5 KVA or fractional part thereof.....	\$25.00
7. Pressure piping:	
• First \$1,000.00	\$62.50
• Each additional \$1,000 or fractional part thereof	\$31.25
8. Cooling tower:	
• Up to 10 tons.....	\$62.50
• Each additional 10 tons or fractional part thereof	\$18.75
9. Ventilation and ventilation systems:	
• Up to \$1,000.00 in value.....	\$43.75
• Each additional 10 tons or fractional part thereof	\$18.75
10. Fireplace (each)	\$62.50
11. Bath fans, vented:	
• First	\$18.75
• Each additional.....	\$12.50
12. Vented kitchen hoods, residential	\$31.25
13. Storage tanks for flammable liquids (gas), per tank	\$50.00
14. Piping for flammable liquids:	
• First \$1,000.00 in value.....	\$62.50
• Each additional \$1,000.00 or fractional part thereof.....	\$31.25
15. Chemical fire suppression system (each)	\$62.50
16. Commercial hoods and fans (each)	\$93.75
17. Exhaust fans/power vents (each)	\$43.75
18. Unfired pressure vessels (each)	\$43.75
19. Yearly smoke evacuation test	\$250.00

PORTABLE STORAGE UNITS FEE:

1. Portable Storage Units (PSU)	\$50.00
2. PSU Renewal	\$25.00
3. Permit fee for PSU shall be waived by the Building Official when a current Building Permit has been obtained on for the same property address.	

PLANNING AND ZONING FEES:

1. Zoning and Planning Board Application Fees (Sec. 150-103)	
A. Residential.....	\$2,000.00
B. Commercial	\$2,500.00
*Plus costs of recovery	
2. Petition for Zoning Change (Sec. 150-104)	
A. Residential.....	\$3,000.00
B. Commercial	\$6,000.00

***Plus actual costs of mailing and publication**

3. Applications for Variances (Sec. 150-112)	
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A. Minimum Fee (Residential).....	\$350.00
B. Minimum Fee (Commercial)	\$350.00
C. Building Projects under \$10,000.....	\$350.00
D. Building Projects over \$10,000 in value (Residential)	\$350.00
E. Building Projects over \$10,000 in value (Commercial).....	\$1,000.00
F. Commercial Vehicle Variance	\$50.00

***Plus actual costs of mailing and publication**

4. Appeals from Denials of Variance Applications (Sec. 150-111)	
A. Residential.....	\$100.00
B. Commercial (Appeal by Non-resident).....	\$600.00
C. Commercial (Appeal by Resident).....	\$200.00
5. Zoning-Permit Review Fee	
A. Residential.....	\$100.00
B. Commercial	\$200.00

***Plus 50% of fee for rework after second disapproval**

Note-These fees shall only be applied at the discretion of the Planning and Zoning Director, depending on the time spent to review the permit/plans.

6. Zoning Code Amendments	
A. Residential.....	\$4,250.00
B. Commercial	\$4,250.00
7. Comp Plan Amendments	\$5,000.00
*Plus cost recovery including consultants	
8. Modification or Release of Covenant	\$500.00
9. Street or Alley Vacation Application	\$4,000.00
10. Zoning Verification (Liquor License)	
A. 2APS	\$160.00*
B. 2COP.....	\$200.00*
C. 4COP.....	\$450.00*

***Plus \$250.00 for preparation of covenant if applicable (Optional)**

11. Zoning Verification-Other	
A. Residential.....	\$150.00
B. Commercial	\$200.00
12. FIRM Rate Map Determination	
A. Current	\$50.00
B. Historic	\$75.00
13. Tentative Plat	\$500.00
14. Final Plat.....	\$1,000.00
* Plus Cost Recovery Fees	
15. Street/Alley Vacation and Abandonment.....	\$500.00
16. Re-Notification Fee for Board of Adjustment and/or Zoning	\$150.00
▪ And Planning Board Hearings (If deferral is requested by Applicant)	

TREE RELATED FEES:

1. TREE REMOVAL APPLICATION	\$35.00
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