



**RESOLUTION NO. 2024-2
A RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF YANKEETOWN, FLORIDA; ADOPTING THE
2024 SCHEDULE OF BUILDING PERMIT
AND INSPECTION FEES AND OTHER BUILDING
DEPARTMENT ACTIVITIES IN ACCORDANCE WITH
THE TOWN'S CODE OF ORDINANCES;
PROVIDING FOR SEVERABILITY; PROVIDING FOR
CONFLICTS; AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the imposition and collection of building permitting fees, building inspection fees, uniformity in scheduling, and itemization and revision of such fees are essential for the public's health, safety, and welfare and to the preservation of high standards within the Town, and

WHEREAS, pursuant to the Town's Code of Ordinances, a fee schedule shall be established from time to time by Administrative Order, which shall be effective upon approval by the Town Council by Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Town of Yankeetown that the PERMIT FEE SCHEDULE as may be amended from time to time, is hereby incorporated herein by reference is hereby adopted, pursuant to the Town's Code of Ordinances.

SECTION 1. The Town Council hereby approves the 2024 Yankeetown Fee Schedule for Building Permits, Inspections and other Building Department activities.

SECTION 2. Severability. That a decision by a court of competent jurisdiction declaring invalid any section, paragraph, sentence, clause, phrase, or other part of this Resolution shall not affect the validity of this Resolution as a whole or any parts thereof, other than the part so declared to be invalid.

SECTION 3. Conflict. That all Sections or parts of Sections of the Code of Ordinances, all Ordinances or parts of Ordinances, and all Resolutions, or parts of Resolutions, in conflict are hereby repealed to the extent of such conflict.

SECTION 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2024

ATTEST:
TOWN CLERK

YANKEETOWN MAYOR

NORM FUGATE
TOWN ATTORNEY

Exhibit A

Town of Yankeetown

The fees for all projects requiring a permit shall be paid at the time of permit issuance in accordance with the

following schedule:

Permit Fees

\$105.00 minimum permit fee for all projects up to \$2,499.00

Plus (+)

2% of total project value for anything at or over \$2,500.00

All initial required inspections are included with the permit fee at no additional cost.

Temporary use permit \$205.00

Temporary use permit extension \$105.00

Inspection Fees

Special Inspection Fee \$195.00

Re-Inspection Fee \$195.00

Extra Inspection Fee \$195.00

Revision Fee \$195.00

Plans Review Fees

\$195.00 up to first (2) two hours and \$100.00 per hour thereafter.

Administrative Fees

Administrative Fees shall be assessed to permit fees per the following levels.

- Non-floodplain projects: \$195.00
- Floodplain projects: \$255.00

“After the Fact” permit fee:

1. Shall be (5) five times the face value of the permit valuation fees.
2. Any subsequent “After the Fact” permit issued to the Same Contractor, Property Owner and/or Homeowner within the following (12) twelve months shall be (10) ten times the normal fees. No refunds on permits unless such permit was issued in error on part of the Town. There shall be no refund of fees if work commences or if the permit is 90 days or older.

Town of Yankeetown Permit Fee Schedule

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- I. General Notes

- Building Permit fee shall be as the Yankeetown Published Fees schedule.
- Permit fees shall be based on the construction valuation of the proposed work unless listed in the schedule. The construction valuation shall include all labor and materials cost for all trades as stated on the permit application and/or executed construction contract. "Final building permit valuation shall be set by the building official" per FBC109.3
- The permit fees for new construction shall be based on the submitted construction cost but not less than the latest building valuation data published by the International Code Council (www.iccsafe.org/building-safety-journal/bsj-technical/building-valuation-data) based on the gross work area for all new constructions and additions. One- and Two-Family Dwellings interior unconditioned spaces, open and covered exterior spaces (garage, attic, porches) will be calculated as Utility Occupancy for permit cost.
- The permit fees for shell building construction shall be based on the submitted construction valuation but not less than the latest 60% of the building valuation data published by the International Code Council based on the gross work area.
- The permit fees for interior and exterior remodels, rehabs, and repairs shall be based on the submitted construction valuation but not less than the 40% of the latest building valuation data published by the International Code Council based on the gross work area. (Minimum permit fees shall be \$100.00 per required trade inspection regardless of value unless listed in schedule.) Fees for permits or services not specified in the fee schedule shall be based on \$100.00 per inspections and \$125.00 min plan review fee.

