1 Manatee County Development Services Building Fee Schedule Effective 04/01/2023 R-23-043, R-23-045, R-23-046 ACCESSORY STRUCTURE Accessory Structure Commercial or Residential Barn, Carport, Garage, Gazebo, Pergola, Utility Building, Other Stand-Alone Accessory Structures $0.33 per square foot Prefabricated Utility Shed $91 ALUMINUM STRUCTURE Aluminum Structure Permit For Glass Room, Lanai, Screen Enclosures, or Miscellaneous $210 ANTENNA Antenna Permit For Radio, Satellite Dish, TV, New Cell Tower, New Structure for Antenna $188 COMMERCIAL New Commercial Permit For New Commercial, New Multi-Family $0.33 per square foot Alteration or Addition Commercial Permit For Alteration, Addition, Interior Completion to Existing Commercial Structure $750 minimum fee up to 650 square feet plus $0.33 per each additional square foot CONCRETE Concrete Permit For Dumpster Pad, Foundation, Retaining Wall, Wall, Foundation Stabilization $151 2 DECK Deck Permit For Commercial and Residential attached or Commercial and Residential detached that is higher than 30 inches or greater than 120 square feet. $173 DEMOLITION OR STRUCTURE REMOVAL Demolition Permit For Commercial and Residential Primary or Accessory Structure Removal $140 ELECTRICAL Electrical Express (Residential Only) For Residential Alteration, New, Renovation, Service Change $133 Electrical Standard Permit For Residential t-poles, owner doing work, and Commercial Alteration, New, Renovation, Other $133 DOOR AND/OR WINDOW Door Window Permit For Commercial and Residential Exterior Door, Windows, Shutters and Garage Door Replacement (size for size) $128 FENCE Fence Commercial or Residential Structural $207 Fence Commercial Nonstructural $79 Fence Residential Nonstructural $62 GENERATOR Generator Permit $190 MECHANICAL AC Changeout Express (Residential Only) Residential AC Changeout with No Virtual Inspection $62 AC Changeout Express (Residential Only) Residential AC Changeout with Virtual Inspection $48 Mechanical Standard For Commercial or Residential Alteration, Ductwork, New, Renovation, Replacement, Rangehood $62 3 PLUMBING Plumbing Express (Residential Only) For Residential New or Replacement Backflow, Gas Water Heater, Tub to Shower Alteration, Re-Pipe, Relocate. No Virtual Inspection $62 Plumbing Express (Residential Only) For Residential New or Replacement Backflow, Gas Water Heater, Tub to Shower Alteration, Re-Pipe, Relocate with Virtual Inspection $48 Plumbing Standard For Commercial or Residential Alteration, New, Renovation, Replacement, grease trap, pool heater, re-pipe $62 Plumbing – Tankless System For New Tankless Electric or Gas Water Heater, Replacement Tankless Gas Water Heater $91 PREFABRICATED STRUCTURE Prefabricated Structure For Manufactured Mobile (Department of Housing and Urban Development) $295 Prefabricated Structure For Modular (Department of Community Affairs) $367 RESIDENTIAL New Residential For construction of a new Residential Structure $0.27 per square foot Alteration or Addition Residential For Alteration, Additions or Both to existing Residential Structure $300 minimum fee up to 650 square feet plus $0.27 per additional square foot ROOF Roof Express (Residential Only) For Remove and Replacement of Shingle, Metal, TPO, Tile or Wood Shake (Residential Only) No Virtual Inspection $153 Roof Express (Residential Only) For Remove and Replacement of Shingle, Metal, TPO, Tile or Wood Shake (Residential Only) Virtual Inspection $118 Roof Standard For Removal and Replacement of Shingle, Metal, TPO, Tile, Solar Shingles, or Wood Roof with or without Equipment on Roof on Commercial Structures $153 4 SIDING, FACIA, SOFFIT Siding, Fascia, Soffit Permit For New and Replacement Siding, Fascia, Soffit and Stucco. No Virtual Inspection $96 Siding, Fascia, Soffit Permit For New and Replacement Siding, Fascia, Soffit and Stucco with Virtual Inspection $74 SIGN Sign – Foundation For Monument Sign, Pole Sign and Pylon Sign $207 Sign – Wall For Canopy Sign, Attached Roof Sign, Wall Sign $178 SOLAR Solar Permit $127 SWIMMING POOL OR SPA Above Ground Pool/Spa Permit $100 In Ground Pool/Spa Permit $244 TANK Tank Permit For LP Gas, Gas Piping $62 Tank Permit For Pollutant, Storage Gas, Storage Diesel $128 WATERFRONT STRUCTURES Waterfront Structure Permit $222 FLOODPLAIN MANAGEMENT No Rise Certificate/Letter of Mitigation Review $53 Flood Elevation Determination/Floodproof Certificate Review/Floodway Construction Certificate, Coastal A-Zone, or VE Zone Certificate $25 Flood Management Permit/ Finished Construction Elevation Certificate $36 Private Appraisal Review/ Determination of Improvement Short Form/Long Form $50 Flood Code Compliance Inspection $100 Landscape Fill Review $50 Repair and Tracking Form $25 5 INSPECTIONS Affidavit Inspection $20 Change of Occupancy $116 Commercial-Occupying Structure without Certificate of Occupancy or Completion $473 Residential-Occupying Structure without Certificate of Occupancy or Completion $193 Reinspection Fee For each failed inspection $73 Special Inspection Service For Holiday or Weekend