DEVELOPMENT SUPPORT & ENVIRONMENTAL MANAGEMENT DEPARTMENT
FEE SCHEDULE
REVISED JULY 14, 2015

EFFECTIVE DATES:
DEVELOPMENT SERVICES & ENVIRONMENTAL SERVICES - OCTOBER 1, 2008
BUILDING PLANS REVIEW & INSPECTION - 1/23/07

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

Fee Category	Fee
Administration	
Copy of Chapter 10, Code of Laws	$60
Copy of Land Development Regulations Policies and Procedures	$12
DEVELOPMENT SERVICES FEES	
Zoning	
Letter of Zoning Certification	$90
Residential Compliance Certificate (RCC)	$45
Permitted Use Verification (PUV)	$242
Revision to PUV	$60
Project Status Determination for Single Family/Manufactured Housing/Other Development Orders	$120
Board of Adjustment and Appeals Variance Request	$300
(+ Direct Notice and Legal Advertisement Fee)	$660
Planned Unit Development (PUD)	Refer to Type D Site Plan for Fees
Major Modification to PUD Concept Plan	$4,800 (+ direct notice fee of $2,640)
Minor Modification to PUD Concept Plan	$1,500
Concurrency Management	
Residential	$156 first dwelling unit + $24/additional dwelling unit
Non-residential	$228 first 1,000 sq. ft. + $48/additional 1,000 sq. ft.
Extension of Concurrency Certificate (2 Years)	20% of original fee
Revision of Approved Concurrency Certificate	50% of original certificate fee, not to exceed $600
Other Jurisdiction Concurrency Application Review	$90
Concurrency Review with Comp. Plan Amendment Proposal	(See concurrency review fees)
Subdivisions, Site and Development Plans	
Sketch Plan (required for pre-application)	Type A, Limited Partition and all others $600
Subdivision Exemptions	
Boundary Settlement	$756
Conveyance to Government and Franchise	$540
Creation of Equal or Larger Parcels	$756
Corrective Instruments	$540
Additional Dwelling Unit without Subdivision (per unit)	$228
Prior Improperly Subdivided Lots (Letter of Exception)	$228
Unity of Title	$156
Release of Unity of Title	$132
Judicial Exception	$300
Policy 2.1.9 Subdivision	$900
Limited Partition Subdivision	$3,828
One into Two Lot Subdivision	$1,920
Type “A” Site and Development Plan (maximum of $6,000, + $950 direct notice fee)	
Non-Residential	$2,436 + $0.85/sq. ft. of building + $950 direct notice fee
Residential	$4,476 + $96/dwelling unit + $950 direct notice fee
Type “B” Site and Development Plan (maximum of $12,000, + $1,690 direct notice fee)	
Non-Residential	$3,828 + $0.56/building sq. ft. + $1,690 direct notice fee
Residential	$6,024 + $78/dwelling unit + $1,690 direct notice fee
Type “C” Site and Development Plan (maximum of $12,000, + $2,640 direct notice fee)	
Non-Residential	$3,756 + $0.55/building sq. ft. + $2,640 direct notice fee
Residential	$4,500 + $48/dwelling unit + $2,640 direct notice fee
Type “D” Site and Development Plan (maximum of $6,000 + $2,640 direct notice fee)	
Residential or Non-residential Final Plan	$3,000 + $2/dwelling unit or $12/acre + $2,640 direct notice fee
Administrative Staff Approval Process (ASAP)	$600
Minor Modification to Approved Site and Development Plan	$756
Major Modification to Approved Site and Development Plan	$1,500
Substantial Change to Approved Site and Development Plan	See review fees
Request for Deviation from Development Standards	$600
Request for Parking Standards Committee Review	$600
Site and Development Plan Approval Extension (3 Year)	$1,200
Additional (continued DRC meeting)	$300
Notice of Intent to Appeal DRC Decision	$90 + $30 for each additional party
Plats	