Town of Yankeetown Permit Fee Schedule

- All building permit are subject to the Florida Building Permit Surcharges Per. FS 553 and FS 468 (2.5% of permit fees value or \$4.00 minimum) and a Technology Fee per schedule.
- Permit fees shall be based on the construction valuation of the proposed work unless listed in the schedule. The construction valuation shall include all labor and materials cost for all trades as stated on the permit application and/or executed construction contract. “Final building permit valuation shall be set by the building official” per FBC109.3
- The permit fees for new construction shall be based on the submitted construction cost but not less than the latest building valuation data published by the International Code Council (www.iccsafe.org/building-safety-journal/bsj-technical/building-valuation-data) based on the gross work area for all new constructions and additions. One- and Two-Family Dwellings interior unconditioned spaces, open and covered exterior spaces (garage, attic, porches) will be calculated as Utility Occupancy for permit cost.
- The permit fees for shell building construction shall be based on the submitted construction valuation but not less than the latest 60% of the building valuation data published by the International Code Council based on the gross work area.
- The permit fees for interior and exterior remodels, rehabs, and repairs shall be based on the submitted construction valuation but not less than the 40% of the latest building valuation data published by the International Code Council based on the gross work area.
- Minimum permit fees shall be \$100.00 per required trade inspection regardless of value unless listed in schedule. Fees for permits or services not specified in the fee schedule shall be based on \$100.00 per inspections and \$125.00 min plan review fee.
- All building permit are subject to the Florida Building Permit Surcharges Per. FS 553 and FS 468 (2.5% of permit fees value or \$4.00 minimum) and a Technology Fee per schedule.
Work exempt from Building Permits.
- A Building Permit is not required for minor repairs where the valuation does not exceed \$500.00, unless there is a structural component, or includes electrical, mechanical, or plumbing trades. (See FBC 105.2.2)
- No building permit is required for fences of chain link, vinyl or wood 6' or less in height, paving, Driveways, flatwork, work of a strictly cosmetic nature (painting, wallpapering, trim, kitchen cabinets, etc.), but may require Zoning Clearance, Environmental/Habitat and Regulatory Services/Right of way permits.
- See Chapter 1 section 105.2, of the Florida Building Code with Yankeetown Amendments and the Yankeetown website for more information.