minimum 2 hours $145 Special Inspection Service For Holiday or Weekend for each additional hour $73 Time Certain Inspection $118 MISCELLANEOUS Master Plan Review $158 Private Provider Set Up & Review $158 Local Product Approval Per hour $73 Permit Application Extension For a permit that has not been issued $15 Permit Extension For permit that has been issued $50 Modification to Permit For updates to application. No Rereview. $18 Reinstatement of Expired Permit $14 Release or Change Primary Contractor or Subcontractor Fee will be charged for each request $13 Re-Review For Approved and Non-Approved Plan $145 Stop Work Order Release $73 Temporary Certificate of Occupancy For Commercial and Residential per month $91 Temporary Use Permit $277 Work Commencing Before Permit Issuance 2 times the permit fee 6 LOCAL LICENSE Local License Application $136 Local License Renewal $27 Local License Late Fee – Renewal on or After October 1st 25% of the applicable local license. Fee not to exceed $7.50 plus fee for regular renewal. Journeyman Plumber or Electrician Renewal $15 Examination Scheduling for Local License $23 File for non-licensed trade for tents and non-structural fences (every even year) $27 Inactive status for registered or local license contractor per year $27 Inactive status for local license holder over 65 years of age per year No Fee Inactive status for Manatee County employee per year No Fee ADMINISTRATIVE FEES Construction Trades Board License Administrative Fee No Hearing $600 Construction Trades Board License Administrative Fee Hearing $1295 PERMIT FEE WITH PRIVATE PROVIDER Residential New, Alteration, Addition Plans Review and Inspections being performed by a Private Provider in a Non-Flood Zone $260 Residential New, Alteration, Addition Inspections only being performed by a Private Provider in a Non-Flood Zone $330 Residential New, Alteration, Addition Partial Inspections performed by a Manatee County Inspector in a Flood Zone above the Base Flood Elevation, BFE. All remaining inspections performed by a Private Provider. $600 Commercial New, Alteration, Addition Plans Review and Inspections being performed by a Private Provider in a Non-Flood Zone $300 Commercial New, Alteration, Addition Inspections only in a Non-Flood Zone $1400 Commercial New, Alteration, Addition Partial Inspections in a Flood Zone above the BFE $1800 Inground Pool Plans Review and Inspections $150 Inground Pool Inspections only $170 7 FEE SCHEDULE NOTES Green Building 10% permitting fee reduction on new commercial, new residential or major renovations to any commercial or residential structure exceeding 50% of the total footprint area The building permit fee and state fee must be paid in full at the time of permit application. Permit Applications of unusual nature may be subject to special pricing by the department director or director designee. All building departments are required to collect a 2.5% fee on all permits. The minimum amount collected on any permit will be $4.00. The fee is required by Florida Statutes to be collected for, in part to the Department of Community Affairs, DCS, to fund the Florida Building Commission and secondly, to fund the Building Code Administrators and Inspectors Board, BCAIB, and the Construction Industry Licensing Board, CILB Homeowners Recovery Fund, both part of the Department of Business and Professional Regulation, DBPR. These fees are NON-REFUNDABLE. DISHONORED CHECK FEE In accordance with Resolution R-97-0041, Whereas, Section 125.0105, Florida Statutes, authorized the County to adopt a service fee not to exceed the service fees authorized under Section 832.08(5) or 5 percent of the face amount of checks, drafts, and orders, whichever is greater for the collection of such instruments for the payment of money to the County; the service fee requirements are as follows: $0.00 thru $50.00 $25 Service Fee $50.01 thru $300.00 $30 Service Fee If the amount exceeds $300.00 $40 or five percent of the face value of the original payment, whichever is greater. REFUNDS The following fees are non-refundable and non-transferable: • Fees where staff work has been conducted. • State Surcharges • Work has commenced by owner or contractor • Permit has become inactive or expired • Permit application has become inactive or expired No refund will be made for any fee, or portion thereof, on any payments equal to or less than $150 unless they result from an error on the part of the County., All refunds will be at 50% of the amount greater than $150, or as determined by the Director, Director’s Designee, or Senior Fiscal Services Manager. All refund requests must be accompanied by validated receipt or cancelled check and a written statement showing the reason for the request along with any other pertinent information. 8 Refund checks will be made out to the person, company, or contractor that made the original payment on the receipt. For Impact, Fire, Utility, and Public Works fees, their respective Department or Agency must be contacted, and their policy followed to initiate a refund.