Fee Category	Fee
Residential (Public Works)	$360, + $6 per dwelling unit
Non-residential Plat (Public Works)	$360, + $60 per acre in excess of 1.0 acres
Vacate and Abandonment of Recorded Plats	
Roads, Plats, or Utility/Drainage Easements	$600
Direct Notice and Legal Advertisement Fee per Request (Public Works)	$360
Address Assignment and Street Naming	
New Address Assignment	$156
Address / City of Tallahassee (for utility setup)	$156
Street Name Change Application	$240 (+ direct notice fee of $660)
Street Name Sign Fee (Public Works)	$284
Land Use and Code Compliance Determinations	
Off-site Sign (Billboard) "Site Plan" Review	$600
Modification to Approved Off-site Sign	$480
Temporary Sign Application	$60
Other Sign Permit Compliance Reviews	$240
Temporary Use "Site Plan" Review	$210
Alcoholic Beverage License Review	$300
Annexation / De-annexation Review	$600
Compliance Certification Letter	$90
Developments of Regional Impact (DRI)	
DRI Application for Development Approval (ADA)	$18,000
DRI Substantial Deviation	$9,600
DRI Notice of Proposed Change (no substantial deviation)	$6,000
Development Services Miscellaneous Fees	
Development Agreement	$10,200
Revision to Approved Development Agreement	$3,600
Regional Activity Center Designation	$10,200
Other Jurisdiction Comp Plan Amendment Review (per amendment)	$120
Notice of Claim of Vested Rights	$360
Research Fee	$90/hour
ENVIRONMENTAL SERVICES FEES	
Environmental Management Permit (EMP) Standard Form	
Residential Subdivisions (one dwelling unit per lot)	Base fee of $2,388 for 1st 5,000 sq. ft. of impervious area + $0.13/sq. ft. over 5,000 sq. ft., with a max of $90,000.
Non-residential and Others	Base fee of $2,388 for 1st 5,000 sq. ft. of impervious area + $0.13/sq. ft. over 5,000 sq. ft., but less than 100,000 sq. ft., + a fee of $0.24/sq. ft. for 100,000 sq. ft. and above.
EMP Short Form/Residential and Non-residential	
Short Form A	$372
Short Form B – Low Intensity	Base fee of $720 for 1st 5,000 sq. ft. of disturbed area + $0.02/sq. ft. in excess of 5,000 sq. ft.
Short Form B – High Intensity	Base fee of $1,344 for 1st 5,000 sq. ft. of disturbed area + $0.01/sq. ft. over 5,000 sq. ft.
EMP Environmental Analysis	
Part 1 – Natural Features Inventory (NFI), without Flood Plain	$1,584 base fee + $28/acre over 5 acres
Part 1 – NFI with Floodplain	$2,064 base fee + $29/acre over 5 acres
NFI for Policy 2.1.9, Limited Partition and Judicial Subdivisions	$1128
NFI – No Impact	$180
Part 2 – Environmental Impact Analysis (EIA), without Floodplain	$1,356 base fee, + $24/acre over 5 acres
Part 2 – EIA with Floodplain	$1,890 base fee, + $30/acre over 5 acres
Part 2 – EIA with Floodplain and Off-site Stormwater Discharge	$1,890 base fee, + $36/acre over 5 acres
Amendments/Resubmittals/EMP Extension Requests	
Amendment to Approved EIA or EMP	50% of initial fee up to maximum of $1,200
Request for Additional Information (RAI)*	
Request for EMP Extension	
Landscaping and Related Permits	
Landscape Permit	Base fee of $780 for 1st 5,000 sq. ft of impervious area + $0.01/sq. ft. over 5,000 sq. ft., but less than 50,000 sq. ft. + a fee of $0.02/sq. ft.50,000 sq. ft. and above
Tree Removal Permit	Base fee $114 for first 100 trees + $1.97/tree over 100

