

**DEVELOPMENT SUPPORT & ENVIRONMENTAL MANAGEMENT DEPARTMENT
FEE SCHEDULE
REVISED JUNE 1, 2022**



**EFFECTIVE DATES:
DEVELOPMENT SERVICES & ENVIRONMENTAL SERVICES - OCTOBER 1, 2008
BUILDING PLANS REVIEW & INSPECTION - 6/1/22**

**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

Fee Category	Fee
Plats	
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
Outdoor Dog Friendly Dining Area Permit	\$100
Annual Renewal of Outdoor Dog Friendly Dining Area Permit	\$50
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 1 st 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 1 st 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 1 st 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 1 st 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	

Fee Category	Fee
Landscaping and Related Permits	
Landscape Permit	Base fee of \$780 for 1 st 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
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	
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

Fee Category	Fee
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
Commercial Tier 4: Assembly, Educational, High-Hazard, Institutional	Based on sq. ft. under roof including porches, garages, carports, interior alterations, additions, and detached accessory structures
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
Construction Not Under Roof	Flat Fee
Decks, Docks, Ramps, Boardwalks, etc.	\$271.52
Cell Tower Permits¹	Flat Fee
Cell Tower Alterations	\$508.92
New Cell Towers	\$602.89
Demolition Permits	Flat Fee
Demolitions	\$197.12
Foundation Only Permits (Based on Total Sq. Ft.)	Based on Total Sq. Ft.
Plan Review	\$0.08
Inspection	\$0.07
Generator Permits	Flat Fee
Generators	\$180.00
Grinder Pump Permits	Flat Fee
Grinder Pumps	\$180.00
Manufactured Home Permits	Flat Fee
Manufactured Homes	\$385.09
Modular Home Permits	Based on Total Sq. Ft.
Modular Homes	50% of Single-Family Construction Fees
Moving Any Building or Structure¹	Flat Fee
Moving any Building or Structure	\$436.00
Repair Work and Exterior Alteration Permits¹	Flat Fee
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

Fee Category	Fee
Structural Repairs (Roofs, Walls, Floors Systems, etc.)	\$359.68
Other Repair Work Not Listed	\$212.78
Retaining Wall Permits	Flat Fee
Retaining Walls	\$303.72
Sign Permits¹	Flat Fee
Wall-mounted signs	\$212.78
Monument Signs and Pole-Mounted Signs (Including Billboards)	\$376.67
Solar Installation Permits	Flat Fee
Solar Photovoltaic Systems	\$180.00
Solar Water Heating Systems	\$180.00
Stand Alone Trade Permits for Work Not Listed (Minimum Permit Fee)²	Flat Fee
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
Minimum Base Fees for Multi-Trade Projects³	Flat Fee
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
Swimming Pools	Flat Fee
Above-Ground Pools	\$180.00
In-Ground Pools	\$382.48
Pool Enclosures (Screen Cage)	\$397.66
Pool Liner Replacements	\$135.00
Other Fees	
Additional Inspection	\$90.00
After Hours Inspection Fee	\$90.00 per hour (Minimum 2 Hours Charged)
City of Tallahassee Fire Plan Review Fee for New Commercial Construction	\$0.02 Per Sq. Ft. Under Roof
City of Tallahassee Fire Plan Review Fee for Commercial Alterations	\$0.25 Per \$1000 of Stated Valuation
Construction Work Without a Permit	Double the Plan Review and Inspection Fees
Changing Application (Contractor, Professional, Applicant)	\$90.00
Permit/Permit Application Extensions & Reissuance Requests (Each Request)	\$90.00
Plan Review and Inspection Hourly Rate	\$90.00
Plan Review for the Fourth Comment Addressing the Same Item	4 Times the Plan Review Hourly Rate
Private Provider Administrative Fee for Plan Review	40% of Plan Review Fees ⁴
Private Provider Administrative Fee for Inspections	40% of Inspection Fees ⁴
Record Research Fee (Each Request for Each Address or Parcel)	\$90.00
Re-inspection Fee for the First, Second, and Third Inspection of the Same Item	\$90.00
Re-inspection Fee for the Fourth Inspection of the Same Item	4 Times the Re-inspection Fee
Recording Fee for Notice of Commencement	\$19.50
State Notice of Commencement (NOC)	\$5.00
State Surcharge Fee ⁵	2.5% of the Plans Review and Inspection Fees
Technology Fee	3% of the Plans Review and Inspection Fees
Temporary Certificate of Occupancy	\$90.00
Temporary Facilities Permit	\$90.00
Refunds⁶	
Refund of Permit Fees After Application and No Plan Review	Inspection Fees and 50% of Plan Review Fees ⁴
Refund of Permit Fees After Permit Issuance and No Inspections	Inspection Fees Only ⁴
Refund of Permit Fees after Permit Issuance and Any Inspections	No Refund
Miscellaneous Fees	
Abandoned Property Registration	\$150
Automated Permits	\$112.26
Building Re-Inspection Fee	\$65.27
Demolition Fees	\$197.12 for any building or structure
Driveway Connection Fee (Class I - Single Family Residence & Mobile Home)	\$185.00
Driveway Connection Fee (Class II)	\$500.00
Driveway Connection Fee (Class III & IV)	\$1,500.00
Moving any Building or Structure	\$436.00

Fee Category	Fee
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.

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

²For 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.

³For 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.

⁴The plan review and inspection portions of “flat fee” items are split evenly at 50% each.

⁵The minimum amount collected shall be \$4.00.

⁶A minimum of \$90.00 shall be retained on any refund.