Town of Yankeetown Permit Fee Schedule

<p>Contract Communities Only Yankeetown Building Services performs Building Official, Plan Review, Zoning Verification, Permitting and Construction inspections by Interlocal Agreement for a number of incorporated Municipalities. These municipalities have local ordinances regulations, and zoning that differ from the unincorporated portion of the County. In some cases, items exempted from permitting by the unincorporated ordinances and regulations will require permits and inspection in the municipalities. When in doubt about whether a permit is required in these municipalities, please contact our office at 727-464-3888 or check the Building Services website at http://www.Yankeetowncounty.org/build/. Express Permits (On-Line) http://www.Yankeetowncounty.org/build/permitting.htm ALL PERMITS SUBJECT TO DEVELOPMENT REVIEW SERVICES (DRS) FEES, ZONING, HABITAT, RIGHT OF WAY, UTILITIES, SITE PLAN, IMPACTS. SEE DRS FEE SCHEDULE FOR MORE INFORMATION.</p> <p>II. Permit Fees General II-A. Permit Fee Minimum (Per trade for single trip inspections when there is no specific permit fees specified within the fee schedule) II-B. "After-the-Fact" permit fees II-B-1. Shall be Five (5) times the normal permit fees. II-B-2. Any subsequent "After-the-Fact" permit issued to the same licensed contractor within the following twelve (12) months shall be ten (10) times the normal permit fees. * Fixed Fee Permits are calculated on the historical average number of expected inspections. The County reserves the right to limit or increase the number of inspections and adjust fees accordingly. * No credit or fee reduction for "Master Plan" permits.</p>	<p>\$100.00</p>
<p>III. Plan Review (fees are non-refundable) III-A. Plan Review Commercial (Charges on original plan review, revisions, and interiors)</p>	<p>25.0% of permit fee; Min. \$125.00</p>
<p>III-B. Plan Review Residential (Charges on original plan review, revisions, and interiors).</p>	<p>25.0% of permit fee; Min. \$125.00</p>
<p>III-C. Plan Review Revisions and Supplements, Residential and Commercial</p>	<p>\$50.00 First page; \$15.00 each add page</p>
<p>III-D. Plan Review Fee subject to an Interlocal Agreement where a Building Permit is not issued by Yankeetown Building Services (Charges on original plan review, revisions, and interiors).</p>	<p>Additional 10.0%</p>
<p>III-E. Building Life Safety Fire Resistance Review Charges to all Commercial New, Remodel and Addition permits.</p>	<p>\$125.00</p>

Town of Yankeetown Permit Fee Schedule

III-F. Plan Review Additional Fee for Flood Zones - Substantial Damage/Improvement	Add 20.0% of Plan Review
III-G. Piling/Grade Beam Foundation Review Additional Fee	Add 25% of Plan Review
III-I. Building Code Site Plan Review (excluding 1 & 2 Family Detached on Single Lots)	\$125.00
III-J Flood Location Ordinance Review per permit in flood zone	\$15.00
NOTE: The third and any subsequent plan review of signed & sealed plans, for the same noted Code Violation, will be charged at four (4) times the applicable plan review fee. Per FS 553.80(2)(b)	
IV. Combination Permits \$100.00 min per required inspection; \$125.00 min plan review	
IV-A. Residential Buildings - 1 and 2 Family Dwellings and accessory structures valuation up to \$600,000 Includes Building, Electrical (includes saw pole or power pole), Plumbing, Mechanical, Inspections and Plan Review.	\$11.00 per \$1,000.00; Min. \$100.00 per inspection
V-B. 1 and 2 family valuation over \$600,000 - Includes Building, Electrical, Plumbing, Mechanical, Inspections and Plan Review.	\$8.00 per \$1,000.00; Min. \$100.00 per inspection
IV-C. Commercial Buildings valuation up to \$1 million - Includes Building, Electrical, Plumbing, Mechanical, Inspection and Plan Review.	\$9.00 per \$1,000; Min. \$100 per inspection
V-D. Commercial Buildings valuation portion over \$1 million - Includes Building, Electrical, Plumbing, Mechanical, Inspections and Plan Review.	\$8.00 per \$1,000; Min. \$100 per inspection
IV-E. Permit Revisions and Supplements, Residential and Commercial Value based per Schedule or	\$100.00 min per additional trade inspection
IV-F. Shell building fees shall be based on the submitted construction valuation but not less than 60% of the latest building valuation data published by the International Code Council based on the gross work area. Includes Building, Electrical, Plumbing, Mechanical, Inspections and Plan Review as applicable.	
V. Building Stand Alone Permits NOTE: Additional fees shall apply for work performed beyond the scope of the Building contractor's license (e.g., electrical, mechanical, plumbing). Fees shall be calculated on the gross value of the work per section IV A-D or as listed below. Minimum fee if not listed is \$100 per required inspection and \$125.00 Min Plan Review, if applicable.	
V-A. Antenna Co Locate (no electric) includes Plan Review	\$225.00
V-B. Aluminum Structures without slab/footers: Screen room, Pool Cage, porch, carport, includes Building inspections and Plan Review	\$250.00 plus \$1.00 per \$1000.00 value
V-C. Aluminum Structures with slab/footers: Screen room, Pool Cage, porch, carport, includes Building Inspections and Plan Review \$350.00 plus \$1.00 per \$1000.00 value	
V-D-1. Commercial Demolition Permit includes all trades and plan review.	\$325.00
V-D-2. Residential Demolition Permit	\$225.00
V-D-3. Mobile Home Demolition - Plumbing Only	\$100.00
V-E. Damage pre-permit inspection, Fire or Structural (Includes Building and Electrical inspection)	\$200.00
V-H. Reroof	
V-H-1. Reroof - Residential or Commercial - 1st 20 Squares	\$180.00
V-H-2. Reroof - Residential or Commercial - Each additional Square	\$1.50
V-H-3. Reroof Metal/Alum Roof Over- Residential or Commercial - 1st 20 Squares Includes Plan Review	\$235.00
V-H-4. Reroof Metal/Alum Roof Over- Residential or Commercial - Each additional Squares	\$1.50