Fee Category	Fee
Vegetative Management Plan	$120
EMP Inspections	
Follow-up Inspection (after unsatisfactory follow-up to violation inspection)	$240
Repeat Final Inspection (after unsatisfactory environmental final inspection)	$288
EMP Operating Permits	
Operating Permit (fee is not required for individual single family lots)	$628
Operating Permit Renewal	$120 if less than 5,000 sq. ft. impervious and no structures or filters; all others $300
Communication Towers	
Communication Tower Bond	$1,022
Communication Tower Bond Renewal	$540
Communication Tower Bond Cancellation	$360
Environmental Compliance Miscellaneous Fees	
General Utility Permit	$14,190
Board of County Commissioners' Environmental Management Act Variance Request	$1,440
Discovery Inspection Fee for No-permit Violations	$120 - $1,200
Research Fee	$90/hour
BUILDING PLANS REVIEW & INSPECTION FEES	
Building Permits – New Construction and Additions	
City of Tallahassee Fire Plan Review Fee	$0.02 per sq. ft. under roof
Industrial Permits	$0.34 per sq. ft. under roof
Commercial Permits	$0.51 per sq. ft. under roof
Residential Permits	$0.48/sq. ft. under roof including porches, garages, carports and detached accessory structures
Plans Review Fees, Commercial (based on construction costs)	
$50,000 - $100,000	$74.41
$100,000.01 - $500,000	$104.43
$500,000.01 - $1 million	$139.68
$1,000,000.01 - $2 million	$211.47
$2,000,000.01 - $3 million	$281.97
$3,000,000.01 - $5 million	$348.54
Over $5 million	$706.22
Remodeling & Repair Work (based on cost of the building construction)	
$1.00 - $2,000	$91.38
$1,000.01 - $15,000	$212.78
$15,000.01 - $50,000	$386.40 + $15.60/thousand over $15,000.01
$50,000.01 - $100,000	$998.63 + $14.10/thousand over $50,000.01
$100,000.01 - $500,000	$1644.80 + $7.77/thousand over $100,000.01
$500,000.01 - $1 million	$5,305.15 + $3.97/thousand over $500.000.01
Electrical Permit Fees	
Electrical Permit Fee	$62.66
Open Electrical Work	
For the wiring of ea. fixture, drop or receptacle device, or to ea. wall or pendant switch not attached to the fixture including fixtures, drops or receptacle devices and switches when installed at the same time as the wiring for branch circuits	$0.90
Electric Signs	
For each electrically illuminated sign requiring less than 1,650 watts	$32.40
For each electrically illuminated sign requiring more than 1,650 watts, but less than 3,350 watts	$41.77
Fans	
For each ceiling fan, bath exhaust fan, kitchen range hood, or exhaust fan permanently attached to the branch circuit wiring	$3.42
Light Fixtures	
For each lighting fixture, including drop lights, recessed lights, wall or flush receptacles or other receptive devices not having soldered joints	$1.20
Motor Generators	
For each electrical motor of ¾ hp or less operating at 600 volts or less	$6.03
For each electrical motor of over ¾ hp and not over 5 hp operating at 600 volts or less	$13.07

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Electrical Services	
Temporary Electric Service	$32.64
Permanent Electric Service of 200 amps or less	$15.66
Permanent electric service or panel of over 200 amps, but not over 400 amps	$36.55
Permanent electric service or panel of over 400 amps, but not over 600 amps	$48.30
Permanent electric service or panel of 600 amps, but not over 800 amps	$62.66
For a permanent electric service or panel of over 800 amps, add for each 100 amps or fraction thereof over 800 amps	$6.03
Gas Permit Fees	
Gas Permit Fee	$73.10
Inspection of gas piping at one location (including both rough and final piping inspection)	$73.10 for 1-4 outlets, inclusive; $15.53 for each additional outlet
Inspection of conversion burners, floor furnaces, incinerators, boilers or control heating or air conditioning units	$73.10 for one unit; $15.53 for each additional unit
Inspection of vented wall furnaces and water heaters	$34.70 for one unit; $15.53 for each additional unit
Mechanical Permit Fees	
New construction with complete HVAC equipment and duct work	$159.26 for each system
Existing buildings where additional mechanical work is done, or HVAC equipment change-outs are made	$79.63
Plumbing Permit Fees	
Plumbing Permit Fee	$91.38
For each plumbing fixture, floor drain or trap (including water and drainage piping)	$8.51
Each House Sewer	$8.51
Each Water Heater and/or Vent	$8.51
Water Treatment Equipment	$8.51
Repair or Alteration of Drainage or Vent Piping	$8.51
Vacuum Breakers and Backflow Preventers (1-5)	$8.51
Manufactured Home Fees	
Manufactured Home Permit (inclusive)	$385.09
Swimming Pools	
In-Ground Pools	$382.48
Above-Ground Pools	$78.32
Solar Installations	
Solar Photovoltaic Systems	$169.70
Solar Water Heating Systems	$182.76
Miscellaneous Fees	
Automated Permits	$112.26
Building Re-Inspection Fee	$65.27
Demolition Fees	$197.12 for any building or structure
Driveway Connection Fee (Single Family Residence and Mobile Home)	$82.24
Moving any Building or Structure	$436.00
State Notice of Commencement	$5.00
State Surcharge Fee	3% of permit fee total, but not less than $4
Temporary Facilities	$74.41 for tents or temporary facilities for revivals, carnivals, etc., for periods not to exceed 30 days

* RAI – If a 3rd RAI is needed to address the same issue.