

**DEVELOPMENT SUPPORT & ENVIRONMENTAL MANAGEMENT DEPARTMENT  
FEE SCHEDULE  
EFFECTIVE June 1, 2022**



**DEPARTMENT OF DEVELOPMENT SUPPORT AND ENVIRONMENTAL MANAGEMENT  
THE RENAISSANCE CENTER, 2<sup>ND</sup> FLOOR  
435 NORTH MACOMB STREET  
TALLAHASSEE, FL 32301  
(850) 606-1300**

## BUILDING PLANS REVIEW & INSPECTION FEES

Residential One and Two-Family: Single-Family, Townhouses, Duplexes	Based on sq. ft. under roof including porches, garages, carports, interior alterations, additions, and detached accessory structures
Plan Review	
Building	\$0.16
Mechanical	\$0.07
Electrical	\$0.10
Plumbing	\$0.05
Gas	\$0.03
Inspection	
Building	\$0.15
Mechanical	\$0.06
Electrical	\$0.09
Plumbing	\$0.04
Gas	\$0.04
Commercial Tier 1: Factory, Storage, Utility	Based on sq. ft. under roof including porches, garages, carports, interior alterations, additions, and detached accessory structures
Plan Review	
Building	\$0.10
Mechanical	\$0.04
Electrical	\$0.09
Plumbing	\$0.03
Gas	\$0.02
Inspection	
Building	\$0.15
Mechanical	\$0.07
Electrical	\$0.12
Plumbing	\$0.04
Gas	\$0.02
Commercial Tier 2: R1, R2 (Includes Multifamily), R4	Based on sq. ft. under roof including porches, garages, carports, interior alterations, additions, and detached accessory structures
Plan Review	
Building	\$0.16
Mechanical	\$0.08
Electrical	\$0.12
Plumbing	\$0.07
Gas	\$0.03
Inspection	
Building	\$0.15
Mechanical	\$0.07
Electrical	\$0.11
Plumbing	\$0.05
Gas	\$0.02
Commercial Tier 3: Business, Mercantile	Based on sq. ft. under roof including porches, garages, carports, interior alterations, additions, and detached accessory structures
Plan Review	
Building	\$0.16
Mechanical	\$0.10
Electrical	\$0.12
Plumbing	\$0.07
Gas	\$0.03
Inspection	
Building	\$0.15
Mechanical	\$0.09
Electrical	\$0.12
Plumbing	\$0.06
Gas	\$0.02

<b>Commercial Tier 4: Assembly, Educational, High-Hazard, Institutional</b>	<b>Based on sq. ft. under roof including porches, garages, carports, interior alterations, additions, and detached accessory structures</b>
Plan Review	
Building	\$0.16
Mechanical	\$0.11
Electrical	\$0.13
Plumbing	\$0.07
Gas	\$0.05
Inspection	
Building	\$0.15
Mechanical	\$0.10
Electrical	\$0.12
Plumbing	\$0.06
Gas	\$0.03
<b>Construction Not Under Roof</b>	<b>Flat Fee</b>
Decks, Docks, Ramps, Boardwalks, etc.	\$271.52
<b>Cell Tower Permits<sup>1</sup></b>	<b>Flat Fee</b>
Cell Tower Alterations	\$508.92
New Cell Towers	\$602.89
<b>Demolition Permits</b>	<b>Flat Fee</b>
Demolitions	\$197.12
<b>Foundation Only Permits (Based on Total Sq. Ft.)</b>	<b>Based on Total Sq. Ft.</b>
Plan Review	\$0.08
Inspection	\$0.07
<b>Generator Permits</b>	<b>Flat Fee</b>
Generators	\$180.00
<b>Grinder Pump Permits</b>	<b>Flat Fee</b>
Grinder Pumps	\$180.00
<b>Manufactured Home Permits</b>	<b>Flat Fee</b>
Manufactured Homes	\$385.09
<b>Modular Home Permits</b>	<b>Based on Total Sq. Ft.</b>
Modular Homes	<b>50% of Single-Family Construction Fees</b>
<b>Moving Any Building or Structure<sup>1</sup></b>	<b>Flat Fee</b>
Moving any Building or Structure	\$436.00
<b>Repair Work and Exterior Alteration Permits<sup>1</sup></b>	<b>Flat Fee</b>
Exterior Wall and Soffit Coverings	\$216.33
Exterior Doors and Windows	\$189.71
Foundation Repairs	\$291.12
Re-roof or Roof Re-cover	\$241.45
Structural Repairs (Roofs, Walls, Floors Systems, etc.)	\$359.68
Other Repair Work Not Listed	\$212.78
<b>Retaining Wall Permits</b>	<b>Flat Fee</b>
Retaining Walls	\$303.72
<b>Sign Permits<sup>1</sup></b>	<b>Flat Fee</b>
Wall-mounted signs	\$212.78
Monument Signs and Pole-Mounted Signs (Including Billboards)	\$376.67
<b>Solar Installation Permits</b>	<b>Flat Fee</b>
Solar Photovoltaic Systems	\$180.00
Solar Water Heating Systems	\$180.00
<b>Stand Alone Trade Permits for Work Not Listed (Minimum Permit Fee)<sup>2</sup></b>	<b>Flat Fee</b>
Building Only Permit Fee	\$135.00
Mechanical Only Permit Fee	\$135.00
Electrical Only Permit Fee	\$135.00
Plumbing Only Permit Fee	\$135.00
Gas Only Permit Fee	\$135.00
<b>Minimum Base Fees for Multi-Trade Projects<sup>3</sup></b>	<b>Flat Fee</b>
Building Minimum Base Fee	\$90.00
Mechanical Minimum Base Fee	\$90.00
Electrical Minimum Base Fee	\$90.00
Plumbing Minimum Base Fee	\$90.00
Gas Minimum Base Fee	\$90.00