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V-I. Retaining Walls, Masonry Walls, Seawalls Includes plan review	\$300.00 plus \$0.25 per Lin. Ft.
V-L-1. Shed Frame Built on site - Shell Only (Max 3 Inspection trips) Includes plan review	\$375.00
V-L-2. Shed Prefab greater 100 sq. ft. Includes plan review	\$175.00
V-N. Windows, Doors, shutters, Garage doors residential or commercial includes plan Review	
V-N-1. Up to 20 Openings (For Electric shutters add \$100.00)	\$145.00 per 20
V-N-2. Each additional opening	\$5.00
VI. Electrical Stand Alone Permit Fees NOTE: Additional fees shall apply for work performed beyond the scope of the electrical contractor's license (e.g., building, mechanical, plumbing). Fees shall be calculated on the gross value of the work per IV A-D or as listed below. Minimum fee if not listed is \$100 per required inspection and \$125.00 Min Plan Review, if applicable.	
VI-A. Temporary Underground Service (T.U.G.) and Pre-Power Inspections Commercial and Residential	\$100.00
VI-B. Commercial Alarm System and/or Low Voltage, includes Plan review	\$350.00
VI-C. Saw/Power Pole, Well Pump, Single/Double Pedestal	\$135.00
VI-D. Residential Service Change	\$135.00
VI-E. Commercial Service Change	\$170.00
VI-F. Re-certification of Electric Service Residential or Commercial	\$170.00
VI-G. Residential Generator includes all trades and Plan Review	300.00
VII. Plumbing Stand Alone Permit Fees NOTE: Additional fees shall apply for work performed beyond the scope of the plumbing contractor's license (e.g., building, mechanical, electrical). Fees shall be calculated on the gross value of the work per section IV A-D or as listed below. Minimum fee if not listed is \$100 per required inspection and \$125.00 Min Plan Review, if applicable.	
VII-A. Water Heater Replacement equal change out (Tank or Tankless) - Electric or Gas Reconnect, same locations	\$85.00
VII-B. Water Heater Relocate/ tank to tankless or new tankless - Electric or Gas	\$200.00
VII-C. Water Conditioner - New Installation or Relocation	\$125.00
VII-D. Water Conditioner - Replacement - Same Location	\$85.00
VII-E. New Commercial/Residential Utility Site Work, Sewer or Water	\$100.00 first 100 ft.; \$75.00 each add'l 100 ft
VII-F. Existing Residential Water Service or Sewer Replacement Size for Size	\$85.00
VII-G. Re-pipe Water Distribution - Res/Comm. One Inspection \$125.00	\$125.00
VII-I. Shower Pan Replacement Plumbing Only	\$185.00
VII-J. Bathtub to Shower Conversion including Building Inspection	\$275.00
VII-K. Residential Washing Machine Supply Valve Outlet Box. Does not included Electrical	\$125.00
VII-L. Plumbing Fixture Replacement Residential or Commercial	\$100.00
VIII. Gas Stand Alone Permit Fees NOTE: Additional fees shall apply for work performed beyond the scope of the gas contractor's	
VIII-A. Residential or Commercial, New system, Modify or Add appliance to existing system, change LP to Natural Gas	\$70.00 per appliance; min. \$175.00
VIII-B. Water Heater Gas - Electric Conversion (includes plumbing)	\$200.00
VIII-C. Gas Appliance Replacement Equal Change	\$85.00
VIII-D. Change of LP Supplier	\$85.00
VIII-E. Medical Gas/Vacuum	\$125.00 per every 10
X. Mechanical Stand Alone Permit Fees	

Town of Yankeetown Permit Fee Schedule

NOTE: Additional fees shall apply for work performed beyond the scope of the mechanical contractor's license (e.g., Plumbing, electrical, gas). Fees shall be calculated on the gross value of the work per section IV A-D or as listed below. Minimum fee if not listed is \$100 per required inspection and \$125.00 Min Plan Review, if applicable.	
IX-A. Air Conditioning Equal Changeout (Does Not Include Gas, Oil, or Electrical)	\$140.00
IX-B. Air Conditioning Changeout with Electric	\$240.00
IX-C. Air Conditioning Changeout with Electric and Ducts	\$340.00
IX-D. Two (2) Air Conditioning Equal Changeouts	\$275.00
IX-E. Air Conditioning Unit Removal and Reinstallation for Re-Roofing. Includes Electrical	\$200.00 per 5 units or less
X-F. Duct Replacement, additions or alterations, or Mobile Home Duct	\$110.00 plus \$1.00 per \$1,000.00 value
IX-G. Furnace Change Out (does not include Electric or Gas) without Condensing Unit	\$100.00
IX-H. Heat Recovery (includes Electric & Plumbing)	\$185.00
IX-I. Hood, Refrigeration, Chemical System, Boiler, Spray Booth, Chiller, etc. Includes plan review, Mechanical only. Min \$100.00 per inspection for each additional trade. Work over \$75,000 may be based on value per section IV-C.	\$300.00
IX-J. Refrigeration Change Out/Equal Change Out	\$100.00
X. Inspections	
X-A. Re-inspection Fee	\$75.00
X-B. Re-inspection Fee for Lockout.	\$30.00
X-C. Re-inspection Fee for third and any subsequent Re-inspection, for the same noted Code Violation - Four (4) times Re-inspection Fee. Per FS 553.80(2) (c)	\$300.00
XI. General/Administrative Fees	
XI-A. Appeals	\$150.00
XI-A-1. Building Official Determination	
XI-A-2. Flood Variance Request	\$400.00
XI-B. Documents	\$35.00
XI-B-1. Duplicate Certificate of Occupancy, Certificate of Completion Request – More than 15 days after Final Inspection or Duplicate Placard	
XI-B-2. Duplicate Plan Certification	\$25.00 per page; \$50.00 min. not to exceed original plan review fee
XI-B-3. Flood information/letter Request	\$150.00
XI-B-4. Permit/Property information Request per address/parcel	\$60.00
XI-C. Services XI-C-1. Address change (numbers only)	\$100.00
XI-C-2. Contractor Change. Includes all Trade Sections. Can be combined with reinstatement of permit for one fee if both are done with the same transaction. Not to Exceed the Original Permit Fee.	\$125.00
XI-C-7. Permit Reinstatement (Reinstatement of expired permit)	\$125.00
XI-C-8. Permit Extensions (within 10 days prior to permit expiration)	50.00
XI-C-9. Stocking Authorization Permit (commercial)	\$200.00
XI-C-10. Stop Work Order Release	\$200.00