<b>Swimming Pools</b>	<b>Flat Fee</b>
Above-Ground Pools	<b>\$180.00</b>
In-Ground Pools	<b>\$382.48</b>
Pool Enclosures (Screen Cage)	<b>\$397.66</b>
Pool Liner Replacements	<b>\$135.00</b>
<b>Other Fees</b>	
Additional Inspection	<b>\$90.00</b>
After Hours Inspection Fee	<b>\$90.00 per hour (Minimum 2 Hours Charged)</b>
City of Tallahassee Fire Plan Review Fee for New Commercial Construction	<b>\$0.02 Per Sq. Ft. Under Roof</b>
City of Tallahassee Fire Plan Review Fee for Commercial Alterations	<b>\$0.25 Per \$1000 of Stated Valuation</b>
Construction Work Without a Permit	<b>Double the Plan Review and Inspection Fees</b>
Changing Application (Contractor, Professional, Applicant)	<b>\$90.00</b>
Permit/Permit Application Extensions & Reissuance Requests (Each Request)	<b>\$90.00</b>
Plan Review and Inspection Hourly Rate	<b>\$90.00</b>
Plan Review for the Fourth Comment Addressing the Same Item	<b>4 Times the Plan Review Hourly Rate</b>
Private Provider Administrative Fee for Plan Review	<b>40% of Plan Review Fees<sup>4</sup></b>
Private Provider Administrative Fee for Inspections	<b>40% of Inspection Fees<sup>4</sup></b>
Record Research Fee (Each Request for Each Address or Parcel)	<b>\$90.00</b>
Re-inspection Fee for the First, Second, and Third Inspection of the Same Item	<b>\$90.00</b>
Re-inspection Fee for the Fourth Inspection of the Same Item	<b>4 Times the Re-inspection Fee</b>
Recording Fee for Notice of Commencement	<b>\$19.50</b>
State Notice of Commencement (NOC)	<b>\$5.00</b>
State Surcharge Fee <sup>5</sup>	<b>2.5% of the Plans Review and Inspection Fees</b>
Technology Fee	<b>3% of the Plans Review and Inspection Fees</b>
Temporary Certificate of Occupancy	<b>\$90.00</b>
Temporary Facilities Permit	<b>\$90.00</b>
<b>Refunds<sup>6</sup></b>	
Refund of Permit Fees After Application and No Plan Review	<b>Inspection Fees and 50% of Plan Review Fees<sup>4</sup></b>
Refund of Permit Fees After Permit Issuance and No Inspections	<b>Inspection Fees Only<sup>4</sup></b>
Refund of Permit Fees after Permit Issuance and Any Inspections	<b>No Refund</b>

<sup>1</sup>If mechanical, electrical, plumbing, or gas is required, the applicable base fee(s) for multi-trade projects will be added.

<sup>2</sup>For single-trade projects based on sq. ft., the minimum permit fee will be utilized when the fee assessed from sq. ft. does not meet \$135.00.

<sup>3</sup>For multi-trade projects based on sq. ft., the minimum base fee(s) will be utilized for each applicable trade when the fees assessed from sq. ft. do not meet \$90.00.

<sup>4</sup>The plan review and inspection portions of "flat fee" items are split evenly at 50% each.

<sup>5</sup>The minimum amount collected shall be \$4.00.

<sup>6</sup>A minimum of \$90.00 shall be retained on any refund.